



State of Wisconsin Building Commission

TONY EVERS
Governor

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

Wednesday, December 13, 2023

10:00 AM

To be Broadcast vis [WisconsinEye](#)

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

Wednesday, December 13, 2023

11:00 AM

To be Broadcast vis [WisconsinEye](#)

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

Wednesday, December 13, 2023

3:00 PM

To be Broadcast vis [WisconsinEye](#)

BUILDING COMMISSION REQUESTS / ITEMS

December 13, 2023

Subcommittee

Full Commission

The Secretary requests approval of the minutes of October 25, 2023.

No action required.

DEBT MANAGEMENT

1. General Obligation New Money Authorizing Resolution - 2023 State of Wisconsin Building Commission Resolution 7 authorizes the sale and issuance of General Obligations in an amount not to exceed \$286,005,000, in fixed or variable rate form, to fund the construction or improvements of facilities, grants, and acquisition of land for state-wide purposes.

No action required.

BUILDING COMMISSION REQUESTS / ITEMS

December 13, 2023

Subcommittee

Full Commission

ADMINISTRATIVE AFFAIRS

Department of Administration

2. Department of Administration on behalf of the Department of Transportation – Interstate 41 Expansion Project Field Office Sublease – Request authority to sub-lease 23,818 SF at 3600 Commerce Court in the City of Appleton for a term of four years and eight months with initial annual costs of approximately \$499,940 or \$20.99/SF for the Department of Transportation Interstate 41 Expansion Project Field Office.

**AGENCY REQUEST FOR
STATE BUILDING COMMISSION ACTION
DECEMBER 2023
REQUEST #2**

AGENCY: Department of Administration for the Department of Transportation

DOA CONTACT: Marcel Maul, (608) 261-7072, marcel.maul@wisconsin.gov

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

LOCATION: Appleton, Outagamie County

PROJECT REQUEST: Request authority to sub-lease 23,818 SF at 3600 Commerce Court in the City of Appleton for a term of four years and eight months with initial annual costs of approximately \$499,940 or \$20.99/SF for the Department of Transportation Interstate 41 Expansion Project Field Office.

PROJECT DESCRIPTION:

The proposed sub-lease agreement provides the Department of Transportation (WisDOT) with the space needed to accommodate the project office for DOT's Interstate 41 Expansion Project. The sub-lease agreement is with Thrivent Federal Credit Union (Sub-lessor) for 23,818 SF of office space at 3600 Commerce Court in Appleton. Thrivent has a master lease agreement with Lessor Banner Partners, LLC. The sub-lease will provide 90+ configured cubicles, conference rooms, a secured entrance and private offices, split between two levels.

Sub-lease terms consist of a four-year and eight-month lease term with no renewals, no annual base escalation, and first year total lease costs of \$499,940. All offices, cubicles and conference rooms will be furnished. No Tenant Improvements (TI's) are needed as this location is move-in ready. The base lease rate provides for janitorial services, maintenance/services related to the sidewalks; parking areas and grounds; snow and ice removal and salting; trash removal; pest control; water and sewer utilities, natural gas, electricity, insurance, and real estate taxes etc. WisDOT is responsible for monthly phone and data costs and to contract for their own on-site security.

Below, please find the specifics of the proposed lease:

State Functions at Leased Location	Wisconsin Department of Transportation (WisDOT) – Interstate 41 Expansion Project Field Office
Lease Location	3600 Commerce Court, Appleton, WI
Type of Negotiation or Process	RFP
Lessor	Thrivent Federal Credit Union (Sub-lessor). Thrivent has a master lease agreement with Lessor Banner Partners, LLC (a Texas LLC)
Anticipated Occupancy Date	January 1, 2024
Lease Term	4 years and 8 months (January 1, 2024 thru August 31, 2028)
Renewal Option(s)	None
Escalation Rate	None

Purchase Option	None
Space Type	Office Space – WisDOT Field Office
Square Feet	23,818 SF – entire building
Gross Cost Per Square Feet	\$20.99/SF (includes janitorial, snow removal, CAM, R/E Taxes utilities, insurance etc.)
Annual Gross Cost	\$499,940

PROJECT JUSTIFICATION:

In December 2014, federal legislation enabled converting US 41 to an Interstate Highway. The highway corridor is 175 miles long and located almost entirely within Wisconsin. Communities along the corridor include Pleasant Prairie, Kenosha, Racine, Oak Creek, Franklin, Greenfield, Milwaukee, West Allis, Wauwatosa, Menomonee Falls, Germantown, Slinger, Lomira, Fond du Lac, Oshkosh, Neenah, Menasha, Grand Chute, Appleton, Little Chute, Kaukauna, De Pere, Ashwaubenon, Howard and Green Bay. Costs associated with the I-41 Project Office will be paid through funding from the I-41 Corridor Project of \$1.107B.

The interstate will begin at the I-94/US 41 interchange located approximately one mile south of the Wisconsin/Illinois border. The route continues north parallel to I-94 to the Mitchell interchange and then northwesterly along with I-894 to the Zoo interchange. From the Zoo interchange, the route will extend north along US 45 and US 41 through Fond du Lac, the Fox Valley, and Green Bay and end at the I-43 interchange. Designating the highway as an Interstate is expected to bring economic growth, increase the safety of the road, create a corridor identity, and bring broader benefits to the state of Wisconsin. It is anticipated to link Wisconsin communities to the greater Chicago metropolitan area.

In June 2023, DOA issued a Request for Proposal on behalf of WisDOT seeking an 18,000 RSF office facility with approximately 100 on-site parking stalls for staff and visitors. Four responses were received and reviewed, with 3600 Commerce Court being selected as best meeting DOT’s locational, space requirements and operational needs as a Field Office during the Project’s construction phases. The building is located in the center of the I-41 Corridor Project and directly adjacent to a major interchange making it an ideal location. Additionally, it has sufficient space and parking to house WisDOT staff, consultant design, program controls and outreach team members. Construction of the project is anticipated to begin in early 2024 and be completed by August 2028.

DOA Legal Counsel and the State Budget Office have reviewed the WisDOT lease request and found no issues with this transaction. The proposed lease agreement was evaluated with comparable lease options and a cost benefit analysis was done. It was determined that the 3600 Commerce Court location best met WisDOT’s requirements for an Interstate 41 Expansion Project Field Office in the Appleton area.

PREVIOUS ACTION: None.

BUILDING COMMISSION REQUESTS / ITEMS

December 13, 2023

Subcommittee	Full Commission
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3. DOA - Division of Facilities and Transportation Services Records Storage Lease – Request authority to lease approximately 17,500 SF at 1601 Gilson Street in Madison for a term of five years and initial annual costs of approximately \$182,399 or \$10.42/SF for the Department of Administration’s Division of Facilities & Transportation Services – Records Storage operations.

**AGENCY REQUEST FOR
STATE BUILDING COMMISSION ACTION
DECEMBER 2023
REQUEST #3**

AGENCY: Department of Administration

DOA CONTACT: Marcel Maul, (608) 261-7072, marcel.maul@wisconsin.gov

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

LOCATION: Madison, Dane County

PROJECT REQUEST: Request authority to lease approximately 17,500 SF at 1601 Gilson Street in Madison for a term of five years and initial annual costs of approximately \$182,399 or \$10.42/SF for the Department of Administration’s Division of Facilities & Transportation Services – Records Storage operations.

PROJECT DESCRIPTION:

The proposed lease agreement is for 17,500 SF at 1601 Gilson Street in Madison for an annual cost of \$182,399. This location provides for a truck loading dock, six offices, two small storage rooms; a conference/breakroom, restroom facilities and sufficient on-site parking for staff. The Lessor ensures that all building systems are in good working order and will have the premises cleaned prior to move-in. The first year of the lease provides for one month of free rent in April 2024. Tenant Improvements include the installation of new roofs on the garage storage and main building are not included in the lease costs. The Lessor will install new LED light fixtures in the storage area and the Lessee will pay for their share of the cost through rent amortization during the initial term of the lease. DOA will provide shelving for record storage and is responsible for the cost and installation of a security system, and for monthly phone and data costs at the premises.

Below please find the specifics for the proposed lease:

State Functions at Leased Location	Department of Administration’s Division of Facilities & Transportation Services (DFTS) – State Records Storage Operations
Lease Location	1601 Gilson Street, Madison, WI
Type of Negotiation or Process	RFP process was waived
Lessor	1601 Gilson Street, LLC, c/o Delta Properties
Anticipated Occupancy Date	April 1, 2024
Lease Term	5 Years (4/1/2024 – 3/31/2029)
Annual Escalation Rate	2.50%
Renewal Option(s)	Two 5-year renewal options
Purchase Option	No
Space Type	Records Storage Space with an office area
Rentable Square Feet	17,500 SF

Total Gross Cost Per Square Foot	\$10.42/SF (Includes Utilities, Insurance, R/E Taxes, CAM & maintenance, and amortization)
Annual Gross Cost	\$182,399

PROJECT JUSTIFICATION:

The Division of Facilities & Transportation Services (DFTS) – Records Storage Operations are currently located in leased space at 1902 Johnson Street in Madison. Existing lease terms are for 18,540 SF at 1902 Johnson Street and for 11,637 SF at 1902 Johnson Street. The total annual cost for these leases is \$138,512.43, including utility costs. Both lease agreements are on a month-to-month term with a 180-day termination clause. The Johnson Street property is owned by Hooper Corporation and is being offered for sale. In addition, the Records Center is reducing their footprint by 12,677 SF, and a new smaller location was desired. An RFP was released in June 2022 to find leased space for state record file storage. No viable options were received. The RFP process was waived by the DFTS Administrator. The 1601 Gilson Street, LLC proposal meets the RFP requirements for cost, location, square footage, and space requirements, and was accepted as the successful bid.

DOA Legal Counsel and the State Budget Office have reviewed the DOA-DFTS lease request and found no issues with this transaction. The proposed lease agreement was evaluated with comparable lease space in the Madison area and a cost benefit analysis was done that determined it to be a good and acceptable solution for DOA in the Madison area.

PREVIOUS ACTION: None.

December 13, 2023

Subcommittee

Full Commission

Department of Corrections

4. Oshkosh Correctional Institution – Secure Residential Treatment Unit and Diversion Unit (Increase) –
 Request authority to increase the project budget by \$648,000 EX-GFSB to accept bids received for the Secure Residential Treatment Unit and Diversion Unit at Oshkosh Correctional Institution for a revised estimated total cost of \$3,228,000 GFSB.

In August 2022, the SBC approved authority to construct the new Secure Residential Treatment Unit and Diversion Unit Program Space for an estimated cost of \$2,580,000 GFSB.

In October 2021, the SBC approved \$70,000 BTF to prepare preliminary plans and a Design Report.

This project was enumerated in 2021 Wisconsin Act 58 for \$2,580,000 GFSB.

In June 2019, the SBC authorized this project for construction as an All Agency project for \$1,000,000 GFSB.

**AGENCY REQUEST FOR
STATE BUILDING COMMISSION ACTION
OCTOBER 2023
REQUEST #4**

AGENCY: Department of Corrections

DOC CONTACT: Dave Sumwalt, (608) 225-9652, Davida.Sumwalt@wi.gov

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

LOCATION: Oshkosh Correctional Institution, Winnebago County

PROJECT REQUEST: Request authority to increase the project budget by \$648,000 EX-GFSB to accept bids received for the Secure Residential Treatment Unit and Diversion Unit at Oshkosh Correctional Institution for a revised estimated total cost of \$3,228,000 GFSB.

PROJECT NUMBER: 18H2J

PROJECT DESCRIPTION:

This project constructs a new building of approximately 4,200 GSF at Oshkosh Correctional Institution (OSCI) to provide new program space for the Secure Residential Treatment Unit (SRTU) and Diversion Unit (DU). The building will accommodate 10 offices, four classrooms, two restrooms, a janitor's closet, and mechanical space.

PROJECT JUSTIFICATION:

This project will create essential programming space for the treatment of inmates with a serious mental illness or Intellectual Disability (ID) in OSCI's the SRTU and DU. Both programs have been running in a modified format since April 2017. A DU is used to divert inmates with a serious mental illness or ID status from Restrictive Status housing. A SRTU is a treatment unit with management and programming for ID or MH-2A inmates who display chronic disciplinary issues or who demonstrate an inability to adapt to a General Population setting. The SRTU is used by both OSCI inmates and inmates referred from other adult correctional facilities.

This project bid on November 9, 2023 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. Funds will be provided through residual bonding available from completed DOC projects.

BUDGET/SCHEDULE:

Construction	\$2,425,600
Design	\$203,600
DFD Mgt	\$111,600
Contingency	\$363,800
Other Fees	\$23,400
Equipment	\$100,000
TOTAL	\$3,228,000

SBC Approval	Dec 2023
A/E Selection	Aug 2018
Design Report	Apr 2022
Bid Opening	Nov 2023
Start Construction	Mar 2024
Substantial Completion	Aug 2025
Final Completion	Nov 2025

PREVIOUS ACTION: In August 2022, the SBC approved authority to construct the new Secure Residential Treatment Unit and Diversion Unit Program Space for an estimated cost of \$2,580,000 GFSB.

In October 2021, the SBC approved \$70,000 BTF to prepare preliminary plans and a Design Report.

This project was enumerated in 2021 Wisconsin Act 58 for \$2,580,000 GFSB.

In June 2019, the SBC authorized this project for construction as an All Agency project for \$1,000,000 GFSB.

BUILDING COMMISSION REQUESTS / ITEMS

December 13, 2023

Subcommittee	Full Commission
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5. 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		\$7,132,700
FLCI	Sanitary Sewer Replacement (\$4,507,000 SEG REV)	\$4,507,000
OCI	Power Plant Feed Water System (\$2,625,700 SEG REV)	\$2,625,700

**AGENCY REQUEST FOR
STATE BUILDING COMMISSION ACTION
DECEMBER 2023
REQUEST #5**

AGENCY: Department of Corrections

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

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

Utility Repair and Renovation			
LOCATION	PROJ. NO.	PROJECT TITLE	SEG REV
Fox Lake Correctional Institution (Dodge Co.)	22F1N	Sanitary Sewer Replacement	\$4,507,000
Oakhill Correctional Institution (Dane Co.)	23A2U	Power Plant Feed Water System	\$2,625,700
Utility Repair and Renovation Total			\$7,132,700

Fox Lake Correctional Institution – Sanitary Sewer Replacement (22F1N):

Project Description and Justification:

This project will replace approximately 6,800 linear feet of the sanitary sewer system at Fox Lake Correctional Institution (FLCI) to reduce inflow and infiltration into the sanitary sewer system and improve flow conditions. In addition to sewer piping, 30 manholes will be replaced along the alignments. The restoration will include resurfacing of roadway/driveway, sidewalks and landscaped areas disturbed by the sewer replacement.

Much of the sanitary sewer system is original to FLCI, dating back to the early 1960's and was constructed with vitreous clay pipe. The sanitary sewer system was cleaned and televised nine years ago, which showed cracked pipe with misalignment and offsets in various areas of the institution. Many of the manholes show evidence of surface water entering near the top, and debris collecting on the bench. There is no area to move Persons in Our (DOC's) Care (PIOC) if the sewer pipes fail and would require sizable additional expenses to continue operations in the short term.

Budget/Schedule:

Construction	\$3,384,100
Design	\$324,300
DFD Mgt	\$155,700
Contingency	\$507,600
Other Fees	\$135,300
TOTAL	\$4,507,000

SBC Approval	Dec 2023
A/E Selection	Sep 2022
Bid Opening	Mar 2024
Start Construction	Jun 2024
Substantial Completion	Jul 2026
Final Completion	Sep 2026

Previous Action: None.

Oakhill Correctional Institution – Power Plant Feed Water System (23A2U):**Project Description and Justification:**

This project will add a new steam condensate tank, associated transfer pumps and piping at Oakhill Correctional Institution (OCI). Project work also includes the upgrade of electrical distribution in the Heating Plant, in order to accommodate the new infrastructure that is part of the project.

The Power Plant at OCI has three 250HP boilers and one 150HP boiler that provides steam for heat, food preparation, and domestic hot water for the institution’s Health Services Unit and Assisted Needs Unit. The Power Plant at OCI supplies approximately 15,000 Lb/hr maximum instantaneous steam production (not including redundancy) for the heating of all buildings on campus, and an updated Feed Water System is essential to the operation of the plant. System failure would result in no heat and no ability to prepare meals at OCI, with no location on-site to move the PIOC at the institution.

Budget/Schedule:

Construction	\$1,992,400
Design	\$139,100
DFD Mgt	\$95,700
Contingency	\$398,500
TOTAL	\$2,625,700

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

Previous Action: None.

BUILDING COMMISSION REQUESTS / ITEMS

December 13, 2023

Subcommittee	Full Commission
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Department of Health Services

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		\$3,021,000
NWC	Security System Upgrade (\$800,000 SEG REV)	\$800,000
SWC	Support Buildings Roof Replacement (\$2,221,000 SEG REV)	\$2,221,000
Utility Repair and Renovation		\$8,889,600
WMHI	Heating Plant Deaerator Replacement (\$1,468,100 SEG REV)	\$1,468,100
SRSTC	North Section Road/Parking Lot Improv (\$2,503,500 SEG REV)	\$2,503,500
CWC	North Steam Improvements (\$4,918,000 SEG REV)	\$4,918,000
TOTAL		\$11,910,600

**AGENCY REQUEST FOR
STATE BUILDING COMMISSION ACTION
DECEMBER 2023
REQUEST #6**

AGENCY: Department of Health Services

DHS CONTACT: Mark Zaccagnino, (608) 266-902, mark.zaccagnino@dhs.wisconsin.gov

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

LOCATION: Statewide

PROJECT REQUEST: Request the following:

- a) Authority to construct the All Agency maintenance 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
Northern Wisconsin Center (Chippewa Co.)	22L1G	Security System Upgrade	\$800,000
Southern Wisconsin Center (Racine Co.)	22K1M	Support Buildings Roof Replacement	\$2,221,000
Facility Repair and Maintenance Total			\$3,021,000

Utility Repair and Renovation			
LOCATION	PROJ. NO.	PROJECT TITLE	SEG REV
Winnebago Mental Health Institute (Winnebago Co.)	22K3C	Heating Plant Deaerator Replacement	\$1,468,100
Sand Ridge Secure Treatment Center (Juneau Co.)	22K3A	North Section Roadway and Parking Lot Improvements	\$2,503,500
Central Wisconsin Center (Dane Co.)	23A1V	North Steam Improvements	\$4,918,000
Utility Repair and Renovation Total			\$8,889,600

TOTAL **\$11,910,600**

Northern Wisconsin Center – Security System Upgrade (22L1G):

Project Description and Justification:

This project installs new security system measures, including card access controls and video surveillance at five buildings at Northern Wisconsin Center (NWC). The new access control system will set individual user permissions to allow a user to enter specific entryways. Video

surveillance includes digital cameras, a new headend workstation, control panels and video storage equipment. New system software and programming will be provided.

This project is required to provide safety and security for residents and staff at NWC. There are currently no existing electronic access controls or video surveillance at this facility and keys are used to open all exterior doors. A single lost key presents a significant security risk to residents and staff and requires that multiple doors be rekeyed. Providing the ability to monitor the doors will prevent unauthorized access and allow staff to quickly respond to an incident.

Budget/Schedule:

Construction	\$625,000
Design	\$53,000
DFD Mgt	\$28,800
Contingency	\$93,200
TOTAL	\$800,000

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

Previous Action: None.

Southern Wisconsin Center – Support Buildings Roof Replacement (22K1M):

Project Description and Justification:

This project replaces 30,600 SF of roofing, servicing five buildings at Southern Wisconsin Center. The project will completely tear off the existing roof material, replace flashings, roof drains, and provide a fully adhered EPDM roof systems on the flat roof sections and architectural shingles on the steep pitched roof areas. Heated buildings will receive new roof or attic insulation to meet the current energy code requirements. All pitched roofs will receive new ice and water shield, roofing underlayment and architectural asphalt shingles. Roof drains will be routed to the existing storm sewer lines on the site.

This project is required to maintain the building envelope integrity against water infiltration. The existing roof systems are failing, as evidenced by an increase in the frequency of repairs. Replacing the roof on these buildings will maintain the physical environment and minimize further damage to the buildings.

Budget/Schedule:

Construction	\$1,663,000
Design	\$230,800
DFD Mgt	\$76,600
Contingency	\$250,600
TOTAL	\$2,221,000

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

Previous Action: None.

Winnebago Mental Health Institute – Heating Plant Deaerator Replacement (22K3C):

Project Description and Justification:

This project replaces the existing deaerator heater and storage tank with a new unit at the central heating plant. Selective demolition of the roof near the existing deaerator will allow the existing unit to be removed and the new unit to be brought onto the second floor of the building. The existing floor will be modified to support the weight of the new vessel. The existing steam and feed water piping will be replaced. Platforms will be constructed around the new deaerator to allow access to the heater section. The building envelope will be restored after the new unit is brought into the plant.

This project is needed to provide a reliable source of properly conditioned feed water for the four boilers at the central heating plant. The existing deaerator is 73 years old. Non-destructive examination indicates extensive pitting and corrosion throughout the vessel. The deaerator is an integral part of the heating plant. It removes oxygen from boiler feed water so that boiler tube corrosion does not occur. The extensive corrosion at the storage tank welds is typical for pressure vessels of this vintage and type of construction. This corrosion at the welds makes the tank susceptible to failure. The central plant provides heating and process steam to the Wisconsin Resource Center and Winnebago Mental Health Institute. Replacing the deaerator will ensure a reliable source of steam is available for these two facilities.

Budget/Schedule:

Construction	\$1,138,000
Design	\$107,000
DFD Mgt	\$52,400
Contingency	\$170,700
TOTAL	\$1,468,100

SBC Approval	Dec 2023
A/E Selection	Jan 2023
Bid Opening	Mar 2024
Start Construction	Jun 2024
Substantial Completion	Jan 2025
Final Completion	Jul 2025

Previous Action: None.

Sandridge Secure Treatment Center – North Section Roadway and Parking Lot Improvements (22K3A):

Project Description and Justification:

This project replaces roads and provides parking lot improvements at the Sand Ridge Secure Treatment Center. The project re-paves the deteriorating asphalt parking lot and interior security access roads. The project also replaces deteriorating concrete pavement, curb and gutter, sidewalk, and bollards, where applicable. Additional concrete and asphalt pavement will be added to address current facility needs. Where necessary, surface adjustments will be made to address drainage deficiencies.

This project is required to restore sections of the parking lot and inner security perimeter road that have degraded. The roads and parking areas have deteriorated pavement. Some of the failures in pavement cannot be corrected by maintenance due to underlying drainage or subsoil

issues. Work inside the secure perimeter will require security escorts. Phasing will be required to limit the interruption to operations and security.

Budget/Schedule:

Construction	\$1,930,000
Design	\$171,900
DFD Mgt	\$88,800
Contingency	\$289,500
Other Fees	\$23,300
TOTAL	\$2,503,500

SBC Approval	Dec 2023
A/E Selection	Feb 2023
Bid Opening	Mar 2024
Start Construction	May 2024
Substantial Completion	Sep 2024
Final Completion	Nov 2024

Previous Action: None.

Central Wisconsin Center – North Steam Improvements (23A1V):

Project Description and Justification:

This project replaces sections of the steam and condensate distribution system on the north side of the facility. Approximately 1,200 feet of low pressure steam, high pressure steam and condensate piping will be replaced with direct buried steam conduits. This includes distribution piping that is part of the loop around the campus and piping to the buildings on the northwest side of the facility. Two steam vaults will be replaced. All disturbed areas will be restored, which includes resurfacing roadway, driveways, sidewalks, and landscaping.

This project is required to maintain a safe and reliable steam distribution system. Leaks have developed in the distribution system on the north side of the facility. A complete failure of this piping will interrupt heat and hot water to resident buildings. Replacing the degraded sections will improve reliability of steam distribution system and enhance the physical environment of this facility for the developmentally disabled residents who live there.

Budget/Schedule:

Construction	\$3,802,000
Design	\$371,000
DFD Mgt	\$174,900
Contingency	\$570,100
TOTAL	\$4,918,000

SBC Approval	Dec 2023
A/E Selection	Feb 2023
Bid Opening	Mar 2024
Start Construction	Jun 2024
Substantial Completion	Jan 2025
Final Completion	Jun 2025

Previous Action: None.

BUILDING COMMISSION REQUESTS / ITEMS

December 13, 2023

Subcommittee

Full Commission

Department of Military Affairs

7. 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		\$3,802,800
Berlin	Roof Replacement (\$401,900 SEG REV; \$401,900 FED)	\$803,800
Tomahawk	Repl Boiler, Electrical/Controls Upgr (\$1,499,500 SEG REV; \$1,499,500 FED)	\$2,999,000

**AGENCY REQUEST FOR
STATE BUILDING COMMISSION ACTION
DECEMBER 2023
REQUEST #7**

AGENCY: Department of Military Affairs

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

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

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
Berlin Readiness Center (Green Lake Co.)	22B4D	Roof Replacement	\$401,900	\$401,900	\$803,800
Tomahawk Readiness Center (Lincoln Co.)	22C3D	Replace Boiler and Update Electrical, Controls, and Interior	\$1,499,500	\$1,499,500	\$2,999,000
Facility Maintenance and Repair Total			\$1,901,400	\$1,901,400	\$3,802,800

Berlin Readiness Center – Roof Replacement (22B4D):

Project Description and Justification:

This project will remove approximately 15,000 SF of the existing asphalt built-up roof system, related flashings and related sheet metal components. A new tapered insulation system shall be installed atop the prepared roof deck, and a new fully adhered EPDM roof membrane and related flashings shall be installed. New roofing sheet metal components shall be installed as part of this project, and deteriorated wood fascia and soffit at building entrances will be replaced by new aluminum sheet metal fascia and soffit.

The existing roof was installed in 1989 and has reached the end of its useful life, with the roofing system manufacturer’s warranty expiring in 2014. The fascia and soffit are stained/painted wood which is deteriorating, and should be replaced with aluminum for long term protection. Over the past two years, six work orders for roof and drain leak repairs throughout the facility have been submitted. Designated funds for this project are not available until the 2025 Federal Fiscal Year, but approving of this project will improve DMA’s ability to relay its plans to the US Department of Defense, and get funding approved.

Budget/Schedule:

Construction	\$614,000
Design	\$69,400
DFD Mgt	\$28,300
Contingency	\$92,100
TOTAL	\$803,800

SBC Approval	Dec 2023
A/E Selection	Jun 2022
Bid Opening	Oct 2024
Start Construction	Apr 2025
Substantial Completion	Nov 2025
Final Completion	Dec 2025

Previous Action: None.

Tomahawk Readiness Center – Replace Boiler and Update Electrical, Controls, and Interior (22C3D):

Project Description and Justification:

This project will replace the existing single boiler heating system with a new multiple boiler hot water system. It will replace the Direct Digital Controls and air systems to improve reliability and function of the overall system. The scope of the project also includes the remodeling of bathroom areas, storage, classrooms, and offices. A mezzanine will be added to improve space efficiency of the drill hall. The building spaces need upgrades to meet current agency requirements.

The existing facility was constructed in 1961. The shower and toilet facilities are inadequate and not handicap accessible, with showers currently placed in the toilet rooms. The existing heating system is a single pipe system, which provides poor thermostatic properties throughout the building. The electrical and data/communication systems require updating and classrooms need to be modernized.

Budget/Schedule:

Construction	\$2,279,000
Design	\$270,200
DFD Mgt	\$104,900
Contingency	\$341,900
Other Fees	\$3,000
TOTAL	\$2,999,000

SBC Approval	Dec 2023
A/E Selection	Dec 2022
Bid Opening	Apr 2024
Start Construction	Jun 2024
Substantial Completion	Dec 2025
Final Completion	Jan 2026

Previous Action: None.

BUILDING COMMISSION REQUESTS / ITEMS

December 13, 2023

Subcommittee

Full Commission

Department of Natural Resources

8. Hartman Creek State Park – Campground Toilet/Shower Building and Vault Toilets Replacement BTF Request – Request the release of \$80,000 Building Trust Funds (BTF)-Planning to prepare preliminary plans and a Design Report for the Campground Toilet/Shower Building and Vault Toilets Replacement project at Hartman Creek State Park.

This project was enumerated in 2021 Wisconsin Act 58 for \$2,239,300 GFSB.

**AGENCY REQUEST FOR
STATE BUILDING COMMISSION ACTION
DECEMBER 2023
REQUEST #8**

AGENCY: Department of Natural Resources

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

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

LOCATION: Hartman Creek State Park, Waupaca County

PROJECT REQUEST: Request the release of \$80,000 Building Trust Funds (BTF)-Planning to prepare preliminary plans and a Design Report for the Campground Toilet/Shower Building and Vault Toilets Replacement project at Hartman Creek State Park.

PROJECT NUMBER: 23E2R

PROJECT DESCRIPTION:

This project will construct a replacement toilet/shower building to replace two existing toilet/shower buildings in the campground. In total, two toilet/shower buildings and two vault toilet buildings will be razed and replaced with a larger toilet/shower building and three vault toilet buildings. The new unheated toilet/shower building will include individual unisex showers, women's and men's restrooms, and improved parking. The project also includes the redesign and construction of two accessible campsites located near the new toilet/shower building. This project will also raze and replace two existing vault toilet buildings and construct a new vault toilet building.

PROJECT JUSTIFICATION:

This project will provide safer public use, lower maintenance, and accessible services to customers in a centralized location, improving services for the campers while reducing maintenance operational costs. This will be done by constructing the new toilet/shower building at a central location within the family campground, with improved accessibility, parking, and walkways to and from the building. The current buildings provide bathroom/shower facilities to more than 100 family sites and five group sites. Constructed in 1971 and 1973, the buildings are approaching 50 years old and have reached the end of their useful life and are no longer sustainable. The plumbing pipes are original and built from cast iron, which is susceptible to corrosion, and the aging pipes require constant repair from staff and contractors. There is consistent humidity and ventilation issues that cause mold, slippery conditions, and safety concerns for visitors. Lastly, the building layout does not meet accessibility standards for visitors with disabilities. The current parking lot only fits three cars each and doesn't provide adequate accessible parking, which constantly becomes a congested area.

Hartman Creek State Park was established in 1966 and is partially located on the Waupaca Chain O' Lakes in Waupaca County. It is a popular destination among state parks with annual visitation of over 250,000 and is open year-round. During peak season, from Memorial Day through Labor Day, the campground operates at full capacity and receives most of its revenue from the family campground where this proposed building will be located. The park consists of 1,500 acres with 105 family campsites and five large group sites.

PREVIOUS ACTION: This project was enumerated in 2021 Wisconsin Act 58 for \$2,239,300 GFSB.

BUILDING COMMISSION REQUESTS / ITEMS

December 13, 2023

Subcommittee	Full Commission
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State Fair Park

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		\$3,000,000
SFP	Southeast Restroom Facility Repl	\$3,000,000
	(\$3,000,000 SEG REV)	

**AGENCY REQUEST FOR
STATE BUILDING COMMISSION ACTION
DECEMBER 2023
REQUEST #9**

AGENCY: Wisconsin State Fair Park

SFP CONTACT: John Decker, (414) 312-1170, john.decker@wistatefair.com

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

LOCATION: West Allis, Milwaukee 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
State Fair Park (Milwaukee Co.)	22D1K	Southeast Restroom Facility Replacement	\$3,000,000
Facility Maintenance and Repair Total			\$3,000,000

PROJECT DESCRIPTION:

This project demolishes the existing 3,000 SF Southeast Restroom facility and constructs a new 3,500 SF restroom building with site improvements. The new facility will increase the number of women's toilet fixtures to be consistent with current code ratios, provide a family restroom, and meet accessibility codes. The new facility is designed to provide an attractive, low-maintenance, resilient facility that incorporates best practices for cleaning and hygiene.

PROJECT JUSTIFICATION:

The Southeast Restroom was constructed in 1973 and many of the components of the facility are original. As such, the structure, finishes, and equipment have exceeded their useful lives. The existing facility does not meet current codes, is not ADA compliant and no longer accommodates the usage demand by fairgoers, resulting in significant queuing by patrons. The aging facility results in repeated emergency repairs during the Wisconsin State Fair, which inconveniences patrons and puts excessive demand on other restroom facilities at State Fair Park. Work on this project is scheduled to be done between the end of the 2024 Fair season, and before the beginning of the 2025 State Fair.

BUDGET/SCHEDULE:

Construction	\$2,258,200
Design	\$294,600
DFD Mgt	\$104,100
Contingency	\$343,100
TOTAL	\$3,000,000

SBC Approval	Dec 2023
A/E Selection	Sep 2022
Bid Opening	May 2024
Start Construction	Oct 2024
Substantial Completion	Jun 2025
Final Completion	Jul 2025

PREVIOUS ACTION: None.

BUILDING COMMISSION REQUESTS / ITEMS

December 13, 2023

Subcommittee

Full Commission

Non-State Request

10. Children’s Wisconsin Dental Clinic – SEG REV

Release – Request the release of \$4,789,000 SEG REV to Children’s Wisconsin to expand the Dental Clinic at Children’s Wisconsin’s main campus.

This project was enumerated in 2023 Wisconsin Act 19 for \$9,578,000 (\$4,789,000 SEG REV and \$4,789,000 Grantee Match).

**AGENCY REQUEST FOR
STATE BUILDING COMMISSION ACTION
DECEMBER 2023
REQUEST #10**

AGENCY: Non-State Grant

NSG CONTACT: Jason Neitzel, (414) 266-3983, jneitzel@childrenswi.org

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

LOCATION: Children's Wisconsin Dental Clinic, Milwaukee County

PROJECT REQUEST: Request the release of \$4,789,000 SEG REV to Children's Wisconsin to expand the Dental Clinic at Children's Wisconsin's main campus.

PROJECT NUMBER: 23L1K

PROJECT DESCRIPTION:

This project will expand the Dental Clinic on the museum's main campus, located at 8915 W. Connell Ct., Milwaukee, from approximately 5,200 GSF to 14,000 GSF. Currently, Children's is one of the largest providers of pediatric dental care in Wisconsin. In 2021, approximately 22,000 patients were seen for more than 29,000 dental care visits across all Children's locations. The pediatric dental practice includes three pediatric outpatient dental clinics which are co-located with primary care in under-resourced neighborhoods in Milwaukee, with the fourth (and largest) outpatient dental clinic is located on the Milwaukee campus. It is this largest clinic on the main campus that will be expanded with this project.

PROJECT JUSTIFICATION:

Demand for dental care at Children's is high, with as many as 4,000 new patients waiting for appointments, 90% of whom are covered by Medicaid and 35% of whom are patients with special needs or disabilities. There are more than 800 adults with special needs or disabilities who started care at the Dental Clinic as young children and are still being cared for by Children's today, as there are very few resources in the community to transition their now adult care.

Due to the current space constraints of the clinic and the very high demand for services, it often takes at least six months or longer for a child to establish care at Children's. On a daily basis the clinic's schedules are completely full and highly attended. Once this project is complete, Children's anticipates a significant increase in visit volumes and the number of patients seen, including at least 4,500 additional patients in the first year. Within 18 months of the expansion, visits at the Milwaukee Campus location are projected to increase from just over 12,000 visits annually to as many as 22,000. The expansion will also allow for improved access and easier accommodation for same-day appointments to address urgent dental health issues, which will reduce the burden on our urgent care clinics and Emergency Department.

The expansion is expected to start construction in April 2024, with the first phase scheduled to be complete in October 2024, and the entire project completed and serving the public in May 2025.

RELEASE REQUEST:

This request is consistent with the provisions of 2023 Wisconsin Act 19 requiring the grantee to document the existence of additional funding from non-state sources and provide construction plans to the DOA for review and approval. The existence of non-state funding has been identified by the grantee and the DOA staff has determined that the plans are consistent with the project as described. Upon SBC approval, a grant agreement between Children’s Wisconsin and the DOA will be executed to allow for the release of funding.

The funding for the Children’s Wisconsin Dental Expansion outlined below:

	As Enumerated	Estimate
State Grant	\$4,789,000	\$4,789,000
Required Grantee Match	\$4,789,000	\$4,789,000
Total	\$9,578,000	\$9,578,000

PREVIOUS ACTION: This project was enumerated in 2023 Wisconsin Act 19 for \$9,578,000 (\$4,789,000 SEG REV and \$4,789,000 Grantee Match).

December 13, 2023

Subcommittee

Full Commission

HIGHER EDUCATION

University of Wisconsin System

11. UW-Eau Claire – Science/Health Science Building and Lower Campus Chiller and Cooling Tower Replacement Project Combination – Request the following:

- a) Approve the Design Report; and
- b) Authority to combine and construct the Science/Health Science Building and the Lower Campus Chiller and Cooling Tower Replacement projects for a combined estimated total project cost of \$344,090,000 (\$96,035,000 GFSB, \$5,548,000 PRSB, \$226,757,000 SEG REV, \$2,041,000 PR-CASH, and \$13,709,000 GIFTS).

In October 2023, the SBC authorized the release of \$7,825,000 SEG REV to prepare preliminary plans and a Design Report.

The Science/Health Science Building Completion project was enumerated in 2023 Wisconsin Act 19 for \$231,326,000 (\$226,757,000 SEG REV and \$4,569,000 PRSB).

In May 2022, the SBC approved \$1,684,900 PR-CASH to demolish Thomas and Putnam Residence Halls to prepare the site for the new Science/Health Science Building.

In August 2021, the SBC authorized the release of \$1,000,000 BTF-Planning to develop preliminary plans for the completion of the Science/Health Science Building project.

The Science/Health Science Building Completion project was allocated \$1,000,000 BTF-Planning for advanced planning in 2019 Wisconsin Act 9.

BUILDING COMMISSION REQUESTS / ITEMS

December 13, 2023

Subcommittee

Full Commission

(Item 11 Previous Actions Continued...)

The Science/Health Science Building Phase I of project was enumerated in 2019 Wisconsin Act 9 for \$109,000,000 (\$93,250,000 GFSB, \$2,041,000 PR-CASH, and \$13,709,000 GIFTS).

The Lower Campus Chiller and Cooling Tower Replacement project was enumerated in 2019 Wisconsin Act 9 as part of the System-wide – Utility Improvements for \$3,764,000 (\$2,785,000 GFSB and \$979,000 PRSB).

**AGENCY REQUEST FOR
STATE BUILDING COMMISSION ACTION
DECEMBER 2023
REQUEST #11**

AGENCY: University of Wisconsin System

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

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

LOCATION: UW-Eau Claire, Eau Claire County

PROJECT REQUEST: Request the following:

- a) Approve the Design Report; and
- b) Authority to combine and construct the Science/Health Science Building and the Lower Campus Chiller and Cooling Tower Replacement projects for a combined estimated total project cost of \$344,090,000 (\$96,035,000 GFSB, \$5,548,000 PRSB, \$226,757,000 SEG REV, \$2,041,000 PR-CASH, and \$13,709,000 GIFTS).

PROJECT NUMBER: 19J4E

PROJECT DESCRIPTION:

The Science/Health Science Building constructs a new home for the Biology, Computer Science, Geography & Anthropology, and Geology programs and includes space for the Psychology and Watershed programs. The current primary science facility, Phillips Hall (192,250 GSF), will be razed and the site will be redeveloped partially to an expanded parking lot and the remainder restored back to green space. The new instructional spaces will be designed and modeled for flexibility to adequately serve multiple courses, disciplines, and programs. The new facility includes a fire suppression system, structural fire compartmentalization, code compliant hazardous chemical storage, air supply and exhaust systems. The exterior envelope, building entrances, and mechanical system equipment and controls will be designed for optimal energy efficiency and sustainability.

The Lower Campus Chiller and Cooling Tower Replacement Project replaces an existing 650-ton centrifugal chiller with a new nominal 1,000-ton centrifugal chiller that serves the lower campus. All necessary piping, controls, electrical and other related components will be replaced as well. The new chiller and controls will be connected to and integrated with an existing 1,400-ton chiller and controls to work in parallel.

This project was enumerated in separate actions/phases and is being constructed in stages. Phase I of the UW-Eau Claire Science Building was enumerated in 2019 Wisconsin Act 9 and included demolition of Thomas and Putnam Residence Halls to prepare the site for the new Science/Health Science Building. Concurrently, a separate utility project was also enumerated in 2019 Wisconsin Act 9 to repair and upgrade the Lower Campus Chiller Plant which is located adjacent to the site of the new science building. The two projects have worked in tandem to ensure that the chiller plant upgrades address the needs of the existing campus and future development. The completion

of the Science Building was enumerated in 2023 Wisconsin Act 19 and includes the demolition of Phillips Hall. Once the completion of the Science Building was enumerated, this allowed the design teams to solidify their plans for a complete facility and identify the final cooling needs for the new facility. Given their symbiotic nature, location, and parallel design tracks, this request includes combining the management of these projects into a single project. This allows the construction of the new Science Building, the upgrade of the chiller plant, and the demolition of Phillips Hall to be carefully coordinated.

The SBC had previously released \$1,684,900 PR-CASH to demolish Thomas and Putnam Residence Halls and \$7,825,000 SEG REV to prepare preliminary plans and a Design Report.

The combined and fully funded project will be constructed in stages. The first stage is complete and was for the demolition of Thomas and Putnam Residence Halls to prepare the site for the new Science/ Health Science Building. The second stage is for the construction of the entire new Science/Health Science Building, which is planned to be bid in February 2024. The third stage is for the construction of the Lower Campus Chiller and Cooling Tower Replacement project and is planned to be bid in the Spring of 2024. The fourth and final stage of the project is for the demolition of the existing Phillips Hall once the construction of the new Science Building is complete and move in has occurred.

PROJECT JUSTIFICATION:

Phillips Hall was not designed to handle modern STEM education which requires cross-disciplinary laboratories and student and faculty collaboration within flexible spaces that promote innovation. Its mechanical, electrical, and plumbing infrastructure was selectively renovated and augmented in 1999 with additional mechanical upgrades and replacement of laboratory casework completed in 2003. Despite the addition of new dedicated air handling units in 1999, the mechanical air supply and exhaust systems do not have adequate capacity to provide the required air changes, especially in the laboratories where contaminated air originates. It has neither a fire suppression system, nor proper fire compartmentalization. In terms of the overall UW-Eau Claire operating budget impacts, Phillips Hall remains the most expensive building to maintain and the least efficient building to operate.

The existing lower campus chiller plant consists of a 1,400-ton and a 650-ton unit. The current configuration of the plant does not allow for both units to run in parallel, which limits plant capacity. The addition of the new science building and the removal of Phillips Hall nets an increase in chilled water need, which cannot be handled in the current plant configuration and size.

BUDGET/SCHEDULE:

Construction	\$256,155,800
Design	\$22,727,500
DFD Mgt	\$11,783,300
Contingency	\$38,423,400
Equipment	\$10,000,000
Other Fees	\$5,000,000
TOTAL	\$344,090,000

SBC Approval	Dec 2023
A/E Selection	Jul 2020
Design Report	Jul 2023
Bid Opening	Feb 2024
Start Construction	Jul 2024
Substantial Completion	Apr 2027
Final Completion	Dec 2027

PREVIOUS ACTION: In October 2023, the SBC authorized the release of \$7,825,000 SEG REV to prepare preliminary plans and a Design Report.

The Science/Health Science Building Completion project was enumerated in 2023 Wisconsin Act 19 for \$231,326,000 (\$226,757,000 SEG REV and \$4,569,000 PRSB).

In May 2022, the SBC approved \$1,684,900 PR-CASH to demolish Thomas and Putnam Residence Halls to prepare the site for the new Science/Health Science Building.

In August 2021, the SBC authorized the release of \$1,000,000 BTF-Planning to develop preliminary plans for the completion of the Science/Health Science Building project.

The Science/Health Science Building Completion project was allocated \$1,000,000 BTF-Planning for advanced planning in 2019 Wisconsin Act 9.

The Science/Health Science Building Phase I of project was enumerated in 2019 Wisconsin Act 9 for \$109,000,000 (\$93,250,000 GFSB, \$2,041,000 PR-CASH, and \$13,709,000 GIFTS).

The Lower Campus Chiller and Cooling Tower Replacement project was enumerated in 2019 Wisconsin Act 9 as part of the System-wide – Utility Improvements for \$3,764,000 (\$2,785,000 GFSB and \$979,000 PRSB).

DESIGN REPORT

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

December 13, 2023

New Science / Health Science Building and
Lower Campus Chiller and Cooling Tower Replacement
UW-Eau Claire
Eau Claire, WI

Project Number: 19J4E

For the: University of Wisconsin – Eau Claire

Project Managers: Kristine Anderson, PE
Casey Coddington

Architect/Engineer: Potter Lawson, Inc. and Affiliated Engineers, Inc.
Madison, WI

1. Project Description:

This is the second and third of four stages for the combined new Science/Health Science Building and Lower Campus Chiller and Cooling Tower Replacement on the Eau Claire campus. Stage 1 demolished buildings to prepare the site for the new building, stages 2 and 3 will complete construction of the new building, and a chiller project will support utilities for the new building and lower campus. Stage 4 will demolish the existing Phillips Hall. Work will include all general construction required for the complete and finished building and site, including utility connections to campus systems.

This project will construct a new home for the Biology, Computer Science, Geography and Anthropology, Geology, and Watershed programs. New general access classrooms in the appropriate capacities and configurations will be created to balance the campus-wide classroom demand with the available space. The new building will be 6 stories. The 6th floor level includes mechanical spaces, a greenhouse, and an observatory dome and telescope deck. It is designed to comply with sustainable design and energy conservation requirements and includes additional energy saving measures in the mechanical systems to reduce energy consumption.

The chiller work includes replacement of an existing 650-ton centrifugal chiller that serves the lower campus. The chiller is located in McIntyre Hall along with an existing 1400-ton centrifugal chiller. Associated cooling tower and pumps will be replaced. A new nominal 1000-ton centrifugal chiller will be installed in the same general footprint as the existing 650-ton chiller. The existing 650-ton cooling tower on the roof will be removed.

All necessary piping, pumps, valves, controls, motors, and electrical wiring will be replaced. The new chiller and controls will be connected to and integrated with the existing chiller and controls to work in parallel.

2. Authorized Budget and Funding Source:

The Science/Health Science Building Completion project was enumerated in 2023 Wisconsin Act 19 for \$231,326,000 (\$226,757,000 SEG REV and \$4,569,000 PRSB).

The Science/Health Science Building Phase I of project was enumerated in 2019 Wisconsin Act 9 for \$109,000,000 (\$93,250,000 GFSB, \$2,041,000 PR-CASH, and \$13,709,000 GIFTS).

The Lower Campus Chiller and Cooling Tower Replacement project was enumerated in the 2019 Wisconsin Act 9 as part of the Systemwide – Utility Improvements for \$3,764,000 (\$2,785,000 GFSB and \$979,000 PRSB).

The combined total for all project enumerations is \$344,090,000.

3. Schedule:

Bid Opening:	Feb 2024
Start of Construction:	May 2024
Substantial Completion / Occupancy:	Apr 2027

4. Budget Summary:

Construction:	\$256,155,800
A/E Fees:	\$22,727,500
DFD Mgt:	\$11,783,300
Contingency:	\$38,423,400
Equipment:	\$10,000,000
Other Fees:	\$5,000,000
Total Project Cost:	\$344,090,000

BUILDING COMMISSION REQUESTS / ITEMS

December 13, 2023

Subcommittee

Full Commission

12. UW-Stout – Heritage Hall Addition and Renovation –
Request the following:

- a) Approve the Design Report; and
- b) Authority to construct the Heritage Hall Addition and Renovation project for an estimated total cost of \$138,887,000 SEG REV.

In October 2023, the SBC authorized the release of \$4,709,500 SEG REV to prepare preliminary plans and a Design Report.

This project was enumerated in 2023 Wisconsin Act 19 for \$138,887,000 SEG REV.

**AGENCY REQUEST FOR
STATE BUILDING COMMISSION ACTION
DECEMBER 2023
REQUEST #12**

AGENCY: University of Wisconsin System

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

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

LOCATION: UW-Stout, Dunn County

PROJECT REQUEST: Request the following:

- a) Approve the Design Report; and
- b) Authority to construct the Heritage Hall Addition and Renovation project for estimated total project cost of \$138,887,000 SEG REV.

PROJECT NUMBER: 21D3T

PROJECT DESCRIPTION:

This project creates a new unified home for the College of Arts and Human Sciences (CAHS) within Heritage Hall by consolidating and co-locating spaces currently spread across several facilities. The proposed new north building entrance provides for direct community access, adjacent parking, public visibility to the community, and is the only building entrance not facing the campus for increased client confidentiality. All interior floor layouts will be reconfigured for the new program occupancy and adjacency requirements; all building infrastructure (mechanical, electrical, telecommunication, plumbing) systems will be replaced; a new fire suppression system will be installed; the roofing system and all exterior doors and windows will be replaced; and site grading and landscaping will be modified and improved. The new ventilation systems will be adequately sized, configured, and balanced for performance, energy efficiency, and to meet applicable air exchange codes and standards. All plumbing fixtures, piping, and equipment will be replaced to assure water quality and safety.

Consolidating and co-locating all CAHS programs in a single facility provides greater space efficiencies, utilization, and opportunity in the new areas intended for collaboration and informal learning; eliminates duplication of space and equipment; creates a unified, fully accessible Disability Services suite for Program and Student Counseling Center; and allows expansion of support spaces, including restrooms and mechanical equipment rooms, to resolve accessibility and access issues associated with the original facility.

Fully renovating Heritage Hall will also modernize the CAHS instructional spaces by emulating real world working environments; creating new customizable and flexible program spaces that promote collaboration and informal learning techniques; and replacing outdated educational facilities with technology-rich spaces configured and sized for the proposed activities that take place within them. Upon the occupancy of Heritage Hall, this project will include abatement and

demolition of the 1954 wing of the Vocational Rehabilitation Building. Construction and demolition will be administered in one bid and construction package.

PROJECT JUSTIFICATION:

The CAHS programs, space needs, and enrollments have evolved and progressed far beyond the 1970’s era home economics ethos. CAHS programs in the Fall 2019 semester served more than 2,400 students and the programs housed in Heritage Hall served more than 2,000 students. The programs, now collectively and nationally referred to as Family and Consumer Sciences, focus on nutrition, hospitality and food service, family health, and child development. Between January 2020 and February 2022, there were more than 57,000 unique job postings within the region supported by the programs housed within this building. The number of job openings in these areas are predicted to increase in Wisconsin between 2020-2025 and job openings in education are predicted to decline less than one percent.

The building systems have failed, do not operate as intended, are obsolete and inadequately sized, and have exceeded their intended useful lives. The poor building performance and lack of functionality diminishes the effective use of spaces available, restricts flexible and ad hoc space utilization, and stagnates program development and ingenuity. A poorly performing building presents a substandard teaching and learning environment and a building that is on the brink of failure, like Heritage Hall, is even more ineffective for its intended purpose.

The SBC has already released \$4,709,500 SEG REV to prepare preliminary plans and a Design Report.

BUDGET/SCHEDULE:

Construction	\$103,225,000
Design	\$6,952,000
DFD Mgt	\$4,748,400
Contingency	\$15,484,000
Equipment	\$8,477,600
TOTAL	\$138,887,000

SBC Approval	Dec 2023
A/E Selection	Feb 2022
Design Report	Dec 2023
Bid Opening	Oct 2024
Start Construction	Aug 2025
Substantial Completion	Jun 2029
Final Completion	Oct 2029

PREVIOUS ACTION: In October 2023, the SBC authorized the release of \$4,709,500 SEG REV to prepare preliminary plans and a Design Report.

This project was enumerated in 2023 Wisconsin Act 19 for \$138,887,000 SEG REV.

DESIGN REPORT

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

December 13, 2023

Heritage Hall Addition and Renovation
UW-Stout Campus
City of Menomonie, WI

Project Number: 21D3T

For the: University of Wisconsin

Project Manager: Raivo Balciunas

Architect/Engineer: River Architects, Inc.
La Crosse, WI

1. Project Description:

This project creates a new, unified home for the College of Arts and Human Sciences (CAHS) within Heritage Hall by consolidating and co-locating spaces currently spread across the Child and Family Study Center, Communication Technologies, Heritage Hall, and Vocational Rehabilitation facilities. All interior floor layouts will be reconfigured for the new program occupancy and adjacency requirements; all building infrastructure (mechanical, electrical, telecommunication, plumbing) systems will be replaced; a new fire suppression system with standpipes and sprinkler distribution will be installed; the roofing system and all exterior walls, doors and windows will be replaced; and site grading and landscaping will be modified and improved to receive the new entry addition and vehicular drive access feature. Additional exterior windows will be introduced throughout the building facades to increase daylighting. The new ventilation systems will be adequately sized, configured, and balanced for performance, energy efficiency, and to meet applicable air exchange codes and standards. All plumbing fixtures, piping, and equipment will be replaced to assure water quality and safety.

Fully renovating Heritage Hall will also modernize the CAHS instructional spaces by emulating real world working environments; creating new customizable and flexible program spaces that promote collaboration and informal learning techniques; and replacing outdated educational facilities with technology-rich spaces configured and sized for the proposed activities that take place within them. Renovation of this facility intends to improve student engagement, critical thinking, and retention through evidenced-based and applied learning experiences as well as facilitate inter-and intra- disciplinary collaboration among students, faculty, and staff within the educational and research environment developed. Replacing all the instructional technology, architectural finishes, building systems, equipment, and controls is a significant piece of this vision.

The project also includes the abatement and demolition of the 1954 wing of the Vocational Rehabilitation Building after it is vacated upon the occupancy of Heritage Hall. Both buildings will be administered in one bid and construction package.

2. Authorized Budget and Funding Source:

This project was enumerated in 2023 Wisconsin Act 19 for \$138,887,000 SEG REV.

3. Schedule:

Bid Opening:	Oct 2024
Start of Construction:	Aug 2025
Substantial Completion / Occupancy:	Jun 2029

4. Budget Summary:

Construction:	\$103,225,000
Design:	\$6,952,000
DFD Mgt:	\$4,748,400
Contingency:	\$15,484,000
Equipment:	\$8,477,600
Total Project Cost:	\$138,887,000

BUILDING COMMISSION REQUESTS / ITEMS

December 13, 2023

Subcommittee

Full Commission

13. UW-Stevens Point – Champions Hall Addition and Renovation – Request the following:

- a) Approve the Design Report; and
- b) Authority to construct the Champions Hall Addition and Renovation project for an estimated total cost of \$32,906,000 (\$24,435,000 EX-PRSB and \$8,471,000 PR-CASH).

This project was enumerated in 2023 Wisconsin Act 19 for \$32,906,000 (\$24,435,000 EX-PRSB and \$8,471,000 PR-CASH).

**AGENCY REQUEST FOR
STATE BUILDING COMMISSION ACTION
DECEMBER 2023
REQUEST #13**

AGENCY: University of Wisconsin System

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

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

LOCATION: UW-Stevens Point, Portage County

PROJECT REQUEST: Request the following:

- a) Approve the Design Report; and
- b) Authority to construct the Champions Hall Addition and Renovation project for an estimated total cost of \$32,906,000 (\$24,435,000 EX-PRSB and \$8,471,000 PR-CASH).

PROJECT NUMBER: 16A1T

PROJECT DESCRIPTION:

This project constructs a new two-story 53,000 SF Student Health and Wellness Center addition to Champions Hall. Situated in the southwest corner of the facility, the new footprint demolishes Parking Lot F West and a small one-story storage area. New accessible parking and a one-story storage area will be constructed on the northside. This reconfiguration protects valuable greenspace along the west for future development. Separated from the existing building with a fire wall, the Type II-B steel structure addition features a concrete slab on grade, composite elevated deck, and steel roof deck. Minor interior renovations to the existing facility for connecting circulation and infrastructure will be necessary. All new spaces will be protected with automatic sprinklers and will be fully accessible.

The building design achieves campus goals and DFD guidelines for sustainability, and includes new bike parking, electrical vehicle charging station infrastructure, native landscaping, biofilters, dark-sky compliant exterior lighting, high-performance bird-friendly glazing, solar-driven automatic shades, photo-voltaic array ready roof area, all-gender locker rooms and restrooms, efficient plumbing fixtures, and substantial acoustical upgrades. To encourage student interaction and reflect the University's Healthy Communities Initiative, a new fitness space for cardio, training and weights will be provided. The Center includes space for Student Health Services, Counseling Services and Testing Services. Project work also includes demolition of two buildings no longer needed and beyond their intended use, Delzell Hall and Park Student Services Center.

PROJECT JUSTIFICATION:

Champions Hall is located on the Fourth Avenue corridor, a significant community and campus east/west artery for vehicles and pedestrians. The municipal street is planned for redevelopment in the next few years to include landscaping improvements as well as connections to pedestrian

plazas, walkways, and adjacent parking lots. The University is collaborating with the City of Stevens Point on the campus portion effected by the redevelopment.

UW-Stevens Point offers nine undergraduate, 12 graduate, and two doctoral degree programs as part of the School of Health Science and Wellness. This project provides valuable space opportunities in clinical research for a multitude of these majors including the new Doctor of Physical Therapy, added in 2021.

To resolve the indoor recreation and fitness space needs identified in the current Campus Master Plan and subsequent studies, the addition will provide a comprehensive facility to address them. Student participation in intramurals, club sports and health and wellness activities has grown so much that many programs have set participation hours due to lack of adequate space. The university has 21 NCAA Division III sports of which 60-70% rely on indoor spaces for competition or practice space. Intramural and club sport activities are scheduled until 1:00 a.m. to meet facility demand and serve approximately 10,000 participants annually.

Through multiple studies and planning efforts, it was determined that Delzell Hall and Park Student Services Center are ill-suited for costly renovations and should be completely torn down. Student Health Services is currently located in Delzell Hall and will relocate to the new Champions Hall Addition. The Bursar's Office, Registrar, and Student Fiscal Services are located in the Park Student Services Center and will move to the Albertson Hall building replacement upon its completion.

BUDGET/SCHEDULE:

Construction	\$24,421,500
Design	\$2,314,000
DFD Mgt	\$1,123,400
Contingency	\$3,663,300
Equipment	\$990,000
Other Fees	\$393,800
TOTAL	\$32,906,000

SBC Approval	Dec 2023
A/E Selection	Sep 2017
Design Report	Oct 2023
Bid Opening	Feb 2024
Start Construction	Apr 2024
Substantial Completion	Dec 2025
Final Completion	Jan 2026

PREVIOUS ACTION: This project was enumerated in 2023 Wisconsin Act 19 for \$32,906,000 (\$24,435,000 EX-PRSB and \$8,471,000 PR-CASH).

DESIGN REPORT

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

December 13, 2023

Champions Hall Addition
UW-Stevens Point
Stevens Point, WI

Project Number: 16A1T

For the: University of Wisconsin

Project Manager: Lois Braun-Oddo

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

1. Project Description:

This project constructs a new 2-story, 53,000 SF Student Health and Wellness Center addition to Champions Hall. Situated in the southwest corner of the facility, the new footprint demolishes Parking Lot F West and a small 1-story storage area, replacing both to the north with a new 1-story storage addition and new accessible parking. This reconfiguration protects valuable greenspace along the west for future development. Exterior materials include brick, metal cladding, and curtain wall glazing.

Inside, the addition provides new collaborative space for Fitness, Student Health, Counseling, and Testing Services programs. Separated from the existing building with a fire wall, this Type II-B steel structure features a concrete slab on grade, composite elevated deck, and steel roof deck. All new spaces will be protected with automatic sprinklers and will be fully accessible. Minor interior renovations to the existing facility for connecting circulation and infrastructure will be necessary.

The building design achieves campus goals and DFD guidelines for sustainability, and includes new bike parking, EV (electrical vehicle) charging station infrastructure, native landscaping, biofilters, dark-sky compliant exterior lighting, high-performance bird-friendly glazing, solar-driven automatic shades, PV (photo-voltaic) array ready roof area, all-gender locker rooms and restrooms, efficient plumbing fixtures, and substantial acoustical upgrades.

2. Authorized Budget and Funding Source:

This project was enumerated in 2023 Wisconsin Act 19 for \$32,906,000 (\$24,435,000 EX-PRSB and \$8,471,000 PR-CASH).

3. Schedule:

Bid Opening:	Feb 2024
Start of Construction:	Apr 2024
Substantial Completion / Occupancy:	Dec 2025

4. Budget Summary:

Construction:	\$24,421,500
A/E Fees:	\$2,314,000
DFD Mgt:	\$1,123,400
Contingency:	\$3,663,300
Equipment:	\$990,000
Other Fees:	\$393,800
Total Project Cost:	\$32,906,000

December 13, 2023

Subcommittee	Full Commission
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14. UW-System – 2019-21 Minor Facilities Renewal

Groups 2 and 3 – Request the following:

- a) Authority to transfer \$558,500 (\$218,500 GFSB and \$340,000 PRSB) of the total \$30,000,000 (\$22,000,000 GFSB and \$8,000,000 PRSB) allocation of the 2019-21 Minor Facilities Renewal Program Group 1 into the 2019-21 Minor Facilities Renewal Program Group 3 for a revised Group 1 total of \$29,441,500 (\$21,781,500 GFSB and \$7,660,000 PRSB) and a revised Group 3 total of \$30,558,500 (\$26,218,500 GFSB and \$4,340,000 PRSB);
- b) Authority to release \$4,730,500 GFSB of the total \$30,000,000 (\$24,000,000 GFSB and \$6,000,000 PRSB) allocation of the 2019-21 Minor Facilities Renewal Program Group 2;
- c) Authority to release \$6,082,000 (\$4,875,000 GFSB and \$1,207,000 PRSB) of the revised total \$30,558,500 (\$26,218,500 GFSB and \$4,340,000 PRSB) allocation of the 2019-21 Minor Facilities Renewal Program Group 3;
- d) Authority to construct the specified projects for an estimated total cost of \$10,812,500 (\$9,605,500 GFSB and \$1,207,000 PRSB); and
- e) Permit the Division of Facilities Development to adjust individual project budgets within the 2019-21 Minor Facilities Renewal Program Groups 2 and 3.

2019-21 Minor Facilities Renewal, Group 2		\$4,730,500
MSN	Fire Protection Retrofit & Renovation	\$4,730,500
	(\$4,730,500 GFSB)	

2019-21 Minor Facilities Renewal, Group 3		\$6,082,000
PLT	Ottensman Central Chilled Water Plant	\$6,082,000
	Expansion (\$4,875,000 GFSB;	
	\$1,207,000 PRSB)	

TOTALS \$9,605,500 GFSB \$1,207,000 PRSB \$10,812,500

2019 Wisconsin Act 9 authorized \$90 million for UW Minor Facility Improvement projects in three categories, Group 1, 2, and 3. To date, the SBC has authorized approximately \$79 million from these enumerations.

**AGENCY REQUEST FOR
STATE BUILDING COMMISSION ACTION
DECEMBER 2023
REQUEST #14**

AGENCY: University of Wisconsin System

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

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

LOCATION: UW-System, Statewide

PROJECT REQUEST: Request the following:

- a) Authority to transfer \$558,500 (\$218,500 GFSB and \$340,000 PRSB) of the total \$30,000,000 (\$22,000,000 GFSB and \$8,000,000 PRSB) allocation of the 2019-21 Minor Facilities Renewal Program Group 1 into the 2019-21 Minor Facilities Renewal Program Group 3 for a revised Group 1 total of \$29,441,500 (\$21,781,500 GFSB and \$7,660,000 PRSB) and a revised Group 3 total of \$30,558,500 (\$26,218,500 GFSB and \$4,340,000 PRSB);
- b) Authority to release \$4,730,500 GFSB of the total \$30,000,000 (\$24,000,000 GFSB and \$6,000,000 PRSB) allocation of the 2019-21 Minor Facilities Renewal Program Group 2;
- c) Authority to release \$6,082,000 (\$4,875,000 GFSB and \$1,207,000 PRSB) of the revised total \$30,558,500 (\$26,218,500 GFSB and \$4,340,000 PRSB) allocation of the 2019-21 Minor Facilities Renewal Program Group 3;
- d) Authority to construct the specified projects for an estimated total cost of \$10,812,500 (\$9,605,500 GFSB and \$1,207,000 PRSB); and
- e) Permit the Division of Facilities Development to adjust individual project budgets within the 2019-21 Minor Facilities Renewal Program Groups 2 and 3.

2019-21 MINOR FACILITIES RENEWAL, GROUP 2

INST	PROJ. NO.	PROJECT TITLE	GFSB	PRSB	TOTAL
MADISON (Dane Co.)	19G2F	Fire Protection Retrofit & Renovation	\$4,730,500	\$0	\$4,730,500
MINOR FACILITIES RENEWAL, GROUP 2 SUBTOTAL			\$4,730,500	\$0	\$4,730,500

2019-21 MINOR FACILITIES RENEWAL, GROUP 3

INST	PROJ. NO.	PROJECT TITLE	GFSB	PRSB	TOTAL
PLATTEVILLE (Grant Co.)	19G2K	Ottensman Hall Central Chilled Water Plant Expansion	\$4,875,000	\$1,207,000	\$6,082,000
MINOR FACILITIES RENEWAL, GROUP 3 SUBTOTAL			\$4,875,000	\$1,207,000	\$6,082,000

	GFSB	PRSB	TOTAL
DECEMBER 2023 TOTAL	\$9,605,500	\$1,207,000	\$10,812,500

UW-Madison – Fire Protection Retrofit & Renovation (19G2F):

Project Description and Justification:

This project replaces the fire protection system in the Special Collections area and provides sprinkler system retrofits in the original Memorial Library building. Project work includes replacing the halon clean agent system in Memorial Library with a new pre-action sprinkler system. The obsolete halon system serving the Special Collections Library will be replaced with zoned pre-action systems released with aspirating smoke detection. Ceilings will be removed and restored to allow for demolition and installation of the fire suppression systems. New lighting will be provided where the ceilings are replaced.

The remainder of the facility is only partially served by a sprinkler system. The original 1950's era building is not served by a sprinkler system, but the subsequent 1974 and 1990 additions and limited remodeled areas were constructed with sprinkler systems installed. Automatic sprinkler systems will continue to be retrofit within the building on a floor-by-floor basis which will provide property protection and improve overall safety within the building. At the completion of the project, the building will remain only partially served by a sprinkler system. A subsequent project will be necessary to complete the remaining sprinkler system retrofit on the lower floors, standpipe upgrades, and fire pump replacement. Ceilings will be removed and replaced to support the automatic sprinkler system installation. Soffits will be constructed, and ceiling access installed to conceal piping where necessary. Asbestos will be abated where encountered through either full abatement or spot abatement dependent upon the installation.

The Memorial Library is designated as a high-rise building, and it supports a significant number of daily occupants. The proposed pre-action sprinkler system is specialized for use in locations where accidental activation is especially undesirable. A pre-action system is a sprinkler system that consists of air-filled piping connected to the automatic sprinkler that is also tied into an automatic detection system located in the room being protected. For water to be discharged from the sprinklers, the detection system must be activated and one or more of the sprinklers must also reach its activation temperature.

The special collections library is comprised of five vaults, one storage/preparation area, an exhibition space, one conference room, one viewing room, a circulation desk, and office space located across the eighth and ninth floors. The area is currently suppressed by an FE-13 (halon) clean agent system which is now obsolete. The primary and secondary cylinders have had difficulty maintaining their charge due to failure of the gaskets. This has led to problematic charging with an outdated agent. The system was last charged in 2013. In 2002, a report of Probable Maximum Loss (PML) estimated the total value of the Special Collections contents at \$307 million. The PML scenario involved a large fire beginning on the 8th floor in a larger rare book vault. This scenario assumed that the Halon system was impaired, and the entire content of the vault is lost to the fire. The Fire Department was notified by either smoke detection of other Halon systems, smoke detection in return air ducts, temperature and humidity alarms or adjacent sprinklers operating in mechanical areas. The scenario assumed that the Fire Department was able to limit fire spread to 50% of the books on the 8th floor with smoke and water damage to an additional 25% of the 8th floor books. The 9th floor was assumed to have 10% smoke damage to

books and some minor smoke and water damage to the rest of the building. Under this scenario, the Probable Maximum Loss was estimated at \$185.2 million.

Budget/Schedule:

Construction	\$3,576,400
Design	\$453,000
DFD Mgt	\$164,600
Contingency	\$536,500
TOTAL	\$4,730,500

SBC Approval	Dec 2023
A/E Selection	Oct 2020
Bid Opening	Jul 2024
Start Construction	Sep 2024
Substantial Completion	Sep 2025
Final Completion	Mar 2026

UW-Platteville – Ottensman Hall Central Chilled Water Plant Expansion (19G2K):

Project Description and Justification:

This project replaces the chiller and cooling tower in the Pioneer Student Center. The project also connects the central chilled water distribution system to Ottensman Hall. Associated piping, pumps, valves, controls, motors, and electrical will be replaced to serve the new equipment.

This project was identified in the Comprehensive Campus Master Plan. The chiller equipment in Ottensman Hall is at the end of its functional life, undersized, and inefficient. This project will connect Ottensman Hall to a district chilling loop and provide greater efficiency than operating and maintaining several building-specific chillers of different ages and designs. This plant will connect into the same chilled water piping loop as the original district plant located in Russell Hall. Both plants in tandem will comprise the planned chilled water system for the main academic campus space.

Budget/Schedule:

Construction	\$4,690,500
Design	\$473,500
DFD Mgt	\$215,800
Contingency	\$702,200
TOTAL	\$6,082,000

SBC Approval	Dec 2023
A/E Selection	Dec 2019
Bid Opening	May 2024
Start Construction	Jul 2024
Substantial Completion	Dec 2025
Final Completion	Jun 2026

Previous Actions: 2019 Wisconsin Act 9 authorized \$90 million for UW Minor Facility Improvement projects in three categories, Group 1, 2, and 3. To date, the SBC has authorized approximately \$79 million from these enumerations. The table below summarizes projects previously authorized by the SBC from these enumerations.

Group	SBC Mtg	Project	Amount Authorized
Group 1	Aug 2020	GBY – Mary Ann Cofrin Hall/Wood Hall Exterior Envelope Repair (19G1Z)	\$6,058,300
	Dec 2020	MIL - Engineering & Mathematical Sciences Building Mechanical/Electrical/Plumbing Systems Infrastructure Renovation (19G2B)	\$6,558,700
	Dec 2020	STO - Site Utility Steam Distribution System Replacement (19G2A)	\$5,223,500

	Feb 2021	MSN - Multi-Building Fire Alarm System Replacement and Renovation, Phases 8-9 (19E3M)	\$5,955,000
	Dec 2022	MSN – Fluno Center Plaza Deck Waterproofing & Repair (19G1Y)	\$5,986,000
		Group 1 Subtotal	\$29,781,500
Group 2	Feb 2021	MSN - Site Utility Steam Distribution Pits 4/13-79/12 Replacement (19G2C)	\$6,238,000
	May 2021	MIL - Mitchell Hall Exterior Envelope Repair & Window Replacement (19G2G)	\$6,941,500
	Oct 2021	MSN – Site Utility Electrical Distribution System Renovation & Replacement (19G2E)	\$5,047,000
	Dec 2021	MSN – Site Utility Steam Distribution Pit 59/10-Ag Bulletin/Soils/King Replacement (19G2D)	\$6,582,000
			Group 2 Subtotal
Group 3	Oct 2020	MIL - Multi-Building Exterior Envelope Repair (19G2O)	\$3,708,000
	Oct 2020	PLT - Karmann Library HVAC System Renovation/Skylight Replacement (19G2Y)	\$4,798,000
	May 2021	WTW - McGraw Hall Exterior Entrance Repair (19G2M)	\$3,000,000
	Aug 2021	OSH – Gruenhagen Hall Plumbing Riser Replacement (19G2L)	\$3,133,000
	Oct 2021	MSN – Multi-Building Elevator Replacement (19G2P)	\$2,888,000
	Aug 2022	MSN – Multi-Building Exterior Envelope Repair (19G2N)	\$6,949,500
			Group 3 Subtotal
		Program Total	\$79,066,500

BUILDING COMMISSION REQUESTS / ITEMS

December 13, 2023

Subcommittee	Full Commission
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15. UW-System – 2021-23 Minor Facilities Renewal Group

1 – Request the following:

- a) Authority to release \$10,893,000 GFSB of the total \$56,629,000 (\$55,216,000 GFSB and \$1,413,000 PRSB) allocation of the 2021-23 Minor Facilities Renewal Program, Group 1;
- b) Authority to construct the specified projects for an estimated total cost of \$10,893,000 GFSB; and
- c) Permit the Division of Facilities Development to adjust individual project budgets within the 2021-23 Minor Facilities Renewal Program, Group 1.

2021-23 Minor Facilities Renewal, Group 1		\$10,893,000
PLT	Williams Fieldhouse HVAC/Electrical (\$7,398,000 GFSB)	\$7,398,000
SUP	Sports/Activity Fields Redevel (Incr) (\$3,495,000 GFSB)	\$3,495,000

2021 Wisconsin Act 58 authorized approximately \$100 million for UW Minor Facility Renewal projects in two categories, Groups 1 and 2. To date, the SBC has authorized approximately \$67 million from these enumerations.

**AGENCY REQUEST FOR
STATE BUILDING COMMISSION ACTION
DECEMBER 2023
REQUEST #15**

AGENCY: University of Wisconsin System

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

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

LOCATION: UW System, Statewide

PROJECT REQUEST: Request the following:

- a) Authority to release \$10,893,000 GFSB of the total \$56,629,000 (\$55,216,000 GFSB and \$1,413,000 PRSB) allocation of the 2021-23 Minor Facilities Renewal Program, Group 1;
- b) Authority to construct the specified projects for an estimated total cost of \$10,893,000 GFSB; and
- c) Permit the Division of Facilities Development to adjust individual project budgets within the 2021-23 Minor Facilities Renewal Program, Group 1.

2021-23 MINOR FACILITIES RENEWAL, GROUP 1			
INST	PROJ. NO.	PROJECT TITLE	GFSB
PLATTEVILLE (Grant Co.)	21E2H	Williams Fieldhouse HVAC and Electrical Systems Replacement	\$7,398,000
SUPERIOR (Douglas Co.)	21E3J	Sports & Activity Fields Redevelopment (Increase)	\$3,495,000
MINOR FACILITIES RENEWAL, GROUP 1 SUBTOTAL			\$10,893,000
DECEMBER 2023 TOTAL			\$10,893,000

UW-Platteville – Williams Fieldhouse HVAC and Electrical Systems Replacement (21E2H):

Project Description and Justification:

This project renovates the heating and ventilation system, installs new air conditioning in select areas, and renovates the electrical distribution system in the Williams Fieldhouse. Project work includes replacing five air handling units; provides new mechanical system controls for select spaces; resolving heating, ventilating, and air conditioning deficiencies in select spaces; assessing the replacement of the gymnasium ceiling; replacing the primary and secondary transformer(s), switchgear, and distribution panels; and reworking the emergency power feed to the building.

The heating and ventilating system is original to the facility (1961), has become functionally obsolete, and the controls no longer work effectively. The gymnasium makeup air system does not work. Repair parts are no longer available. The gymnasium, wrestling room, and main locker rooms lack adequate heating and ventilation, which results in periods of high humidity and stale air. These spaces are uncomfortable, creating a substandard environment, and are almost

uninhabitable in the early fall, summer, and late spring due to excessive heat and lack of air exchange. The academic offices, classrooms, and laboratories on the north side of the building require central air conditioning. These spaces are currently air conditioned by stand-alone window air conditioning units.

The primary/secondary transformer, switchgear, electrical distribution panels, and emergency generator have reached the end of their useful lifespan. Parts and additional circuit breakers are no longer available. The main gymnasium space is the only space on campus large enough to support events, presentations, and lectures of more than 400 participants. The gymnasium is used for both spring and winter commencement ceremonies and requires adequate, functional heating and ventilation to support these critical activities.

Budget/Schedule:

Construction	\$5,661,000	SBC Approval	Dec 2023
Design	\$582,400	A/E Selection	Sep 2021
DFD Mgt	\$260,500	Bid Opening	Mar 2024
Contingency	\$849,100	Start Construction	May 2024
Other Fees	\$45,000	Substantial Completion	Aug 2026
TOTAL	\$7,398,000	Final Completion	Feb 2027

UW-Superior – Sports and Activity Fields Redevelopment (Increase) (21E3J):

Project Description and Justification:

This request increases the project budget by \$3,495,000 (\$3,064,000 GFSB and \$541,000 PRSB) for a revised estimated total budget of \$7,100,000 (\$6,559,000 GFSB and \$541,000 PRSB) to match recent re-bid results for the project scope previously approved at the December 14, 2022 State Building Commission meeting. The budget increase is needed to complete the originally approved project scope and intent. The proposed funding source for the requested increase is uncommitted funding that is already available in the 2021-23 Minor Facilities Renewal Program, Group 1 enumeration.

Budget/Schedule:

Construction	\$5,696,100	SBC Approval	Dec 2023
Design	\$244,000	A/E Selection	Sep 2021
DFD Mgt	\$262,100	Bid Opening	Nov 2023
Contingency	\$854,500	Start Construction	May 2024
Other Fees	\$43,300	Substantial Completion	Oct 2024
TOTAL	\$7,100,000	Final Completion	Jun 2025

Previous Action: 2021 Wisconsin Act 58 authorized approximately \$100 million for UW Minor Facility Renewal projects in two categories, Groups 1 and 2. To date, the SBC has authorized approximately \$67 million from these enumerations. The table below summarizes projects previously authorized by the SBC from these enumerations.

Group	SBC Mtg	Project	Amount Authorized
Group 1	Dec 2022	PKS - Heating & Chilling Plant Boilers 3 & 4 Replacement (21E2A)	\$5,132,000
	Dec 2022	SUP - Sports & Activity Fields Redevelopment (21E3J)	\$3,605,000
	May 2023	MSN - Multi-Building Fire Alarm System Renovations - Phases X-XI (21E2B)	\$7,400,000
	May 2023	MSN - Multi-Building Fire Protection System Renovations (21E2C)	\$7,400,000
	Oct 2023	MSN - Armory & Gymnasium Exterior Envelope Repair & Replace (21E2G)	\$7,399,000
	Oct 2023	MSN – Multi-Building Fire Suppression Systems (20J1I)	\$7,395,000
		<i>Group 1 Subtotal</i>	\$38,331,000
Group 2	Oct 2021	STO - Jarvis Hall Technology Wing Laboratory Infrastructure Renovation (20B2I)	\$7,397,000
	Aug 2022	SUP - Barstow Science Laboratory & Applied Research Renovation (21E3A)	\$3,789,000
	Dec 2022	OSH - Multi-Building Historic Homes Renovations (21E2U)	\$3,444,000
	Feb 2023	OSH - Harrington Hall HVAC System Replacement (21E2R)	\$7,021,000
	May 2023	MSN - Multi-Building Elevator Modernization & Replacements (21E2S)	\$7,400,000
			<i>Group 2 Subtotal</i>
		<i>Program Total</i>	\$67,382,000

BUILDING COMMISSION REQUESTS / ITEMS

December 13, 2023

Subcommittee	Full Commission
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16. UW-System – BTF Request - Request the release of \$5,000,000 Building Trust Funds (BTF)-Planning to prepare preliminary plans and a Design Report for the projects listed below.

BTF Request		\$5,000,000
OSH	Polk Library Facility Renewal (\$3,000,000 BTF)	\$3,000,000
STP	Sentry Hall Modernization (\$2,000,000 BTF)	\$2,000,000

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**AGENCY REQUEST FOR
STATE BUILDING COMMISSION ACTION
DECEMBER 2023
REQUEST #16**

AGENCY: University of Wisconsin System

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

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

LOCATION: UW System, Statewide

PROJECT REQUEST: Request the release of \$5,000,000 Building Trust Funds (BTF)- Planning to prepare preliminary plans and a Design Report for the projects listed below.

Building Trust Funds Request			
INST	PROJ. NO.	PROJECT TITLE	BTF
OSHKOSH (Winnebago Co.)	22E1L	Polk Library Facility Renewal	\$3,000,000
STEVENS POINT (Portage Co.)	23D1J	Sentry Hall Modernization	\$2,000,000

2023-25 TOTALS	BTF
	\$5,000,000

UW-Oshkosh – Polk Library Facility Renewal (22E1L):

Project Description and Justification:

This project remodels and renovates Polk Library (88,682 GSF) originally constructed in 1962 and the Addition (115,396 GSF) constructed in 1969. The scope of work will encompass a comprehensive renovation of the facility and will include architectural, mechanical, electrical, fire protection, plumbing, site, and landscaping upgrades. The building will be brought up to all applicable state building, health, safety and environmental codes, and federal requirements such as the Americans with Disabilities Act (ADA). The scope shall include the replacement of some of the fixed and moveable equipment such as stacks, tables, chairs, desks, and other library related items.

Although there have been minor, targeted upgrades in the past, this 60 plus year old facility has reached a point where significant renovation cannot be deferred much longer. Heating and ventilation systems and equipment are not functioning properly and cannot be repaired in a way that will provide adequate air exchanges per current code requirements or maintain temperatures and humidity levels. Due to time and wear, pipe walls have eroded to the point where leaks are sprouting in various locations throughout the facility. Lighting systems are old and inefficient. Most of the restrooms have narrow entrances and fixtures that do not comply with ADA. Linoleum flooring located on the second and third floors has worn out to the point of exposing the asbestos underlayment to foot traffic. Furniture is old, worn and in various stages of disrepair. Exterior granite elements are cracked, broken, or missing.

UW-Stevens Point – Sentry Hall Modernization (23D1J):

Project Description and Justification:

This project will complete preplanning, programming, design, and capital renewal of the Sentry Building aka the Collins Classroom Center (52,334 ASF/89,284 GSF). By transforming the space from a 1960's brutalist classroom building to a modern and inviting learning center, it will offer a flexible building layout and promote programmatic collaboration. This project will replace the existing, original HVAC system to provide improved air quality and reduce maintenance costs. The existing 4-stop hydraulic passenger elevator will be replaced to address the deteriorating infrastructure and dated technology. This renovation will also address the lack of a fire suppression system and limited ADA accessibility to the building. Departments currently occupying the Collins Classroom Center (CCC) will be strategically relocated across campus, enhancing program alignments.

The UWSP School of Business and Economics (SBE) is a vital component of the campus and community. The SBE creates career-ready graduates and leaders through applied learning. They serve the businesses, economy, and people of the greater Central Wisconsin region. The SBE specializes in preparing students for success by providing professional development experiences, access to employers, and in-demand skills. Since 2007, the SBE has seen a 28.2% growth in program enrollment and has enrolled over 70 students in the MBA program, which began in 2019. Currently the SBE occupies 20,849 ASF within the College of Professional Studies building (CPS). The remaining spaces within CPS are occupied by the School of Education and the School of Health Sciences and Wellness leaving no room for program expansions. After a space analysis was conducted by campus, it was determined that relocating the SBE to the CCC would accommodate the growth of the SBE, as well as growth in the programs within the CPS. Because of the relationships the SBE has developed with our community, a donor has come forth to help support the Sentry Modernization Project.

Previous Actions: None.

BUILDING COMMISSION REQUESTS / ITEMS

December 13, 2023

Subcommittee	Full Commission
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17. UW-System – 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		\$1,973,000
STP	Multi-Res Hall Roof Replacements (\$1,368,800 PRSB)	\$1,368,800
EAU	Chancellors Hall HVAC Sys Reno (Incr) (Incr) (\$604,200 PRSB)	\$604,200
Utility Repair and Renovation		\$12,387,339
MIL	Central Heating Plant Chiller Repl (\$4,000,000 GFSB; \$999,800 PRSB)	\$4,999,800
MIL	Service Dr./Parking Lot/Curb/Gutter (\$936,000 PRSB)	\$936,000
MSN	Microbial-Radio Hall 15kV Cable Repl (\$3,449,300 SEG REV; \$1,549,700 PRSB)	\$4,999,000
OSH	Special Assessment - W. Lincoln Ave./McKinley St. Reconstruction (\$95,543 GFSB; \$91,796 PR-CASH)	\$187,339
STP	Trainer Chiller Plant Tower Reno (\$910,800 SEG REV; \$354,200 PRSB)	\$1,265,000
TOTAL	\$4,095,543 GFSB \$4,360,100 SEG REV \$5,812,700 PRSB \$91,796 PR-CASH	\$14,360,139

In June 2022, the SBC approved the UW-Eau Claire Chancellors Hall HVAC System Renovation project for an estimated total cost of \$1,274,000 PRSB.

**AGENCY REQUEST FOR
STATE BUILDING COMMISSION ACTION
DECEMBER 2023
REQUEST #17**

AGENCY: University of Wisconsin System

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

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

LOCATION: UW System, Statewide

PROJECT REQUEST: Request 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	GFSB	SEG REV	PRSB	PR-CASH	TOTAL
STEVENS POINT (Portage Co.)	23C2M	Multi-Residence Halls Roof Replacements	\$0	\$0	\$1,368,800	\$0	\$1,368,800
EAU CLAIRE (Eau Claire Co.)	19F1Y	Chancellors Hall HVAC System Renovation (Increase)	\$0	\$0	\$604,200	\$0	\$604,200
FACILITY MAINTENANCE AND REPAIR SUBTOTALS			\$0	\$0	\$1,973,000	\$0	\$1,973,000

UTILITY REPAIR AND RENOVATION

INST	PROJ. NO.	PROJECT TITLE	GFSB	SEG REV	PRSB	PR-CASH	TOTAL
MILWAUKEE (Milwaukee Co.)	21K1P	Central Heating Plant Chiller Replacement	\$4,000,000	\$0	\$999,800	\$0	\$4,999,800
MILWAUKEE (Milwaukee Co.)	23A1S	Service Drive/Parking Lot/Curb & Gutter Repairs	\$0	\$0	\$936,000	\$0	\$936,000
MADISON (Dane Co.)	21H1M	Microbial to Radio Hall 15kV Cable Replacement	\$0	\$3,449,300	\$1,549,700	\$0	\$4,999,000
OSHKOSH (Winnebago Co.)	23E5G	Special Assessment - W. Lincoln Ave./McKinley St. Reconstruction	\$95,543	\$0	\$0	\$91,796	\$187,339
STEVENS POINT (Portage Co.)	23C1A	Trainer Natural Resources Chiller Plant Tower Renovation	\$0	\$910,800	\$354,200	\$0	\$1,265,000
UTILITY REPAIR AND RENOVATION SUBTOTALS			\$4,095,543	\$4,360,100	\$3,839,900	\$91,796	\$12,387,339

	GFSB	SEG REV	PRSB	PR-CASH	TOTAL
DECEMBER 2023 TOTALS	\$4,095,543	\$4,360,100	\$5,812,700	\$91,796	\$14,360,139

UW-Stevens Point – Multi-Residence Hall Roof Replacements (23C2M):

Project Description and Justification:

This project replaces approximately 28,000 SF of roofing systems on two student residence halls (Knutzen Hall and Thomas Hall) and completes all other associated ancillary work to maintain the building envelope integrity and prevent damage to the buildings and their contents. Project work includes removal of each roofing system down to the asphaltic vapor retarder and deck; installing new 60-mil, fully adhered EPDM single-ply roof membrane over tapered insulation system and pre-finished sheet metal flashings and trims; and installing new, 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	\$970,000
Design	\$208,600
DFD Mgt	\$44,700
Contingency	\$145,500
TOTAL	\$1,368,800

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

Previous Action: None.

UW-Eau Claire – Chancellors Hall HVAC System Renovation (Increase) (19F1Y):

Project Description and Justification:

This request increases the project budget to accept bids received for the project scope approved at the June 2022 State Building Commission meeting. A budget increase is needed to complete the originally approved project scope and intent.

Budget/Schedule:

Construction	\$1,498,500
Design	\$91,900
DFD Mgt	\$68,800
Contingency	\$219,000
TOTAL	\$1,878,200

SBC Approval	Dec 2023
A/E Selection	Jul 2019
Bid Opening	Oct 2023
Start Construction	Jan 2024
Substantial Completion	Aug 2024
Final Completion	Feb 2025

Previous Action: In June 2022, the SBC approved this project for an estimated total cost of \$1,274,000 PRSB.

UW-Milwaukee – Central Heating Plant Chiller Replacement (21K1P):

Project Description and Justification:

This project designs, specifies, and procures a 3,000-ton electric-start chiller unit to replace one of the non-functioning and de-rated 2,200-ton steam turbine drive centrifugal units. Project work also includes demolition of Chillers No. 1 and 2. Replacement equipment installation will be completed under a previously approved project, along with all associated work (including abatement); and ancillary equipment, controls, and systems to restore the central plant chilled water system to working condition. The replacement chiller unit will use refrigerant that is more environmentally friendly and available.

Chiller No. 2 is a 1966 vintage steam-turbine-driven centrifugal unit with an original capacity of 2,750-tons and well beyond its expected useful life. In 2013, the steam turbine was rebuilt, which derated the nameplate capacity to approximately 2,200-tons. The chiller has not run dependably since 2013, operating just a handful of hours since then. Multiple attempts have been made to troubleshoot and repair this unit without success and further analysis and consultation has determined that it is time to completely replace the unit to restore reliable operations. This unit also uses an R-22 refrigerant, which was phased out of use by the EPA in 2020 due to its negative impacts on the ozone layer, making it illegal to manufacture or import. As the existing inventory and stockpiles diminish, R-22 will be difficult to find and expensive to purchase, so it should be reclaimed and stored for use on-site if needed in other chiller units. It is also inefficient and more costly to operate and use the steam driven unit in comparison to an electric start model. Campus development plans require the chiller plant have at least one of the two defunct chillers replaced with a unit operating near the original nameplate capacity to reliably meet chilled water demand in the southwest quadrant. The new Chemistry Building is scheduled to be substantially complete in mid-2024, and a future Engineering & Neuroscience facility is in pre-design with an anticipated enumeration in the 2025-27 biennium.

Budget/Schedule:

Construction	\$3,636,900
Design	\$650,000
DFD Mgt	\$167,300
Contingency	\$545,600
TOTAL	\$4,999,800

SBC Approval	Dec 2023
A/E Selection	Aug 2022
Bid Opening	Mar 2024
Start Construction	Jun 2024
Substantial Completion	May 2025
Final Completion	Aug 2025

Previous Action: None.

UW-Milwaukee – Service Drive/Parking Lot/Curb & Gutter Repairs (23A1S):

Project Description and Justification:

This project rehabilitates sections of parking lots that are in poor condition on the UW-Milwaukee campus. Project work includes removing and replacing sections of asphalt pavement; concrete slab pavement driveways, walkways, driveway aprons; and concrete curb and gutter. Sub-pavement bedding conditions will be verified during construction and repaired, as needed. Disturbed and faded pavement markings will be restored. The areas of the project include:

- Mitchell Hall - Drive north of building and parking lot west of building
- Golda Meir Library - Drive west of building
- Enderis Hall - Drive north of building and Parking Lot east of building
- Klotsche Center - Drive east of building
- Engelmann Hall - Drive south of building

The selected project areas are heavily cracked and spalled beyond repair. The unsightly pavement is a tripping and biking hazard as well as a challenge for those who require ADA accommodation. In some areas, the paving has completely disintegrated, while other areas have cracked, pot-holed, or heaved making patchwork difficult and short-term. While this work could be accomplished with multiple small project requests, the overall square footage could be completed in one summer of activity which is more economical and logistically preferable for campus operations.

Budget/Schedule:

Construction	\$702,700
Design	\$66,800
DFD Mgt	\$32,400
Contingency	\$105,400
Other Fees	\$28,700
TOTAL	\$936,000

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

Previous Action: None.

UW-Madison – Microbial to Radio Hall 15kV Cable Replacement (21H1M):

Project Description and Justification:

This project provides the campus with greater electrical reliability, service, and interconnectivity for the Walnut, Radio Hall, and Microbial Substations. By increasing the reliability of the electrical service, the University will be able to avoid potential power outages, thus maintaining the university’s ability to serve its students. Project work includes installing 15kV medium voltage heavy tie feeders between the Walnut Street Substation and Microbial Substation, and between Microbial Substation and Radio Hall Substation. The heavy tie feeders will be terminated on existing breakers in the substations. This project also installs a second 15kV campus building feeder in the west campus area along Observatory Drive. The building feeder will be routed between the Walnut Street Substation and the Microbial Substation. This feeder will offload the current building feeder in the area to increase reliability and provide circuit capacity for campus growth. The building feeder will be terminated on existing breakers in the substations. Upon completion of the project, all areas disturbed by the project will be fully restored, including roadways, gutters, pedestrian walkways, terraces, landscaping features, and site structures.

There is breaker space available at the Walnut Substation and new underground duct that runs from the substation to Observatory Drive where it connects in with existing underground duct; however, there are no conductors that run in this pathway to Microbial. There is also insufficient

15kV circuitry from the Walnut Substation in order to provide reliable and balanced power to the facilities along Observatory Drive.

In August 2020, there was a bus fault in the Microbial Substation due to old age of the of the switchgear and associated cabling. The repairs to that fault were recently completed, and the system was re-energized. In June 2021, a different bus section experienced a fault, resulting in power loss to 58 buildings (east & central campuses) and the Charter Street Heating Plant, which was significant. Due to these events, the campus is even more vulnerable to future failures. While repairs are conducted, all 5kV building loads served by this substation run through a single transformer while the switchgear is assessed. Repairs are being completed through insurance for the current incident, but further stress on the system creates additional risk for system failures. This project replaces the old circuit and adds redundancy to the system.

Budget/Schedule:

Construction	\$3,856,500
Design	\$347,600
DFD Mgt	\$178,900
Contingency	\$616,000
TOTAL	\$4,999,000

SBC Approval	Dec 2023
A/E Selection	Jun 2022
Bid Opening	Feb 2024
Start Construction	May 2024
Substantial Completion	Nov 2025
Final Completion	May 2026

Previous Action: None.

UW-Oshkosh – Special Assessment - West Lincoln Avenue & McKinley Street Reconstruction (23E5G):

Project Description and Justification:

This project will reconstruct approximately 2,300 lineal feet of roadway, along with corresponding utilities, in the City of Oshkosh. The project will reconstruct West Lincoln Avenue from Elmwood Avenue to Wisconsin Street and McKinley Street from West Lincoln Avenue to Scott Street. This work includes utility, concrete pavement, asphalt pavement, curb/gutter, sidewalk and driveway apron replacement. The project is scheduled to begin in March 2023 and be completed at some point in the fall of 2023.

Pursuant to Wis. Stats. 66.703(6) and 66.0705(2) regarding Special Assessments by Local Ordinance, if an assessment to a state property is \$50,000 or more, the affected state agency must submit a request to the State Building Commission for review and approval. No project for which the State is assessed \$50,000 or more may be commenced and no contract for the project may be let without the approval of the assessment by the SBC under sub-section VIII, Part II.

The City of Oshkosh has funded these projects to replace street and utility infrastructure that has exceeded its useful life. Per the City of Oshkosh 2023-2027 Managed Recommended Capital Improvement Plan 11, the existing street pavement was replaced in 1905 and 1977. The existing water infrastructure date back to pre-1920s. The stormwater date to the 1960s. The sanitary components date to 1896, 1911 and 1977. Completion of the project was called for in the

following City’s plans: Water Distribution System Hydraulic Model and Planning (2013) and Grouped Watershed Modeling (2011).

In addition to the University, other property owners within the project boundaries will also pay a portion of the assessable costs (allocated based on frontage lineal feet). The assessment rates are based on estimated project budget. The final amount assessed will be adjusted to reflect the actual project costs following completion in fall 2023. The University will incur the actual cost for this project after the project has been completed.

This project will be delivered by the City of Oshkosh. The University of Wisconsin Oshkosh is being assessed their share of the project costs, per the City of Oshkosh assessment policies. This project was funded by the City of Oshkosh in their FY23 capital budget. The total project budget is \$5.1 million, and the University’s share of project is approximately \$187,339, or 3.6% of the total project budget. The table below summarizes the project cost by entity.

Budget/Schedule:

Entity	Cost Share	Percent
University of Wisconsin Oshkosh	\$187,339	4%
Other Assessments	\$55,425	1%
City of Oshkosh	\$4,871,036	95%
TOTAL PROJECT	\$5,113,800	100%

Previous Action: None.

UW-Stevens Point – TNR Chiller Plant Cooling Tower Replacement (23C1A):

Project Description and Justification:

Project installs approximately 540 lineal feet of new underground chilled water supply and return piping. The project also provides cooling tower basin repairs to Cooling Tower #4 located on the roof of the Trainer Natural Resources Building. This project will replace associated piping, electrical, and infrastructure as needed.

Cooling Tower No. 4 has exceeded its life expectancy and has had little to no major investments. The motors, pumps, bearings, and infrastructure are original. The heat transfer media within the cooling tower is breaking down, leading to reduced/inefficient heat rejection and frequent plugging of strainers/screens. This will only continue to worsen with time, ultimately resulting in insufficient heat rejection capability, which will take one of the chillers offline. The galvanized base pans are also leaking causing deterioration of the roofing system. Facilities maintenance staff work to repair the degrading structure, but permanent solutions are not attainable, leaving to a scenario that is ultimately degrading the roofing material itself and limiting performance of the chilled water system. Access to the top of the structure is limited because there is no built-in ladder structure.

Budget/Schedule:

Construction	\$975,400
Design	\$105,600
DFD Mgt	\$44,600
Contingency	\$139,400
TOTAL	\$1,265,000

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

Previous Action: None.

BUILDING COMMISSION REQUESTS / ITEMS

20

December 13, 2023

Subcommittee

Full Commission

Other Business

18. Small Project Program Release – Request the release \$10,000,000 from SEG REV All Agency allocations to corresponding Small Project allocations.

**AGENCY REQUEST FOR
STATE BUILDING COMMISSION ACTION
DECEMBER 2023
REQUEST #18**

Date: December 13, 2023

To: SBC Members

From: Naomi De Mers, Secretary

Subject: Small Project Program Release for December 2023 State Building Commission Meeting

PROJECT REQUEST: Request release \$10,000,000 from SEG REV All Agency allocations to corresponding Small Project allocations.

SEG REV Allocation

This request seeks to release \$10,000,000 from All Agency allocations to the corresponding Small Project allocations. The requested release is projected to fund small projects in these categories until February 2024. This is the second SEG REV request to release funding for small projects in the 2023-25 biennium. The table below provides a summary of requested Small Project appropriation balances.

Project Category	Balance	Requested Change	Revised Balance
Facility Maintenance & Repair	301,290	4,000,000	4,301,290
Utility Repair & Renovation	236,500	3,000,000	3,236,500
Health, Safety & Environmental Protection	750,000	1,000,000	1,750,000
Preventative Maintenance	-		-
Programmatic Remodel	-		-
Energy Conservation	-		-
Road Maintenance	1,000,000	1,000,000	2,000,000
Facilities Repair/Roofing	850,000	1,000,000	1,850,000
	3,137,790	10,000,000	13,137,790

Over the last 12 months, agencies have submitted 503 small project requests totaling \$52.8 million. From that, an average of \$4 million GFSB/SEG REV is spent each month and represents 85% of total funds allocated for small projects. The table below summarizes the requests by agency. Consistent with earlier trends, DOC continues to represent the largest share (151 projects or 37% of total projects), and UW the second largest share (141 projects or 35% of total projects). The table below summarizes one calendar year of data showing the project count and GFSB spent, by agency, as of November 15, 2023.

Agency	Project Requests		% of Total	
	# of projects	Sum of GFSB	Projects	GFSB
Administration	11	917,125	2.7%	2.1%
Corrections	151	19,610,191	36.9%	45.1%
Education Communications Board	2	500,000	0.5%	1.2%
Health Services	28	2,668,983	6.8%	6.1%
Historical Society	22	1,541,400	5.4%	3.5%
Military Affairs	32	1,254,659	7.8%	2.9%
Natural Resources	1	299,000	0.2%	0.7%
Public Instruction	13	889,413	3.2%	2.0%
State Fair Park	8	590,400	2.0%	1.4%
University of Wisconsin	141	15,173,904	34.5%	34.9%
Total	409	43,445,075	100.0%	100.0%