State of Wisconsin
Building Commission

TONY EVERS
Governor

NAOMI DE MERS
Secretary
P.O. Box 7866
Madison, WI 53707-7866
Voice (608) 261-0602
Fax (608) 267-2710
e-mail: Naomi.DeMers@wisconsin.gov

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

Wednesday, December 18, 2024

10:00 AM

State Capitol 330SW

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

Wednesday, December 18, 2024

11:00 AM

State Capitol 330SW

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 18, 2024

3:00 PM

State Capitol 115 East

Governor's Conference Room

	Subcommittee	Full Commission
The Secretary requests approval of the minutes of October 8, 2024.	No action required.	
ADMINISTRATIVE AFFAIRS		
Department of Administration		
1. Department of Administration on behalf of the Department of Corrections – Hudson Lease – Request authority to lease approximately 7,537 SF of office space at 1101 Carmichael Road, Hudson for a term of 10 years with initial annual costs of approximately $197,469.40 or $26.20/SF for the Department of Corrections – Division of Community Corrections.		

AGENCY REQUEST FOR
STATE BUILDING COMMISSION ACTION
DECEMBER 2024
REQUEST #1

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

DOA CONTACT: Sanjay Olson; (608) 264-9560, sanjay.olson1@wisconsin.gov
DFD CONTACT: Joshua Bernardini, (608) 266-8874, joshua.bernardini@wisconsin.gov

LOCTION: Hudson, St. Croix County

PROJECT REQUEST: Request authority to lease approximately 7,537 SF of office space at 1101 Carmichael Road, Hudson for a term of 10 years with initial annual costs of approximately $197,469.40 or $26.20/SF for the Department of Corrections – Division of Community Corrections.

PROJECT DESCRIPTION:
The proposed lease agreement provides the Department of Corrections (DOC) with 7,537 SF of space for their Division of Community Corrections (DCC) operations at 1101 Carmichael Road in Hudson. This space is located in the St. Croix County Government Center, a three-story multi-tenant facility with approximately 265,000 total SF. Other occupants of the building include the St. Croix County Courthouse, St. Croix County Government, and the St. Croix County Sheriff's Department. The proposed lease provides DOC with the right to lease adjacent space to address any needs for future expansion. DOC's space in the lease agreement includes 22 offices, two Intake Rooms, one restroom for urinalysis (UA) tests, one UA prep area, one large conference room, one small conference room, one reception area, one lobby area, one office storage room, one work/mail room, and one break room. Additionally, the lease provides DOC with on-site parking for 40 vehicles.

Proposed lease terms consist of an initial 10-year lease term, one 5-year renewal, and an annual base escalation rate of 2.50%. Tenant Improvements (TIs) are included in the lease and will be amortized over 10 years and are included in the rental rate. TIs include DOC's specifications regarding build-out and finishes for their probation and parole operations. The base lease rate includes: janitorial services; maintenance and 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. DOC is responsible for monthly phone and data costs, and furniture for the premises.

Below, please find the specifics of the amended lease:

State Functions at Leased Location	Department of Corrections – Division of Community Corrections
Lease Location	1101 Carmichael Road, Hudson, Wisconsin
Type of Negotiation or Process	St. Croix County had space available in their facility expansion project at the County Government Center and became aware that the State was seeking larger office space for DOC-DCC services

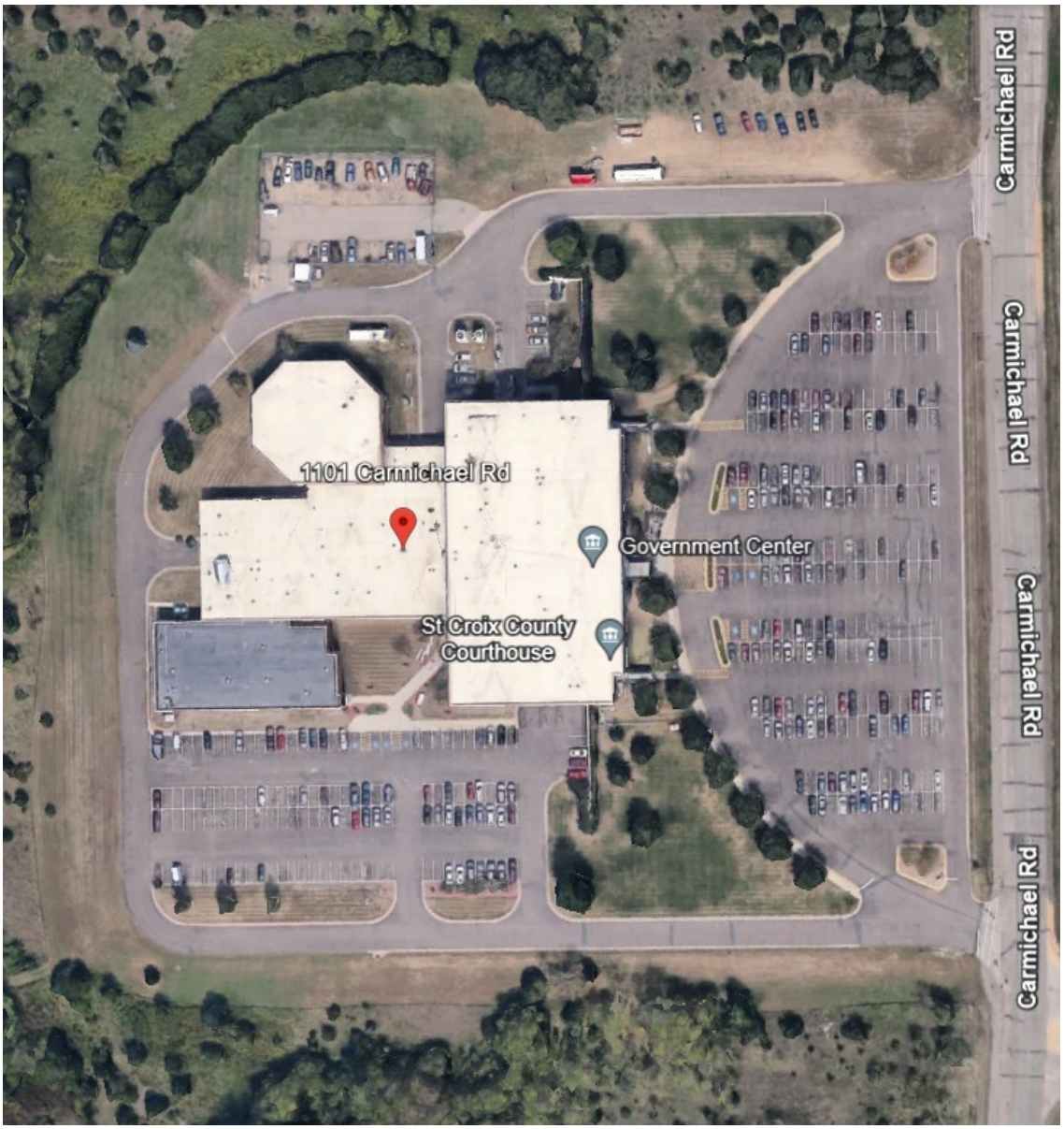
	in Hudson. The County contacted the State with a lease proposal. Negotiations ensued and a lease agreement was reached.
Lessor	St. Croix County
Anticipated Occupancy Date	July 1, 2025
Lease Term	Ten Years – July 1, 2025 - June 30, 2035
Renewal Option(s)	One 5-year renewal option
Escalation Rate	2.5 % on the base rent only
Purchase Option	No - not included in the lease
Space Type	Parole & Probation Office Space
Square Feet	7,537 SF
Gross Cost Per Square Feet	$26.20/SF (includes janitorial, CAM, R/E Taxes Utilities, Insurance etc. and Tenant Improvements)
Annual Gross Cost	$197,469.40 (GPR – appropriation 102 & 187)

PROJECT JUSTIFICATION:
Currently, the DOC-DCC's Hudson Parole & Probation Office is located at 2100 O'Neil Road. This lease began December 2002 and terminates June 30, 2025. It provides DOC with 6,275 SF and has annual lease cost of $123,303.75 or $19.65/SF. Although there is one 5-year renewal option remaining, DOC would like to move from this location due to a lack of space. In recent years, St. Croix County has become one of the fastest growing counties in the state, and the Hudson DOC-DCC office has needed to increase staffing by seven positions in the last five years as a result. This growth is expected to continue and has impacted/increased DOC's caseload in this county. The O'Neil Road lease does not have the space needed to support expanding parole and probation operations, and there is no opportunity to lease additional space at this location.

It was determined that the best option for DOC-DCC operations in Hudson is at 1101 Carmichael Road after other potential locations in Hudson were reviewed and eliminated due to their inability to meet DOC's locational and space requirements. The 1101 Carmichael Road location will provide clients with access to services and treatment providers and is near the St. Croix County Courthouse, St Croix County Government offices, and the St. Croix Sheriff's Department. This location is a good fit for both county and state agencies, and is not in close proximity to schools, daycares, or similar types of facilities.

DOA Legal Counsel and State Budget Office have reviewed the lease and supporting documents and found no issues with this transaction. Additionally, DOC has reviewed the lease and approved the new rental rates.

PREVIOUS ACTION: None.


Carmichael Rd
Carmichael Rd
Carmichael Rd
Carmichael Rd
1101 Carmichael Rd
Government Center
St Croix County
Courthouse

Subcommittee	Full Commission

Department of Corrections

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

Facility Maintenance and Repair		**$2,250,800**
CVCTF	Admin Building HVAC Upgr ($1,021,900 SEG REV)	$1,021,900
KMCI	Toilet/Shower Room Remodel ($1,228,900 SEG REV)	$1,228,900

AGENCY REQUEST FOR
STATE BUILDING COMMISSION ACTION
DECEMBER 2024
REQUEST #2

AGENCY: Department of Corrections

DOC CONTACT: Dave Sumwalt, (608) 225-9652, Davida.Sumwalt@wisconsin.gov
DFD CONTACT: Joshua Bernardini, (608) 266-8874, joshua.bernardini@wisconsin.gov

LOCATION: Statewide

PROJECT REQUEST: Request the following:

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

Facility Maintenance and Repair			
LOCATION	**PROJ. NO.**	**PROJECT TITLE**	**SEG REV**
Chippewa Valley Correctional Treatment Facility (Chippewa Co.)	22K2S	Administration Building HVAC Upgrade	$1,021,900
Kettle Moraine Correctional Institution (Sheboygan Co.)	23B2O	Toilet/Shower Room Remodel	$1,228,900
Facility Maintenance and Repair Total			**$2,250,800**

Chippewa Valley Correctional Treatment Facility – Administration Building HVAC Upgrade (22K2S):

Project Description and Justification:
This project upgrades the Administration Building's HVAC system, including replacing coils, variable air volume (VAV) boxes, and extending existing DDC Controls into this area. The existing radiant heating and metal pan ceiling will be removed, and light fixtures along with a new ceiling will be installed.

The HVAC system in the Administration Building is pneumatically controlled and nearly all the radiant panel controls have failed. Due to the location, ceiling layout repairs are very difficult and parts are obsolete. There is no building automation system for the area, and as currently designed, the VAV's are not able to handle the building's air flow needs by themselves.

Budget/Schedule:

Construction	$780,000
Design	$89,000
DFD Fee	$35,900
Contingency	$117,000
TOTAL	**$1,021,900**

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

Previous Action: None.

Kettle Moraine Correctional Institution – Toilet/Shower Room Remodel (23B2O):

Project Description and Justification:
This project replaces collapsed cast iron pipes located in Unit 7 under the floor slab and within walls; replaces all fixtures; upgrades lighting; upgrades ventilation; floors and walls will be re-tiled; replaces the ceiling; widens the doorway; and reconfigures fixtures and partitions for ADA and PREA requirements. In addition, the project will re-tile, replace fixtures, and widen the door to an adjacent Officer's toilet room.

A degraded cast iron pipe required partial removal of the floor area and rendered the toilet/shower room unusable. The visible cast iron was found to be in poor condition, making a total replacement necessary, with removal of over 50% of the slab on grade, and a complete remodel became the preferred option. This is the only toilet/shower room for the Unit, making it uninhabitable until repairs are completed. The Officer's toilet room is adjacent to the toilet/shower room, in poor condition, and is not ADA compliant.

Budget/Schedule:

Construction	$924,900
Design	$114,100
DFD Mgt	$42,600
Contingency	$138,800
Other Fees	$8,500
TOTAL	**$1,228,900**

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

Previous Action: None.

Subcommittee | Full Commission

Department of Health Services

3. 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		**$717,900**
SWC	Building 7 Elevator Rebuild ($717,900 SEG REV)	$717,900
Utility Repair and Renovation		**$3,995,000**
MMHI	Heating Plant Bldg Envelope Repairs ($3,995,000 SEG REV)	$3,995,000
TOTAL		**$4,712,900**

AGENCY REQUEST FOR
STATE BUILDING COMMISSION ACTION
DECEMBER 2024
REQUEST #3

AGENCY: Department of Health Services

DHS CONTACT: Mark Zaccagnino, (608) 266-2902, mark.zaccagnino@dhs.wisconsin.gov
DFD CONTACT: Joshua Bernardini, (608) 266-8874, joshua.bernardini@wisconsin.gov

LOCATION: Statewide

PROJECT REQUEST: Request the following:

a) Authority to 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**
Southern Wisconsin Center (Racine Co.)	23D1M	Building 7 Elevator Rebuild	$717,900
Facility Maintenance and Repair Total			**$717,900**

Utility Repair and Renovation			
LOCATION	**PROJ. NO.**	**PROJECT TITLE**	**SEG REV**
Mendota Mental Health Institute (Dane Co.)	23J6Y	Heating Plant Building Envelope Repairs	$3,995,000
Utility Repair and Renovation Total			**$3,995,000**
		TOTAL	**$4,712,900**

Southern Wisconsin Center – Building 7 Elevator Rebuild (23D1M):

Project Description and Justification:
This project completely rebuilds and modernizes the elevator servicing in Building 7 at Southern Wisconsin Center. The existing hoist way will be re-used. New elevator cab, doors, drive system components, and control panel will be provided. Elevator recall and fireman's service will be installed and interfaced with the institution's fire alarm system. All necessary components will be provided for a complete and operational two-stop elevator.

This project is necessary to maintain elevator service in Building 7 at Southern Wisconsin Center. Building 7 is central to the four long-term resident buildings. The elevator was constructed with the building in 1952 and has seen little maintenance since that time. These improvements will update the elevator to incorporate the safety features found on modern

installations. The renovated elevator will allow maintenance and clinical staff to transport materials and equipment between levels of the building safely.

Budget/Schedule:

Construction	$505,000
Design	$113,800
DFD Mgt	$23,300
Contingency	$75,800
TOTAL	**$717,900**

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

Previous Action: None.

Mendota Mental Health Institute – Heating Plant Building Envelope Repairs (23J6Y):

Project Description and Justification:
This project repairs the building envelope of the central heating plant. The existing roof will be replaced including roof insulation, membrane, and flashing. Any structural damage to the roof deck will be repaired. Damage to exterior masonry walls will be tuck pointed or repaired as necessary. The existing windows and frames will be replaced with more durable and energy efficient windows. The existing stack located in the middle of the heating plant will be demolished and the opening left in the roof will be repaired.

The Mendota Mental Health Institute's heating plant was built in 1954. The existing roof has been patched over the years, but it continues to have water infiltration issues and needs to be replaced. The single pane windows are original to the plant and very energy inefficient. Some of the panes have fallen out which is a risk to the safety of staff and visitors. The existing masonry stack is no longer required and needs to be demolished before it degrades to the point that it is unsafe.

Budget/Schedule:

Construction	$3,100,000
Design	$287,400
DFD Mgt	$142,600
Contingency	$465,000
TOTAL	**$3,995,000**

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

Previous Action: None.

Subcommittee	Full Commission

Department of Military Affairs

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

Facility Maintenance and Repair		**$2,174,200**
Fort McCoy	Various Energy Upgrades ($2,174,500 FED)	$2,174,200

AGENCY REQUEST FOR
STATE BUILDING COMMISSION ACTION
DECEMBER 2024
REQUEST #4

AGENCY: Department of Military Affairs

DMA CONTACT: COL G. David Brown, (608) 242-3365, george.d.brown26.mil@army.mil
DFD CONTACT: Joshua Bernardini, (608) 266-8874, joshua.bernardini@wisconsin.gov

LOCATION: Fort McCoy, Monroe County

PROJECT REQUEST: Request the following:

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

Facility Maintenance and Repair			
LOCATION	**PROJ. NO.**	**PROJECT TITLE**	**FED**
Fort McCoy (Monroe Co.)	22L2Q	Various Energy Upgrades	$2,174,200
Facility Maintenance and Repair Total			**$2,174,200**

PROJECT DESCRIPTION:
This project addresses various energy improvements needed at the Wisconsin Military Academy facility at Fort McCoy and modifies air handling unit (AHU) controls in billeting rooms, where attendees of the Academy are housed. The project will provide variable frequency drives to modulate ventilation air volumes and will implement humidity control sequences using existing equipment. The project also adds exhaust ductwork to certain billeting rooms to provide direct ventilation of air flow to these rooms. Additionally, the project will address prioritized envelope deficiencies, including replacing storefront and window assemblies, and spandrels, masonry, and soffits in classroom and cafeteria areas.

PROJECT JUSTIFICATION:
The current air handling units are outdated and require rebalancing to match the required exhaust make-up air flow, and to avoid overloading of the billeting rooms' ventilation systems in parts of the buildings. Billeting rooms have higher-than-necessary humidity levels, particularly in summer months, and many of the rooms currently do not have direct ventilation. The storefront assemblies offer little to no resistance to air or temperature changes, and leaky windows are causing a significant amount of energy loss in the buildings.

BUDGET/SCHEDULE:

Construction	$1,630,000
Design	$224,200
DFD Mgt	$75,000
Contingency	$245,000
TOTAL	**$2,174,200**

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

PREVIOUS ACTION: None.

	Subcommittee	Full Commission

Department of Natural Resources

5. Lemay Forestry Center – New Fire Response Equipment Facility and Fire Equipment Fabrication Facility BTF Release – Request the release of $205,000 Building Trust Funds (BTF)-Planning to prepare preliminary plans and a Design Report for a new Fire Response Equipment Facility and a new Fire Equipment Fabrication Facility at the Lemay Forestry Center.

   2023 Wisconsin Act 19 enumerated the Lemay Forestry Center New Fire Response Equipment Facility for $3,023,000 CON SEGB and the New Fire Equipment Fabrication Storage Facility for $3,930,000 CON SEGB.

AGENCY REQUEST FOR
STATE BUILDING COMMISSION ACTION
DECEMBER 2024
REQUEST #5

AGENCY: Department of Natural Resources

DNR CONTACT: Brett Daul, (608) 471-3444, brett.daul@wisconsin.gov
DFD CONTACT: Joshua Bernardini, (608) 266-8874, joshua.bernardini@wisconsin.gov

LOCATION: Lemay Forestry Center, Lincoln County

PROJECT REQUEST: Request the release of $205,000 Building Trust Funds (BTF)-Planning to prepare preliminary plans and a Design Report for a new Fire Response Equipment Facility and a new Fire Equipment Fabrication Facility at the Lemay Forestry Center.

PROJECT NUMBER: 24E6L

PROJECT DESCRIPTION:
This project includes construction of two new buildings, a Fire Response Equipment Facility and Fire Equipment Fabrication Storage Facility and includes repair work at the existing Hangar building.

Construction of the Fire Response Equipment Facility includes five heated bays to house three Type 4 Heavy Units, one Type 7 engine and one Type 6 engine. The Fire Response Equipment Facility also includes an open office area, and an accessible restroom. The new Fire Equipment Fabrication Storage Facility will house new vehicles/engines for upfit and a wait area for customer delivery of newly upfitted vehicles, along with many large existing vehicles and equipment that is currently stored outdoors in the elements. Lastly, this project will repair a structural concrete floor that has deteriorated from water and salt in the existing Hangar building, adjacent to the other two projects.

PROJECT JUSTIFICATION:
The LeMay Forestry Center is getting an additional Type 4 Heavy unit, but there is no heated storage space to house it. A new heated Fire Response Equipment Facility will place all fire fighting vehicles and equipment in one building, freeing up needed space in the existing building for firefighting equipment fabrication that is performed at this site.

The Fire Equipment Fabrication Storage Building is needed to store vehicles and equipment to be upfit for wild land firefighting groups throughout the state. The building will also store the upfitted vehicles and equipment waiting to be delivered to customers. Lastly, the storage building will house and protect equipment that is stored there, as currently these items are exposed to the elements and public view. The Hangar Building's floor repair will provide a safer work area for the State Patrol occupants currently using the space.

The LeMay Forestry Center has two main functions - its Equipment Center provides, manufactures, and repairs forestry and wildland fire equipment for DNR fire response teams and local fire departments statewide; as well as a centralized wildland Fire Response Station. Presently, the Equipment Center operation consists of engineering and design staff, a metal fabrication/repair section, machine shop, automotive repair, facilities repair, purchasing, warehousing, and clerical section. Specialized fabrication and repair work for all functions of the DNR fire response teams statewide are performed. Research and development of new fire control equipment and production techniques occurs in conjunction with technology exchange with other states and Canadian provinces. These sections are staffed with highly skilled people knowledgeable in Wisconsin's forest fire control problems and equipment. Workload is managed to best utilize the expertise and capabilities of the Center, balancing in-house fabrication with vendor purchased parts and equipment, and a cache of firefighting tools is maintained at Tomahawk for statewide mobile distribution.

The two new facilities were enumerated separately but are being combined into one project for efficiencies.

PREVIOUS ACTION: 2023 Wisconsin Act 19 enumerated the Lemay Forestry Center New Fire Response Equipment Facility for $3,023,000 CON SEGB and the New Fire Equipment Fabrication Storage Facility for $3,930,000 CON SEGB.

Subcommittee	Full Commission

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

Utility Repair and Renovation		**$4,999,300**
Statewide	Western Region Bridge Repair/Repl ($4,999,300 SEG REV)	$4,999,300

AGENCY REQUEST FOR
STATE BUILDING COMMISSION ACTION
DECEMBER 2024
REQUEST #6

AGENCY: Department of Natural Resources

DNR CONTACT: Brett Daul, (608) 471-3444, brett.daul@wisconsin.gov
DFD CONTACT: Joshua Bernardini, (608) 266-8874, joshua.bernardini@wisconsin.gov

LOCATION: Statewide

PROJECT REQUEST: Request the following:

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

Utility Repair and Renovation			
LOCATION	**PROJ. NO.**	**PROJECT TITLE**	**SEG REV**
Statewide	22G1V	Western Region Bridge Repairs and Replacements	$4,999,300
Utility Repair and Renovation Total			**$4,999,300**

PROJECT DESCRIPTION:
This project repairs and replaces 10 bridges along the Elroy-Sparta Trail and repairs and replaces 15 bridges along the Buffalo River State Trail. These repairs may include but are not limited to new piers, new pier caps, new ties and decking. For those that are beyond repair, replacement projects will be performed. This includes the potential for new bridges or culverts, depending upon the hydrology along the trail system. These bridges are approaching the end of their useful lives, and these improvements will ensure safe trail use and prevent future periodic closures of trail segments.

PROJECT JUSTIFICATION:
This project is necessary to ensure these trails will remain open for the next 10-15 years without a need for large projects. Bridges are in various states of disrepair, with many no longer being able to carry the weight of traditional winter or summer grooming equipment. Critical structural repairs are needed to stabilize bridges for safety of user.

BUDGET/SCHEDULE:

Construction	$3,713,400
Design	$422,300
DFD Mgt	$170,900
Contingency	$557,100
Other Fees	$135,600
TOTAL	**$4,999,300**

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

PREVIOUS ACTION: None.

Subcommittee	Full Commission

Department of Veterans Affairs

7. Wisconsin Veterans Home at King – Phase I and II Chiller Modifications – Request the following:
   a) Approve the Design Report; and
   b) Authority to construct Phase I and Phase II of the Chiller Modifications project for an estimated total cost of $14,494,300 ($3,464,000 SEG REV, $1,609,800 EX-GFSB, $2,989,500 EX-PRSB and $6,431,000 PRSB).

   In October 2023, the SBC authorized $285,500 SEG REV for the development of preliminary plans and a Design Report for the work in both Phase I and II.

   Phase II of the Chillers Modification project was enumerated in 2023 Wisconsin Act 19 for $9,895,000 ($3,464,000 SEG REV and $6,431,000 PRSB).

   In August 2022, the SBC approved the Design Report and authorized construction of Phase I for $4,599,300 ($1,609,800 GFSB and $2,989,500 PRSB).

   The Chillers Modification project was enumerated in 2021 Wisconsin Act 58 for $4,599,300 ($1,609,800 GFSB and $2,989,500 PRSB).

AGENCY REQUEST FOR
STATE BUILDING COMMISSION ACTION
DECEMBER 2024
REQUEST #7

AGENCY: Department of Veterans Affairs

DVA CONTACT: Craig Jensen, (608) 264-6093, craig.jensen1@dva.wisconsin.gov
DFD CONTACT: Joshua Bernardini, (608) 266-8874, joshua.bernardini@wisconsin.gov

LOCATION: Wisconsin Veterans Home at King, Waupaca County

PROJECT REQUEST: Request the following:

a) Approve the Design Report; and
b) Authority to construct Phase I and Phase II of the Chiller Modifications project for an estimated total cost of $14,494,300 ($3,464,000 SEG REV, $1,609,800 EX-GFSB, $2,989,500 EX-PRSB and $6,431,000 PRSB).

PROJECT NUMBER: 21H2D

PROJECT DESCRIPTION:
This project upgrades the existing chillers, cooling towers, chiller controls, and piping automation with high efficiency components, and allowing the chillers to run simultaneously or individually. Additionally, the completed and upgraded system will need to provide backup needed for the King campus' buildings in the event of power loss.

PROJECT JUSTIFICATION:
Currently, there are two chillers in the Power Plant at King. Chiller #1 is over 30 years old and provides 890-tons of cooling while Chiller #2 is an 860-ton unit that is over 10 years old. Currently, both chillers can be run in tandem, but the operational process must be done manually. On the hottest and/or most humid days, running both chillers, the plant can run at over 80% of chiller capacity, with capacity readings reaching as high as 93%. The chillers are not allowed to run above 93% to avoid operating inefficiencies and potential equipment damage/failures and operating both chillers at once requires enough surface area in the cooling tower to transfer heat out of the system, but the current tower does not have adequate capacity to perform heat transfer with both chillers running. With the current system, an extended power outage would leave the campus with no ability to operate the chillers, and the design of the buildings on the King campus does not accommodate the opening of windows for cooling purposes. Therefore, a means of providing emergency power for operating the chillers during an extended power outage needs to be included in the project.

DVA plans to apply for federal funding in April 2025 to cover 65% of the combined costs for Phase I and Phase II, which will replace the PRSB budgeted for the project. The SBC has already released $285,500 SEG REV for preliminary design.

BUDGET/SCHEDULE:

Construction	$11,024,00
Design	$1,110,000
DFD Mgt	$516,000
Contingency	$1,844,300
TOTAL	**$14,494,300**

SBC Approval	Dec 2024
A/E Selection	Jun 2024
Design Report	Oct 2024
Bid Opening	Jan 2025
Start Construction	Apr 2025
Substantial Completion	Aug 2027
Final Completion	Oct 2027

PREVIOUS ACTION: In October 2023, the SBC authorized $285,500 SEG REV for the development of the preliminary plans and a Design Report for the work in both Phase I and II.

Phase II of the Chillers Modification project was enumerated in 2023 Wisconsin Act 19 for $9,895,000 ($3,464,000 SEG REV and $6,431,000 PRSB).

In August 2022, the SBC approved the Design Report and authorized construction of Phase I for $4,599,300 ($1,609,800 GFSB and $2,989,500 PRSB).

The Chillers Modification project was enumerated in 2021 Wisconsin Act 58 for $4,599,300 ($1,609,800 GFSB and $2,989,500 PRSB).

DESIGN REPORT

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

December 18, 2024

Chiller Modifications
Wisconsin Veterans Home-King
Town of Farmington, WI

Project Number: 21H2D

For the: Department of Veterans Affairs

Project Manager: Robert Otremba

Architect/Engineer: Ring & Duchateau Llp
Brookfield, WI

1. Project Description:

This project will upgrade existing chillers, cooling towers, chiller controls, and piping automation, allowing the chillers to run simultaneously or individually. Additionally, the completed and upgraded system will need to provide N+1 redundancy needed for I2 buildings.

2. Authorized Budget and Funding Source:

Phase I of this project was enumerated in 2021 Wisconsin Act 58 for $4,599,300 ($1,609,800 GFSB and $2,989,500 PRSB). Phase II of this project was enumerated in 2023 Wisconsin Act 19 for $9,895,000 ($3,464,000 SEG REV, $6,431,000 PRSB). Total enumeration for the Chillers project is $14,494,300 ($3,464,000 SEG REV, $1,609,800 GFSB and $9,420,500 PRSB).

3. Schedule:

Bid Opening:	Jan 2025
Start of Construction:	Apr 2025
Substantial Completion / Occupancy:	Aug 2027

4. Budget Summary:

Construction:	$11,024,000
A/E Fees:	$1,110,000
DFD Mgt:	$516,000
Contingency:	$1,844,300
Total Project Cost:	**$14,494,300**

Subcommittee	Full Commission

Wisconsin Historical Society

8. 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			**$1,866,400**
Wade House	Robinson House Renovation ($916,400 SEG REV; $950,000 EX-GFSB)		$1,866,400
TOTALS	**$916,400 SEG REV**	**$950,000 EX-GFSB**	**$1,866,400**

AGENCY REQUEST FOR
STATE BUILDING COMMISSION ACTION
DECEMBER 2024
REQUEST #8

AGENCY: Wisconsin Historical Society

WHS CONTACT: Omar Armendariz, 608-287-9081, omar.armendariz@wisconsinhistory.org
DFD CONTACT: Joshua Bernardini, (608) 266-8874, joshua.bernardini@wisconsin.gov

LOCATION: Town of Greenbush, Sheboygan 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**	**EX-GFSB**	**TOTAL**
Wade House Historic Site (Sheboygan Co.)	22C5A	Robinson House Renovation	$916,400	$950,000	$1,866,400
Facility Maintenance and Repair Total			**$916,400**	**$950,000**	**$1,866,400**

PROJECT DESCRIPTION:
This project provides exterior rehabilitation to the historic Robinson House at the Wade House State Historic Site in the Town of Greenbush. Project work includes addressing ongoing water infiltration into the basement, replacement of the wood shingle roof and metal gutters, cleaning rust from the iron cresting at the widow's walk and repainting, replacement of deteriorated porch deck and porch stair with new structural footing and foundation, new steps with foundations at the rear hall entry, replacement of rotted porch posts with new structural support and decorative column-wrap trim. It also includes repair, repointing, rebuilding and new structural support of the building's three masonry chimneys, restoration of the wood windows and doors, restoration or replacement of storm windows rand wood shutters, and window screens. Damaged wood siding and trim with be restored and repaired with new wall insulation, sheathing, and weather resistive barriers, and the exterior will be repainted.

PROJECT JUSTIFICATION:
The Robinson House was listed in the National Register of Historic Places in 1984 and the State Register of Historic Places in 1989. It is significant for its Greek Revival architectural style and its association with the history of local exploration and settlement, but the building needs rehabilitation. The scope of this project is the result of an earlier Historic Structure Report that identified deficiencies and need for rehabilitation at this site.

BUDGET/SCHEDULE:

Construction	$1,399,900
Design	$187,100
DFD Mgt	$64,400
Contingency	$210,000
Other Fees	$5,000
TOTAL	**$1,866,400**

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

PREVIOUS ACTION: None.

Subcommittee	Full Commission

HIGHER EDUCATION

University of Wisconsin System

9. UW-Madison – Property Demolition – Request authority to demolish a triplex located at 210 Bernard Court in the city of Madison for the College of Letters and Science Academic Building – Levy Hall project.

AGENCY REQUEST FOR
STATE BUILDING COMMISSION ACTION
DECEMBER 2024
REQUEST #9

AGENCY: University of Wisconsin System

UWSA CONTACT: Alex Roe, (608) 265-0551, alexandra.roe@wisconsin.edu
DFD CONTACT: Joshua Bernardini, (608) 266-8824, joshua.bernardini@wisconsin.gov

LOCATION: UW-Madison, Dane County

PROJECT REQUEST: Request authority to demolish a triplex located at 210 Bernard Court in the city of Madison for the College of Letters and Science Academic Building – Levy Hall project.

PROJECT NUMBER: 20K1G

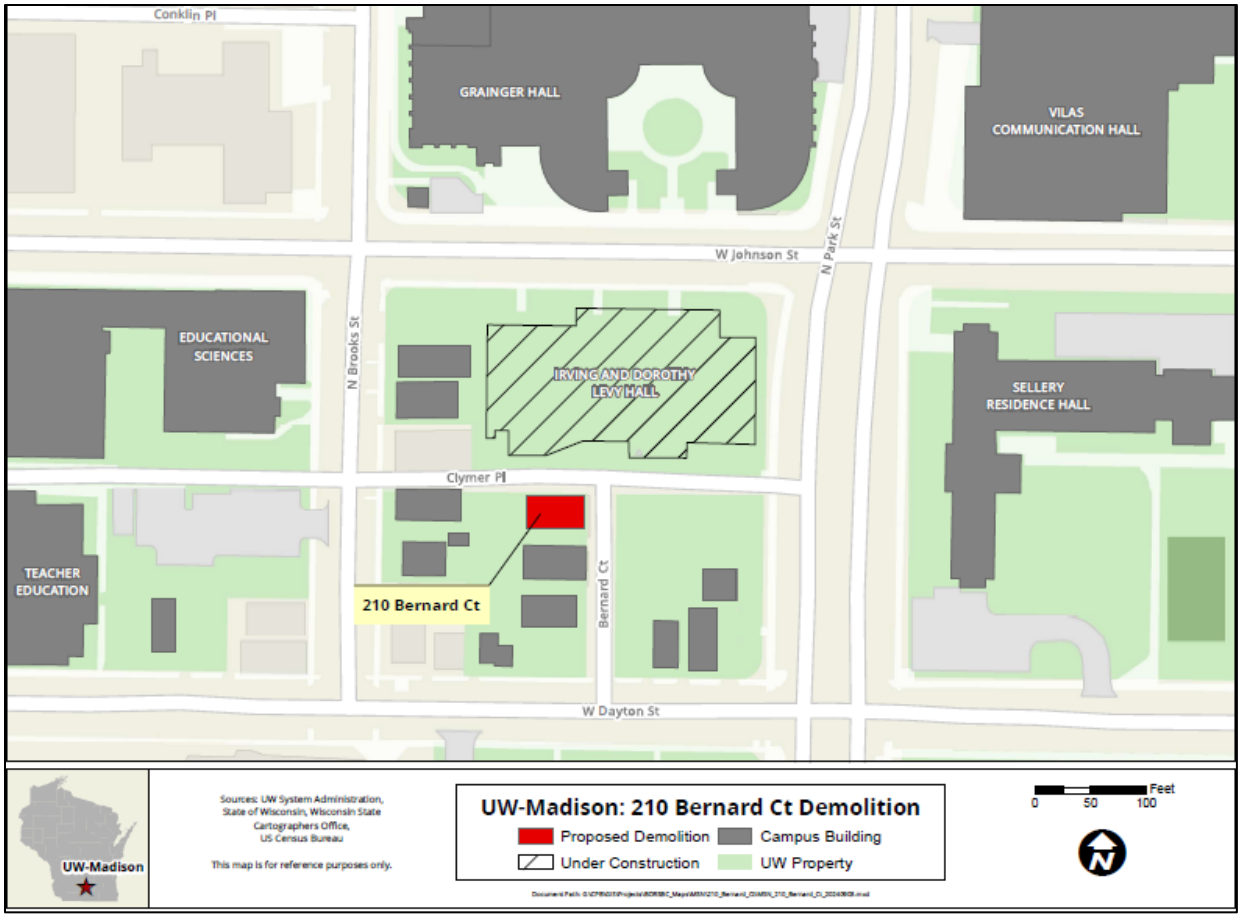
PROJECT DESCRIPTION:
This project demolishes a triplex located at 210 Bernard Court in the city of Madison. This parcel is adjacent to the Levy Hall construction project and will provide additional laydown space for construction activities. The anticipated demolition will occur after State Building Commission approval.

All required documentation has been completed for demolition activities. A Phase 1 environmental was completed during the purchase of this property in 2018 and showed no evidence of contaminants or unacceptable environmental hazards.

PROJECT JUSTIFICATION:
The proposed demolition of this property supports the construction of the Levy Hall project, and the comprehensive Campus Master Plan providing for the future development of a parking garage and a new home for the Languages Department. In the near term, the site will be utilized for construction staging for the Levy Hall project. Long-term development plans will commence for this block as additional properties are obtained. The cost to demolish this triplex has already been accounted for in the College of Letters and Science Academic Building – Levy Hall project budget.

SCHEDULE:
SBC Approval: December 2024
Demolition: No later than April 1, 2025

PREVIOUS ACTION: None.


Conklin Pl
GRAINGER HALL
VILAS COMMUNICATION HALL
W Johnson St
N Park St
EDUCATIONAL SCIENCES
N Brooks St
IRVING AND DOROTHY LEVY HALL
SELLERY RESIDENCE HALL
Clymer Pl
TEACHER EDUCATION
210 Bernard Ct
Bernard Ct
W Dayton St
UW-Madison
Sources: UW System Administration, State of Wisconsin, Wisconsin State Cartographers Office, US Census Bureau
This map is for reference purposes only.
UW-Madison: 210 Bernard Ct Demolition
Proposed Demolition
Campus Building
Under Construction
UW Property
Feet
0
50
100
N

Subcommittee	Full Commission

10. UW-System – Comprehensive Budget Adjustments and Authority to Construct – Request the following:
    a) Authority to adjust the project budget for the UW-Eau Claire Science/Health Science and UW-Eau Claire Lower Campus Chiller and Cooling Tower Replacement by decreasing $70,064,000 SEG REV for a revised estimated total cost of $274,026,000 ($156,693,000 SEG REV, $96,035,000 GFSB, $5,548,000 PRSB, $2,041,000 CASH and $13,709,000 GIFTS); and
    b) Authority to reallocate $10,576,000 of the $70,064,000 SEG REV to increase the project budget for the UW-Whitewater Winther Hall/Heide Hall Entry Additions & Renovations project by $10,576,000 SEG REV for a revised estimated total cost of $89,065,000 SEG REV, and authority to approve the Design Report and construct the project; and
    c) Authority to reallocate $29,064,000 of the $70,064,000 SEG REV to increase the project budget for the UW-Madison New Engineering Building by $72,464,000 ($29,064,000 SEG REV and $43,400,000 GIFTS/GRANTS) for a revised estimated total cost of $419,800,000 ($226,400,000 SEG REV and $193,400,000 GIFTS/GRANTS), authority to approve the Design Report and construct the project, and authority to demolish existing Computer Aided Engineering Facility; and
    d) Authority to reallocate $5,424,000 of the $70,064,00 SEG REV to increase the project budget for the UW-Stout Heritage Hall Addition & Renovations project by $5,424,000 SEG REV for a revised estimated total cost of $144,311,000 SEG REV; and
    e) Authority to reallocate $25,000,000 of $70,064,000 SEG REV and release $25,000,000 SEG REV to the 2023-25 All Agency Small Project allocation.

(See Table on next page)

			Subcommittee	Full Commission
Budget Modification/Reallocations			**$43,400,000**	
EAU	Sci/Health Sci Bldg/Chiller Tower Repl (-$70,064,000 SEG REV)		($70,064,000)	
WTW	Winther/Heide Hall Entry Addn/Reno ($10,576,000 SEG REV)		$10,576,000	
MSN	New Engineering Building ($29,064,000 SEG REV; $43,400,000 GIFTS/GRANTS)		$72,464,000	
STO	Heritage Hall Addn & Renovation ($5,424,000 SEG REV)		$5,424,000	
SYS	All Agency Allocation ($25,000,000 SEG REV)		$25,000,000	
TOTAL			**$43,400,000**	
Authority to Construct			**$508,865,000**	
WTW	Winther/Heide Hall Entry Addn/Reno ($89,065,000 SEG REV)		$89,065,000	
MSN	New Engineering Building ($226,400,000 SEG REV; $193,400,000 GIFTS/GRANTS)		$419,800,000	
TOTAL	**$315,465,000 SEG REV**	**$193,400,000 GIFTS/GRANTS**	**$508,865,000**	

<u>UW-Eau Claire Science/Health Science Building:</u>

In December 2023, the SBC approved the Design Report and authorized combining and constructing the Science/Health Science Building and the Lower Campus Chiller/Cooling Tower Replacement for a combined estimated total cost of $344,090,000 ($96,035,000 GFSB, $226,757,000 SEG REV, $5,548,000 PRSB, 2,041,000 PR-CASH and $13,709,000 GIFTS).

In October 2023, the SBC approved $7,825,000 SEG REV to develop preliminary plans and specifications for Science/Health Science Building Phase II & Philips Hall Demolition.

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 the demolition of Thomas and Putnam Residence Halls for an estimated total cost of $1,684,900 PR-CASH to prepare the site for the new Science and Health Sciences Building.

Subcommittee	Full Commission

(Previous Actions Continued…)

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 project was enumerated in 2019 Wisconsin Act 9 for $109,000,000 ($93,250,000 GFSB, $2,041,000 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 System-wide – Utility Improvements for $3,764,000 ($2,785,000 GFSB and $979,000 PRSB). This project was later merged with the Science/Health Science Building project for construction.

<u>UW-Whitewater Winther Hall/Heide Hall Entry Additions and Renovations:</u>

The Winther Hall/Heide Hall Entry Additions & Renovations project was enumerated in 2023 Wisconsin Act 102 for an additional $75,489,000 SEG REV and $78,489,000 SEG REV total.

In October 2023, the SBC released $3,000,000 SEG REV to develop preliminary plans and specifications for Winther Hall/Heide Hall Entry Additions & Renovations.

The Winther Hall/Heide Hall Additions & Renovations project was enumerated for planning and design funding of $3,000,000 SEG REV in 2023 Wisconsin Act 19.

<u>UW-Madison Engineering Building:</u>

The Engineering Building Replacement/Computer Aided Engineering Facility Demolition project was enumerated in 2023 Wisconsin Act 102 for $347,336,000 ($197,336,000 SEG REV and $150,000,000 GIFTS).

Subcommittee	Full Commission

(Previous Actions Continued…)

In December 2022, the SBC, in accordance with § 13.48(19)(a), authorized to waive certain provisions in Wis. Stat. § 16.855 to allow the use of a Construction Manager (CM) delivery method for the construction of the Engineering Building Replacement.

In June 2022, the SBC released $1,000,000 BTF-Planning to prepare preliminary plans and a Design Report for the Engineering Building Replacement.

The Engineering Building was allocated $1,000,000 BTF-Planning for advanced planning in 2021 Wisconsin Act 206.

In August 2021, the SBC released $500,000 BTF-Planning to complete advanced planning for the Engineering Building Replacement.

The Engineering Building was allocated $500,000 BTF-Planning for advanced planning in 2019 Wisconsin Act 9.

<u>UW-Stout Heritage Hall Addition and Renovation:</u>

In December 2023, the SBC authorized construction of the Heritage Hall Addition & Renovation project for an estimated total cost of $138,887,000 SEG REV.

In October 2023, the SBC released $4,709,500 SEG REV to develop preliminary plans and specifications for the Heritage Hall Addition & Renovation.

The Heritage Hall Addition & Renovation was enumerated in 2023-25 Wisconsin Act 19 for $138,887,000 SEG REV.

<u>Small Project Allocation:</u>

To date, the SBC has released $$97,033,000 for the 2023-25 Small Projects Program with the last release in August 2024.

AGENCY REQUEST FOR
STATE BUILDING COMMISSION ACTION
DECEMBEER 2024
REQUEST #10

AGENCY: University of Wisconsin System

UWSA CONTACT: Alex Roe, (608) 265-0551, alexandria.roe@wisconsin.edu
DFD CONTACT: Joshua Bernadini, (608) 266-8874, Joshua.Bernadini@wisconsin.gov

LOCATION: UW-System, Statewide

PROJECT REQUEST: Request the following:

a) Authority to adjust the project budget for the UW-Eau Claire Science/Health Science and UW-Eau Claire Lower Campus Chiller and Cooling Tower Replacement by decreasing $70,064,000 SEG REV for a revised estimated total cost of $274,026,000 ($156,693,000 SEG REV, $96,035,000 GFSB, $5,548,000 PRSB, $2,041,000 CASH and $13,709,000 GIFTS); and

b) Authority to reallocate $10,576,000 of the $70,064,000 SEG REV to increase the project budget for the UW-Whitewater Winther Hall/Heide Hall Entry Additions & Renovations project by $10,576,000 SEG REV for a revised estimated total cost of $89,065,000 SEG REV, and authority to approve the Design Report and construct the project; and

c) Authority to reallocate $29,064,000 of the $70,064,000 SEG REV to increase the project budget for the UW-Madison New Engineering Building by $72,464,000 ($29,064,000 SEG REV and $43,400,000 GIFTS/GRANTS) for a revised estimated total cost of $419,800,000 ($226,400,000 SEG REV and $193,400,000 GIFTS/GRANTS), authority to approve the Design Report and construct the project, and authority to demolish existing Computer Aided Engineering Facility; and

d) Authority to reallocate $5,424,000 of the $70,064,00 SEG REV to increase the project budget for the UW-Stout Heritage Hall Addition & Renovations project by $5,424,000 SEG REV for a revised estimated total cost of $144,311,000 SEG REV; and

e) Authority to reallocate $25,000,000 of $70,064,000 SEG REV and release $25,000,000 SEG REV to the 2023-25 All Agency Small Project allocation.

INSTITUTION	PROJ. NO.	PROJECT TITLE	SEG REV	GIFTS/GRANTS	TOTAL
EAU CLAIRE (Eau Claire Co.)	19J4E	Science/Health Science Building / Chiller & Cooling Tower Repl	($70,064,000)	$0	**($70,064,000)**
WHITEWATER (Walworth Co.)	19I1L	Winther Hall/Heide Hall Entry Additions/ Renovations	$10,576,000	$0	**$10,576,000**
MADISON (Dane Co.)	21L3J	New Engineering Building	$29,064,000	$43,400,000	**$72,464,000**
STOUT (Dunn County)	21D3T	Heritage Hall Addition & Renovations	$5,424,000	$0	**$5,424,000**
UW SYSTEM (Statewide)		All Agency Allocation	$25,000,000	$0	**$25,000,000**
BUDGET MODFICATION/REALLOCATION TOTALS			**$0**	**$43,400,000**	**$43,400,000**

INSTITUTION	PROJ. NO.	PROJECT TITLE	SEG REV	GIFTS/GRANTS	TOTAL
WHITEWATER (Walworth Co.)	19I1L	Winther Hall/Heide Hall Entry Additions & Renovations	$89,065,000	$0	**$89,065,000**
MADISON (Dane Co.)	21L3J	New Engineering Building	$226,400,000	$193,400,000	**$419,800,000**
		AUTHORITY TO CONSTRUCT TOTALS	**$315,465,000**	$193,400,000	**$508,865,000**

UW-Eau Claire – Science/Health Science Building (19J4E):

Project Description:
The Science/Health Science constructs a new home for the Biology, Computer Science, Geography & Anthropology, and Geology programs and includes space for the Psychology and Watershed programs. In addition, this project replaces an existing 650-ton centrifugal chiller with a new nominal 1,000-ton centrifugal chiller that serves the lower campus. The new chiller and controls will be connected to and integrated with an existing 1,400-ton chiller and controls to work in parallel.

Project Justification:
Bids were received in March 2024 and construction is well underway for the new Science Building and Chiller Plant project. Fortunately, bids came in lower than the enumerated estimate and the authorized funding due to a drop in uncertain inflationary pricing. Based on unprecedented inflationary trends at the time and the uncertainty with supply chain and labor market, the original project budget anticipated a much higher inflation factor than what was reflected in the bidding climate at the time of bids. The design team has verified that the post-bid contingency is sufficient for the new Science Building and Chiller Plant project to address outstanding items or facility needs. Therefore, these remaining funds are available for re-allocation as outlined above.

Budget/Schedule:

Construction	$185,000,000
Design	$21,000,000
DFD Mgt	$8,800,000
Contingency	$35,126,000
Equipment	$20,100,000
Other Fees	$4,000,000
TOTAL	**$274,026,000**

SBC Approval	Dec 2023
A/E Selection	Jul 2020/Apr 2021
Design Report	Jul 2023
Bid Opening	Feb 2024
Start Construction	Jul 2024
Substantial Completion	Apr 2027
Final Completion	Dec 2027

Previous Action: In December 2023, the SBC approved the Design Report and authorized combining and constructing the Science/Health Science Building and the Lower Campus Chiller/Cooling Tower Replacement for a combined estimated total cost of $344,090,000 ($96,035,000 GFSB, $226,757,000 SEG REV, $5,548,000 PRSB, 2,041,000 PR-CASH and $13,709,000 GIFTS).

In October 2023, the SBC approved $7,825,000 SEG REV to develop preliminary plans and specifications for Science/Health Science Building Phase II & Philips Hall Demolition.

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 the demolition of Thomas and Putnam Residence Halls for an estimated total cost of $1,684,900 PR-CASH to prepare the site for the new Science and Health Sciences Building.

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 project was enumerated in 2019 Wisconsin Act 9 for $109,000,000 ($93,250,000 GFSB, $2,041,000 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 System-wide – Utility Improvements for $3,764,000 ($2,785,000 GFSB and $979,000 PRSB). This project was later merged with the Science/Health Science Building project for construction.

UW-Whitewater – Winther Hall/Heide Hall Entry Additions & Renovation (19I1L):

Project Description:
This project renovates Winther Hall for the College of Education and Professional Studies to resolve infrastructure deficiencies, improve instructional and departmental spaces throughout the facility and replaces the Heide Hall roofing and exterior windows, and constructs new entrances/vertical circulation towers on both facilities at UW-Whitewater. The goal of the project is to eliminate critical building infrastructure maintenance and deficiencies, provide improved instructional spaces for the College of Education and Professional Studies, and expand technology capabilities. The project also replaces all roof sections (approximately 25,200 SF), skylights and exterior windows of Heide Hall; and constructs a small addition onto both Heide Hall and Winther Hall to provide accessible restrooms and improve vertical circulation.

The original building circulation cores will be significantly renovated to eliminate obsolete, inaccessible restrooms and replace them with improved accessible circulation and collaborative spaces. General access classrooms, lecture halls, and instructional laboratories in Winther Hall will be reconfigured and expanded to accommodate modern station size square footage per student, instructional technology, and flexible furnishings.

The mechanical, electrical/telecommunications, and plumbing distribution networks will be replaced and reconfigured as necessary to accommodate Winther's new floor plan layouts, and in select areas of Heide Hall as necessary. Both Winther and Heide's mechanical system controls will be replaced and reconnected to the central building automation system. Both building air handling units will be replaced and augmented with new units as required by system capacities, including the new circulation core. Building electrical power and lighting panels, the galvanized domestic water distribution piping, and passenger elevator will be replaced. The cast iron sanitary sewer and storm water piping will be replaced, as necessary. The fire alarm and smoke detection

systems will be upgraded and augmented throughout both buildings as necessary to meet current code requirements. All interior Winther architectural finishes (floors, walls, and ceilings) and built-in casework will be replaced, select areas of Heide will be addressed as needed.

Project Justification:
Winther Hall was constructed in 1969, is configured with three distinct wings, and houses a portion of the College of Education and Professional Studies (CoEPS). The east wing is a four-story entity consisting of classrooms, instructional laboratories, and the Counselor Education laboratory. The tower wing is a six-story entity housing departmental, faculty, and staff offices. The west wing entity consists of two lecture halls and offices on two levels, including the Learning is for Everyone program. Heide Hall was constructed in 1965. This four-story structure contains three floors of general access classrooms (including two lecture halls), and houses the Department of Communication, and the Office of Institutional Research and Planning & Academic Assessment.

There is a nationwide shortage of professional educators and teachers, highlighted and exacerbated by the recent pandemic through career burnout and departures from the field. New education graduates are needed to fill these widening gaps and the UW-Whitewater education programs prepares students for a full breadth of jobs in preschool through postsecondary education fields, including not only PK-12 teachers and non-teaching educational staff, but also school and district administrators, higher education professionals, and early childhood leaders. Despite the pandemic, CoEPS successfully placed 1,142 students in rural field work and student teaching settings throughout the state of Wisconsin between Spring of 2019 to Fall of 2021. To meet regional needs, the student teaching program allows students to return to their home/rural district for a semester of student teaching. This gives the student a jump start on employment back in their home community as well as an opportunity to save money and live at home with family if desired while they complete their semester of student teaching.

The original building infrastructure in Winther Hall is at the end of its useful life. The building systems are failing, architectural finishes are in poor condition, and the single-pane non-insulated windows are not energy efficient. The constant volume cooling system is no longer allowed per current energy codes and State of Wisconsin design guidelines. The system does not have the capability to allow energy savings measures when spaces are unoccupied. The restrooms are not ADA accessible. The restrooms are located in the central core of the facility and cannot be easily modified within these structural limitations. The circulation core is extremely narrow and does not provide adequate space for accessible restrooms or elevators. In addition, there is only one restroom per floor, with gender designation occurring on every other floor, causing hardships for those with mobility conditions.

The single and undersized passenger elevator in Heide Hall is inadequate for its demand and volume of use, has become unreliable due to age and lack of available repair and replacement parts, and has experienced multiple instances of being offline for long periods of time due to equipment failure. Frequent equipment breakdowns have caused scheduled classes to be moved to other locations within the building or elsewhere on campus, alternate work plans to be spontaneously implemented, and disruptions and hardships for those students with disabilities. The built-up roofing system, installed in 1991, and exterior windows, original to the 1965

facility, have well exceeded their useful life expectancy.

The original project budget did not directly address the need to replace underground utilities associated with Winther and Heide Halls. During the building design, the deteriorated state of the conduit system was better understood, which will need to be addressed to ensure the success of the project. The condensate and steam lines, installed in 1967, are rusting and do not meet current standards. The box conduit system that feeds Heide Hall, installed in 1964, is failing structurally due to water intrusion. Steam Pits #28 and #29 have extensive water intrusion causing severe rusting of the structural I-beams and utility piping systems. Both pits are covered in asbestos, limiting university staff's ability to repair or maintain the structures. Due to flooding issues in Winther Hall, the stormwater system was evaluated and determined to need replacement. Although the university has done extensive cleaning of catch basins, during the process staff identified failing piping, buried structures and pipes with no outlets. Poor drainage on the east and north end of Heide Hall have caused safety concerns in winter due to water retention and freezing. As this part of the exterior site is not ADA compliant, the restoration work will ensure that the lack of accessibility will be corrected. During evaluation of the electrical systems in Heide Hall, it was determined that replacement of the original 1965 emergency generator, associated primary electrical equipment, and transfer switches is necessary to provide coverage for the new elevator and ensure the electrical system backup meets code for existing and future building loads. Separate projects to address these issues have been identified, and it was determined that it is more cost effective to replace and repair these systems with the main project.

Budget/Schedule:

Construction	$64,929,000
Design	$4,141,000
DFD Mgt	$2,987,000
Contingency	$11,315,000
Equipment	$4,975,000
Other Fees	$718,000
TOTAL	**$89,065,000**

SBC Approval	Dec 2024
A/E Selection	Apr 2020
Design Report	Dec 2024
Bid Opening	Sep 2025
Start Construction	Apr 2026
Substantial Completion	Jul 2028
Final Completion	Dec 2028

Previous Action: The Winther Hall/Heide Hall Entry Additions & Renovations project was enumerated in 2023 Wisconsin Act 102 for an additional $75,489,000 SEG REV and $78,489,000 SEG REV total.

In October 2023, the SBC released $3,000,000 SEG REV to develop preliminary plans and specifications for Winther Hall/Heide Hall Entry Additions & Renovations.

The Winther Hall/Heide Hall Additions & Renovations project was enumerated for planning and design funding of $3,000,000 SEG REV in 2023 Wisconsin Act 19.

UW-Madison New Engineering Building (21L3J);

Project Description:
This project demolishes the Computer Aided Engineering Facility (1410 Engineering Drive) and constructs a new and expanded replacement academic and research facility for the College of Engineering (COE) to provide flexible and modern engineering space; allow the expansion of enrollment, degrees, and program offerings; and begin recovery of the competitive edge lost due to the current condition, inadequacies, and functionality of the existing facilities. It is anticipated that the new facility will be eight floors total plus a mechanical penthouse (seven floors above grade and one floor below grade) and provide modern classrooms and instructional laboratories, research laboratories, shared collaboration and support spaces, and offices. The new space is projected to accommodate the strategic growth of undergraduate engineering students, graduate engineering students, and faculty.

Project Justification:
The 1410 Engineering Drive building (63,561 GSF) was constructed in 1938 with an addition in 1987 and is a composition of two different eras of construction and capability. The original structure, designed as a transportation building, has reached the end of useful life for many systems and its ability to support the functions of research are limited and costly to sustain. The introduction of contemporary classroom capabilities and instructional laboratories would require continued investment and reconfiguration. The facility was identified in the 2005 and 2015 campus master plans for elimination, and regular capital maintenance has been deferred. Most of the existing building infrastructure systems are in poor and unsatisfactory condition and continued use as a research facility would require a significant capital reinvestment. The current facility cannot structurally provide the open and flexible spaces required for modern instructional or research spaces; the low floor-to-floor clearance impedes widespread implementation of instructional technology, instrumentation, or equipment in all but the smallest of rooms; and the uninsulated exterior envelope cannot be retrofitted to meet current energy efficiency or sustainability goals. Of the eight engineering buildings on campus only three have fire suppression systems, which limits the occupancy and number of wet instructional and research laboratories. The maximum number of wet labs in the Engineering Hall and Engineering Research Building (ERB) are already at capacity as are the number of gas cylinders that can be deployed throughout these buildings. Exhaust gases from ERB are still being recaptured by the air handling system and reintroduced to the building, which poses a significant safety hazard. The research group growth in specific areas housed in ERB is restricted, which negatively impacts the progress in fusion energy, plasma science, and nuclear reactor systems. These research programs are recognized as among the best in the nation, but the state of the infrastructure places that recognition at risk.

The research spaces in the proposed Engineering Replacement Building will be designed for specific research focuses and will be occupied by researchers from different disciplines. This approach optimizes space utilization and resources and creates opportunities for collaborative thinking, increasing the chance for success. Similarly, future graduates must have disciplinary depth, knowledge of other disciplines, and the ability to operate effectively and efficiently in diverse multidisciplinary teams. The proposed instructional facilities will be designed to provide engineers with these skills.

The nature of organizational, physical, and social environments that support engineering research activities has changed dramatically over the past several decades, outpacing the outdated, individual research laboratories within Engineering Hall. The speed of change continues to increase along with growing competition for limited resources. This results in continual research program evolution to remain at the forefront. Success of an academic institution, its principal investigators, and its potential for discoveries and transformational impacts on society is largely contingent on the ability of the research program to adapt to these changes. The focus of a modern engineering instructional program is to produce students with the necessary soft and technical skills to enable them to assume responsibility, creatively innovate, and develop rapid solutions. This proposed project intends to restore the engineering competitiveness for Wisconsin-based companies by meeting their workforce demands, resolving research needs, and providing the educational opportunities to retrain the workforce as new technologies emerge.

The capital budget estimate was established prior to an A/E of Record and Construction Manager being on board to develop a full program and cost estimate based on an actual design. This budget increase is requested to accommodate several changes since the design team (A/E of record and Construction Manager) have completed the preliminary design. This includes increasing the footprint of the facility and the addition of one floor to support university-industry partnership space. These space increases help maintain the original scope and intent of the project and to meet the goal of increasing the student enrollment by 1,000 in the engineering program. In addition, the industry partnership space will significantly enhance the research enterprise and enable an interdisciplinary approach to translational R&D, which is essential for major research initiatives today. It will also facilitate industry engagement with students throughout their education, providing students career pathways to industry jobs. The changes above also necessitate increases in budgeted soft costs such as insurance, contingency, management, and design fees.

Budget/Schedule:

Construction	$310,455,400
Design	$27,926,500
DFD Mgt	$14,188,000
Contingency	$44,244,800
Equipment	$18,767,200
Other Fees	$4,218,100
TOTAL	**$419,800,000**

SBC Approval	Dec 2024
A/E Selection	May 2022
Design Report	Dec 2024
Bid Opening	Jan 2025/May 2025
Start Construction	Mar 2025
Substantial Completion	Mar 2028
Final Completion	Nov 2028

Previous Action: The Engineering Building Replacement/Computer Aided Engineering Facility Demolition project was enumerated in 2023 Wisconsin Act 102 for $347,336,000 ($197,336,000 SEG REV and $150,000,000 GIFTS).

In December 2022, the SBC, in accordance with § 13.48(19)(a), authorized to waive certain provisions in Wis. Stat. § 16.855 to allow the use of a Construction Manager (CM) delivery method for the construction of the Engineering Building Replacement.

In June 2022, the SBC released $1,000,000 BTF-Planning to prepare preliminary plans and a Design Report for the Engineering Building Replacement.

The Engineering Building was allocated $1,000,000 BTF-Planning for advanced planning in 2021 Wisconsin Act 206.

In August 2021, the SBC released $500,000 BTF-Planning to complete advanced planning for the Engineering Building Replacement.

The Engineering Building was allocated $500,000 BTF-Planning for advanced planning in 2019 Wisconsin Act 9.

UW-Stout – Heritage Hall Addition and Renovation (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, and public visibility to the community. 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.

Project Justification:
The College of Arts and Human Sciences (CAHS) programs, space needs, and enrollments have evolved and progressed far beyond the 1970s era home economics ethos. CAHS programs in the Fall 2019 semester served more than 2,400 students. In addition, 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.

A budget increase is requested to strengthen the allocated project contingency due to unforeseen circumstances discovered after this project was approved for construction in December of 2023. These circumstances include the discovery of conditions behind the walls not identified during design destructive testing and substandard soil conditions on the campus in close proximity to the building and concerns about relocating adjacent underground utility conduit during demolition. To ensure the building is completed according to its approved scope and to safeguard the budget against unforeseen circumstances, an increase to the project contingency is requested.

Budget/Schedule:

Construction	$102,860,000
Design	$6,517,000
DFD Mgt	$4,731,600
Contingency	$20,853,000
Equipment	$6,447,000
Other Fees	$2,902,400
TOTAL	**$144,311,000**

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

Previous Action: In December 2023, the SBC authorized construction of the Heritage Hall Addition & Renovation project for an estimated total cost of $138,887,000 SEG REV.

In October 2023, the SBC released $4,709,500 SEG REV to develop preliminary plans and specifications for the Heritage Hall Addition & Renovation.

The Heritage Hall Addition & Renovation was enumerated in 2023-25 Wisconsin Act 19 for $138,887,000 SEG REV.

Increase All Agency Small Project Allocation:

Request Description:
Request reallocation of surplus SEG REV funding to the Small Projects Program and increasing the 2023-25 All Agency allocation.

Request Justification:
Of the $295,000,000 SEG-REV funding categorically enumerated statewide for the All Agency and Small Projects Programs, $89,500,00 ($74,500,000 All Agency Projects and $15,000,000 Small Projects) was allocated to the University of Wisconsin System. From the start of the 2023-25 biennium through the end of October 2024, universities had requested 256 unique Small Projects with an estimated value of more than $50 million, including more than $11 million of GFSB funding and more than $17 million of SEG REV funding. The University of Wisconsin System Administration has deferred more than $11 million of these requests for not meeting its standards for critical infrastructure needs, more than $10 million of which were seeking GPR fund sources (either GFSB or SEG REV). Despite this scrutiny, the University of Wisconsin System has exceeded its All Agency SEG REV allocation for the Small Project Program less than a year into the biennium. Additional funding is required to allow the University of Wisconsin System to continue approving critical infrastructure demand requests.

Previous Action: To date, the SBC has released $97,033,000 for the 2023-25 Small Projects Program, with the last release in August 2024.

Subcommittee	Full Commission

11. UW-System – 2023-25 Instructional Space and Technology Projects Program – Request the following:
    a) Authority to release $15,255,000 SEG REV of the total $46,604,000 SEG REV allocation of the 2023-25 Instructional Space and Technology Projects Program;
    b) Authority to construct the specified instructional space and technology renovation projects at an estimated total cost of $15,255,000 SEG REV; and
    c) Permit the Division of Facilities Development to adjust individual project budgets.

2023-25 Instructional Space & Technology		**$15,255,000**
GBY	Studio Arts 4th Fl Visual Arts Lab Reno ($4,980,000 SEG REV)	$4,980,000
MSN	Steenbock Library Active Learning Reno ($7,393,000 SEG REV)	$7,393,000
OSH	Arts & Comm Ctr Music Hall Reno ($2,882,000 SEG REV)	$2,882,000

2023 Wisconsin Act 19 enumerated these projects as part of the Instructional Space Projects Program for a program total of $46,604,000 SEG REV. To date, the SBC has authorized approximately $26.7 million from this enumeration.

AGENCY REQUEST FOR
STATE BUILDING COMMISSION ACTION
DECEMBER 2024
REQUEST #11

AGENCY: University of Wisconsin System

UWSA CONTACT: Alex Roe, (608) 265-0551, alexandria.roe@wisconsin.edu
DFD CONTACT: Josh Bernardini, (608) 266-8874, joshua.bernardini@wisconsin.gov

LOCATION: UW System, Statewide

PROJECT REQUEST: Request the following:

a) Authority to release $15,255,000 SEG REV of the total $46,604,000 SEG REV allocation of the 2023-25 Instructional Space and Technology Projects Program;
b) Authority to construct the specified instructional space and technology renovation projects at an estimated total cost of $15,255,000 SEG REV; and
c) Permit the Division of Facilities Development to adjust individual project budgets.

2023-25 INSTRUCTIONAL SPACE AND TECHNOLOGY PROJECTS PROGRAM

INST	PROJ. NO.	PROJECT TITLE	SEG REV
GREEN BAY (Brown Co.)	23F4R	Studio Arts 4th Floor Visual Arts Laboratory Renovations	$4,980,000
MADISON (Dane Co.)	23F4L	Steenbock Library Active Learning Space Renovation	$7,393,000
OSHKOSH (Winnebago Co.)	23F4S	Art & Communication Center Music Hall Renovation	$2,882,000
		2023-25 INSTRUCTIONAL SPACE AND TECHNOLOGY PROJECTS PROGRAM SUBTOTALS	**$15,255,000**

	SEG REV
DECEMBER 2024 TOTAL	**$15,255,000**

UW-Green Bay - Studio Arts 4th Floor Visual Arts Laboratory Renovations (23F4R):

Project Description and Justification:

This project renovates six visual art studios (acrylic, oil, and watercolor painting; drawing; and textiles) on the fourth floor of Studio Arts to enhance health and safety provisions, eliminate deferred maintenance, and improve the learning environment. Project work includes the removal and replacement of studio lighting, sound and technology equipment, and air handling unit AHU 2. Three corridor alcoves will be converted to in-studio materials storage. The instructional technology installed will elevate each studio to a higher technology level, providing instructors with cutting-edge audio and video technology to present their specialized curriculum. Each studio will feature a new instructor station with integrated controls, an electronically controlled projector and projection screen, and audio/video systems. New studio lighting will offer improved ambient lighting and controls, as well as specialized task lighting to better capture and understand the role of light in the creation and perception of 2D and 3D art pieces. Ventilation and exhaust systems will be upgraded to create a healthier learning environment by reducing fumes from paints and solvents and improving the drying environment for in-progress and

finished pieces. New studio casework and sinks will be installed in all studios except the drawing studio. Stationary wall systems will be added to the painting studios to minimize distractions for artists. Additionally, new window treatments will be installed to improve room darkening performance and natural light control.

The 1970s building, while designed for art instruction, has cramped spaces, poor storage, and inadequate ventilation for oil painting. Deferred maintenance, such as broken ceiling tiles, limited lighting, and basic technology, further hinders functionality. Budget constraints have delayed needed renovations, which require more than general maintenance to address. The visual arts studios have seen little improvement since a minor 1995 renovation. In a recent program review, a pre-accreditation report from NASAD identified deficiencies regarding adequate space and appropriate building systems for art studios, citing health, safety, and teaching challenges.

Budget/Schedule:

Construction	$3,932,500
Design	$276,700
DFD Mgt	$180,900
Contingency	$589,900
TOTAL	**$4,980,000**

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

UW-Madison - Steenbock Library Active Learning Space Renovation (23F4L):

Project Description and Justification:
This creates a new active learning classroom on the first level of the Steenbock Memorial Library. Project work includes creating multiple active learning classrooms for 160-200 students, a testing room for six students, an instructional technology and audio video (IT/AV) equipment room, storage space, and support spaces. The Bio Commons, open computing laboratory, teaching computing laboratory, four study rooms, several offices, a vending area, and the men's restroom on the first floor will require reconfiguration to accommodate the new proposed classrooms. IT/AV equipment, cameras, furniture, and room finishes will all be replaced or installed new. The project will add a new combined water service and new fire suppression system for the first floor of the building. Fire suppression infrastructure provides capacity for eventual sprinklering of the entire building.

As outlined in the 2018 Campus Libraries Facilities Master Plan, libraries can provide solutions to campus needs by leveraging multipurpose spaces that can support both traditional informal learning in libraries and formal instruction in classrooms. As UW-Madison works to support a growing number of courses that are using an active learning pedagogy, spaces are needed that can facilitate this move away from traditional lecture halls. Building on the success of large-scale WisCEL classrooms in College Library and Wendt Commons, along with medium-sized active learning classrooms in the Grainger Hall Business Learning Commons, Steenbock Library can be renovated to provide a flexible space for active learning courses as well as for testing, another identified campus needs. The multipurpose design of the space also supports campus sustainability principles and values by not having space sit unused outside of scheduled instruction, as it is readily available as library study space.

Budget/Schedule:

Construction	$4,996,000
Design	$576,000
DFD Mgt	$229,900
Contingency	$749,400
Equipment	$841,700
TOTAL	**$7,393,000**

SBC Approval	Dec 2024
A/E Selection	Sep 2023
Bid Opening	Jun 2025
Start Construction	Aug 2025
Substantial Completion	Jun 2026
Final Completion	Jan 2027

UW-Oshkosh - Arts & Communication Center Music Hall Renovation (23F4S):

Project Description and Justification:
This project renovates the Music Hall facility to comply with current accessibility guidelines and provide acoustical performance features that meet auditory health and safety requirements for performance venues. The Music Hall space, along with its associated building infrastructure systems, furnishings, and finishes, will be evaluated to identify deficiencies, develop design solution alternatives, and recommend appropriate corrective measures. The design consultant will collaborate with the university to make and document prioritized recommendations for both the overall proposed scope of work and the proposed scope of work per building system and room, helping to keep the project within budget. Project work includes renovating the facility to provide new vestibule areas on both the upper and lower levels, and new wheelchair seating areas to meet current accessibility standards for the Music Hall audience capacity. The proposed renovations will likely require modifications and enhancements to the ventilation systems, tiered seating configurations and arrangements, installation of new handrails and aisle/pathway lighting, additional room lighting, new and replacement acoustical finishes and features, and seating fixture replacement. New instructional technology will be provided, including an instructor station with dedicated computing equipment and controls, audio/video and recording systems, electronically controlled data projection screens and associated controls, and new lighting controls. Modifications to storage rooms will also be included. An additional access door to the stage will be provided. A new green room with improvements to existing restrooms for performance preparation will be part of the work. Also, the existing percussion practice room located back of stage will be renovated for better HVAC and acoustical properties.

Music Hall in the Arts and Communications Center was renovated in 1977 to address ventilation needs but lacks ADA compliance. The tiered design does not accommodate the growing needs of an aging audience, with no wheelchair access to lower seating, no handrails, limited aisle lighting, and inadequate stage access for performers requiring accommodation. Used for classes and performances, Music Hall also has poor acoustics for modern performances. Concerns about long-term hearing impacts for students and faculty have been raised, particularly related to the ventilation system. Upgrade to building systems will provide acoustical dampening methods to mitigate hearing impacts by existing systems.

Budget/Schedule:

Construction	$1,992,900
Design	$265,000
DFD Mgt	$91,700
Contingency	$298,900
Equipment	$200,000
Other Fees	$33,500
TOTAL	**$2,882,000**

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

Previous Action: 2023 Wisconsin Act 19 enumerated these projects as part of the Instructional Space Projects Program for a program total of $46,604,000 SEG REV. To date, the SBC has authorized approximately $26.7 million from this enumeration. The table below summarizes projects previously authorized by the SBC from this enumeration.

SBC Mtg	Project	Amount Authorized
Oct 2023	50% of total design budget (all projects)	$1,690,500
Feb 2024	PKS - Health Services Laboratory Renovation (22J3I)	$4,650,000
Aug 2024	MSN - Brogden Psychology Lecture Hall 105 Renovation (23F4K)	$2,012,000
Aug 2024	MSN - Van Hise Hall First Floor Classroom Renovation (23F4O)	$2,280,000
Aug 2024	PLT - Boebel Hall Biochemistry Laboratory Renovation (Rm 327) (23F4U)	$1,141,000
Aug 2024	EAU - Hibbard Hall Classroom Renovation (23F4M)	$2,087,000
Aug 2024	WTW - Center of the Arts Metals Laboratory Renovation (23F4T)	$2,295,000
Oct 2024	EAU - Haas Fine Arts – Art & Design Studio Renovation (23F4Q)	$5,516,000
Oct 2024	LAX - Wing Technology Center Computer Science Lab Renovation (23F4N)	$2,418,000
Oct 2024	RVF - Agricultural Engineering & Agricultural Science Laboratory (23F4V)	$2,689,000
	Program Total	**$26,778,500**

Subcommittee	Full Commission

12. UW-System – 2023-25 Minor Facilities Renewal Program - Request the following:
    a) Authority to release $4,736,000 SEG REV of the total $89,939,000 ($64,827,000 SEG REV, $14,871,000 PRSB, and $10,241,000 PR-CASH) allocation of the 2023-25 Minor Facilities Renewal Program;
    b) Authority to construct the specified projects for an estimated total cost of $4,736,000 SEG REV; and
    c) Permit the Division of Facilities Development to adjust individual project budgets within the 2023-25 Minor Facilities Renewal Program Group.

2023-25 Minor Facilities Renewal Program		**$4,736,000**
PLT	Williams Fieldhouse Exterior Envelope ($4,736,000 SEG REV)	$4,736,000

2023 Wisconsin Act 19 authorized approximately $89,939,000 ($64,827,000 SEG REV, $14,871,000 PRSB, and $10,241,000 PR-CASH) for UW Minor Facility Renewal projects. To date, the SBC has authorized approximately $40.7 million from these enumerations.

AGENCY REQUEST FOR
STATE BUILDING COMMISSION ACTION
DECEMBER 2024
REQUEST #12

AGENCY: University of Wisconsin System

UWSA CONTACT: Alex Roe, (608) 265-0551, alexandria.roe@wisconsin.edu
DFD CONTACT: Josh Bernardini, (608) 266-8874, joshua.bernardini@wisconsin.gov

LOCATION: UW System, Statewide

PROJECT REQUEST: Request the following:

a) Authority to release $4,736,000 SEG REV of the total $89,939,000 ($64,827,000 SEG REV, $14,871,000 PRSB, and $10,241,000 PR-CASH) allocation of the 2023-25 Minor Facilities Renewal Program;
b) Authority to construct the specified projects for an estimated total cost of $4,736,000 SEG REV; and
c) Permit the Division of Facilities Development to adjust individual project budgets within the 2023-25 Minor Facilities Renewal Program Group.

2023-25 MINOR FACILITIES RENEWAL PROGRAM

INST	PROJ. NO.	PROJECT TITLE	SEG REV
PLATTEVILLE (Grant Co.)	23F5C	Williams Fieldhouse Exterior Envelope Maintenance & Repairs	$4,736,000
		2023-25 MFR PROGRAM SUBTOTAL	**$4,736,000**

	SEG REV
DECEMBER 2024 TOTAL	**$4,736,000**

UW-Platteville – Williams Fieldhouse Exterior Envelope Maintenance & Repairs (23F5C):

Project Description and Justification:

This project replaces three individual exterior storefront door systems and the integrated interior vestibule door systems with new aluminum storefront systems. Project work also includes removing an exterior concrete ramp to perform waterproofing along the building foundation and masonry wall to eliminate water penetration into the building. The concrete ramp along with associated railing and adjacent concrete site work will be replaced by the project with a new entry stair and accessible ramp assembly.

Williams Fieldhouse (72,421 GSF and constructed in 1961) has had all main entryway doors replaced except for the northwest lobby area. The exterior storefront and interior vestibule doors at this location are original to the building and are deteriorated and not energy efficient. The Williams Fieldhouse Addition (84,537 GSF and constructed in 1990) exterior doors, frames, locks, and hardware are original to the building addition. Despite routine maintenance, the doors are deteriorated from normal environmental exposure to weather, humidity, de-icing agents, and high usage. This deterioration includes surface rust and rust perforation through the doors and

frames. It is not economically feasible to repair the door systems. The same normal environmental exposures have also deteriorated the concrete ramp. The wing walls are spalling, leading to structural failure, and the surface is cracking and separating, creating an unsafe travelling surface for ADA access. Routine maintenance and internal waterproofing measures did not eliminate the water intrusion into the building.

Budget/Schedule:

Construction	$3,619,000
Design	$407,000
DFD Mgt	$167,000
Contingency	$543,000
TOTAL	**$4,736,000**

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

Previous Action: 2023 Wisconsin Act 19 authorized approximately $89,939,000 ($64,827,000 SEG REV, $14,871,000 PRSB, and $10,241,000 PR-CASH) for UW Minor Facility Renewal projects. To date, the SBC has authorized approximately $40.7 million from these enumerations. The table below summarizes projects previously authorized by the SBC from these enumerations.

Biennium	SBC Mtg	Project	Amount Authorized
2023-25	Oct 2023	50% of total design budget (all projects with SEG REV share)	$2,442,100
	Aug 2024	WTW – Wells Hall Elevator Modernization (23F5A)	$5,463,600
	Oct 2024	GBY – Campuswide Fire Alarm & Smoke Detection System Replacement (23F3V)	$6,976,000
	Oct 2024	LAC – Graff Main Hall/Mitchell Hall Exterior Envelope Maintenance & Repairs (23F3Z)	$6,620,000
	Oct 2024	MSN – Nielsen Tennis Center Roof Replacement (23F4Z)	$5,221,000
	Oct 2024	MIL – Kenilworth Square East Exterior Envelope Maintenance & Repairs (23F3W)	$7,381,000
	Oct 2024	PKS – Facilities Management Center Health & Safety Renovations (23F3X)	$6,677,000
		Program Total	**$40,780,700**

Subcommittee	Full Commission

13. 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		**$16,231,900**
EAU	Hibbard/McIntyre Emergency Generator ($2,599,200 SEG REV)	$2,599,200
MSN	Camp Randall Stadium Winterization ($2,000,000 PR-CASH)	$2,000,000
MSN	Stairwell/Elevator Vestibule Tempering ($934,100 PR-CASH)	$934,100
MSN	Parking Ramp 6 Structural Repairs ($2,576,700 PR-CASH)	$2,576,700
MSN	Social Science Bldg Curtail Wall Repl ($1,846,000 SEG REV)	$1,846,000
MSN	Vilas Comms Hall Accessibility Reno ($2,999,900 PR-CASH)	$2,999,900
MIL	Curtin Hall Exterior Envelope Maint/Repr ($853,600 SEG REV)	$853,600
STO	Fryklund/Micheels/Swanson Roof Repl ($2,422,400 SEG REV)	$2,422,400
Utility Repair and Renovation		**$9,119,800**
LAC	Steam & Condensate Utility Repl ($1,154,200 SEG REV; $1,033,500 PR-CASH)	$2,187,700
MSN	Dayton St. Chilled Water Valves Repl ($1,910,200 SEG REV; $671,100 PRSB)	$2,581,300
MSN	University Ridge Irrigation Sys Repl, Ph II ($2,000,000 PR-CASH)	$2,000,000
RVF	Heating Plant Electrical Distribution Repl ($2,350,800 SEG REV)	$2,350,800
Health, Safety & Environmental Protection		**$5,224,200**
MSN	Multi-Bldg ROTC Life Safety Reno ($1,796,000 SEG REV)	$1,796,000
MIL	Northwest Quad Stormwater Mgt ($1,207,200 SEG REV)	$1,207,200
STO	Sorenson Hall Fire Protection/Fire Alarm ($2,221,000 SEG REV)	$2,221,000
Totals	**$18,360,600 SEG REV $671,100 PRSB** **$11,544,200 PR-CASH**	**$30,575,900**

AGENCY REQUEST FOR
STATE BUILDING COMMISSION ACTION
DECEMBER 2024
REQUEST #13

AGENCY: University of Wisconsin System

UWSA CONTACT: Alex Roe, (608) 265-0551, alexandria.roe@wisconsin.edu
DFD CONTACT: Josh Bernardini, (608) 266-8874, joshua.bernardini@wisconsin.gov

LOCATION: UW 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

INSTITUTION	PROJ. NO.	PROJECT TITLE	SEG REV	PRSB	PR-CASH	TOTAL
EAU CLAIRE (Eau Claire Co.)	23J3O	Hibbard Hall/McIntyre Library Emergency Generator Replacement	$2,599,200	$0	$0	**$2,599,200**
MADISON (Dane Co.)	24E7I	Camp Randall Stadium Winterization	$0	$0	$2,000,000	**$2,000,000**
MADISON (Dane Co.)	22E2V	Stairwell and Elevator Vestibule Tempering	$0	$0	$934,100	**$934,100**
MADISON (Dane Co.)	24B2H	Parking Ramp 6 Structural Repairs	$0	$0	$2,576,700	**$2,576,700**
MADISON (Dane Co.)	23K1I	Social Science Building Curtain Wall Replacement	$1,846,000	$0	$0	**$1,846,000**
MADISON (Dane Co.)	23D1V	Vilas Communication Hall Accessibility Renovation	$0	$0	$2,999,900	**$2,999,900**
MILWAUKEE (Milwaukee Co.)	23J3J	Curtin Hall Exterior Envelope Maintenance & Repair	$853,600	$0	$0	**$853,600**
STOUT (Dunn Co.)	23J6I	Fryklund Hall/Micheels Hall/Swanson Library Roof Replacements	$2,422,400	$0	$0	**$2,422,400**
		FACILITY MAINTENANCE AND REPAIR SUBTOTALS	**$7,721,200**	**$0**	**$8,510,700**	**$16,231,900**

UTILITY REPAIR AND RENOVATION

INSTITUTION	PROJ. NO.	PROJECT TITLE	SEG REV	PRSB	PR-CASH	TOTAL
LA CROSSE (La Crosse Co.)	23J3K	Steam & Condensate Utility Replacement (14-17/17-18)	$1,154,200	$0	$1,033,500	**$2,187,700**
MADISON (Dane Co.)	23K1A	Dayton St. Chilled Water Valves Replacement	$1,910,200	$671,100	$0	**$2,581,300**
MADISON (Dane Co.)	24F8Y	University Ridge Irrigation System Replacement (Phase II)	$0	$0	$2,000,000	**$2,000,000**
RIVER FALLS (Pierce Co.)	23J2O	Heating Plant Electrical Distribution Replacement	$2,350,800	$0	$0	**$2,350,800**
		UTILITY REPAIR AND RENOVATION SUBTOTALS	**$5,415,200**	**$671,100**	**$3,033,500**	**$9,119,800**

HEALTH, SAFETY, AND ENVIRONMENTAL PROTECTION

INSTITUTION	PROJ. NO.	PROJECT TITLE	SEG REV	PRSB	PR-CASH	TOTAL
MADISON (Dane Co.)	23J3W	Multi-Building ROTC Life Safety Renovations	$1,796,000	$0	$0	**$1,796,000**
MILWAUKEE (Milwaukee Co.)	23J2T	Northwest Quadrant Stormwater Management	$1,207,200	$0	$0	**$1,207,200**
STOUT (Dunn Co.)	23J2Z	Sorensen Hall Fire Protection & Fire Alarm Systems Replacements	$2,221,000	$0	$0	**$2,221,000**
		HEALTH, SAFETY, & ENVIRONMENTAL PROTECTION SUBTOTALS	**$5,224,200**	**$0**	**$0**	**$5,224,200**

	SEG REV	PRSB	PR-CASH	TOTAL
DECEMBER 2024 TOTALS	**$18,360,600**	**$671,100**	**$11,544,200**	**$30,575,900**

UW-Eau Claire – Hibbard Hall/McIntyre Library Emergency Generator Replacement (23J3O):

Project Description and Justification:
This project replaces aged interior emergency generators with exterior generators for Hibbard Hall and McIntyre Library. The project also will provide emergency, legally required standby, and optional standby power for life safety systems, legally required systems, and critical equipment necessary to prevent building freeze-up or flooding in an outage. Emergency, legally required standby and optional standby automatic transfer switches and distribution equipment will be provided. Existing circuits will be extended and connected to new distribution equipment. Replacement will include main distribution panel for Hibbard Hall.

Each generator is approximately 50 years old and was installed when each building was constructed. The engines on these units have not been manufactured in more than 20 years and are obsolete, inefficient, and border on unrepairable. There are ongoing maintenance issues with each unit, and they are undersized for the current code requirement loads as well as the desired optional loads to be served. Managing the diesel fuel source has also become a maintenance issue, especially since natural gas is now the predominant fuel source for the majority of campus emergency generators. These units also lack the infrastructure to provide the code required separation of normal and emergency loads.

Budget/Schedule:

Construction	$1,900,000
Design	$228,000
DFD Mgt	$91,200
Contingency	$380,000
TOTAL	**$2,599,200**

SBC Approval	Dec 2024
A/E Selection	Nov 2024
Bid Opening	Jun 2025
Start Construction	Aug 2025
Substantial Completion	Aug 2027
Final Completion	Feb 2028

Previous Action: None.

UW-Madison – Camp Randall Stadium Winterization (24E7I):

Project Description and Justification:
This project provides heat for the concession stands and completes various upgrades to the restrooms depending on need. Project work includes replacing fixtures, re-piping the domestic water and sanitary piping, adding and replacing heating units, replacing exhaust fans, sealing gaps in the walls and roof, removing asbestos panels, and spraying new insulation material for thermal comfort.

The affected restrooms and concession stand rooms need winterization and updates because they are untouched by all previous projects due to funding and other needs. Many of the rooms have original equipment that is failing and pipes that are leaking. Winterization is especially needed because, in the future, Camp Randall stadium will likely host events later in the year when freezing is more likely to occur in these rooms.

Budget/Schedule:

Construction	$1,549,000
Design	$148,000
DFD Mgt	$71,300
Contingency	$231,700
TOTAL	**$2,000,000**

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

Previous Action: None.

UW-Madison – Stairwell and Elevator Vestibule Tempering (22E2V):

Project Description and Justification:
This project replaces heating units located in the west elevator vestibules of Parking Ramp 75. The new units will provide both heating and cooling to the elevator and stairwell vestibules to improve user comfort and elevator longevity. The goal is to complete the work as quickly as possible. Project work may require prioritization and phasing to accommodate the desired and seasonal construction window available.

The stairwells and elevator vestibules serve thousands of UW Hospital customers and patients each week. Of the thirteen heaters, only nine are functional. The existing heating units are approximately 20 years old and have surpassed their operational lifetime. Parts are no longer available to complete repairs. The elevator and stairwell vestibules are currently heated but not cooled. Cooling will be added to improve user comfort, improve the performance of the elevators in the summer, and reduce wear-and-tear on high-cost components.

Budget/Schedule:

Construction	$702,500
Design	$93,800
DFD Mgt	$32,400
Contingency	$105,400
TOTAL	**$934,100**

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

Previous Action: None.

UW-Madison – Parking Ramp 6 Structural Repairs (24B2H):

Project Description and Justification:
This project includes critical structural repairs on Parking Ramp 6 as identified in the October 2020 study (20C1M). Project work includes repairing deteriorated traffic waterproofing membranes and delaminated concrete beams, columns, slabs, and walls.

Helen C. White Hall includes a library complex and a parking structure that was constructed in 1968. The rectangular, two-level, below ground parking structure provides approximately 45,000 SF of parking per level (90,000 SF total). Each level has separate, adjacent entrances and exits on the east side of the ramp off of North Park Street. There is no interior ramp connecting the two parking levels. The ramp evaluation report provided a comprehensive condition assessment of the structural, mechanical, electrical, plumbing, and fire protection systems. This project intends to maintain the integrity of each parking structure and reduce the risk of further damage that could result in safety issues and increased repair costs. Investment in this project maintains and maximizes existing campus parking infrastructure. Phase I of the Ramp 6 structural repairs were completed in 2022 and the proposed work in this project will complete the final phase of repairs.

Budget/Schedule:

Construction	$1,971,000
Design	$219,400
DFD Mgt	$90,700
Contingency	$295,600
TOTAL	**$2,576,700**

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

Previous Action: None.

UW-Madison – Social Science Building Curtain Wall Replacement (23K1I):

Project Description and Justification:
This project replaces the Social Science Building anodized aluminum glazed curtain wall system (~15,000 SF) with a new energy efficient and corrosion resistant system. Project work includes replacement of aluminum and glass curtain wall facades at the east and west elevations of the Social Sciences Building connector at UW-Madison. The aluminum and glass curtain wall will

be removed, and a new aluminum and glass curtain wall will be installed. The Social Sciences Building is considered historic by UW-Madison, so the new curtain wall will mimic the appearance of the existing but will have improved thermal performance, improved condensation resistance, and other improvements to provide a more functional, structurally sound facade.

The glazed curtain wall system is failing due to inadequate insulation values and poor thermal performance. Condensation forms on the inside of the wall, creating an unstable and corrosive condition on the structural fastening system to the building super structure. A recent maintenance project replaced a portion of these failed connections but has not resolved the underlying issues and source of the problems. The window panels do not seal properly and allow outside air to infiltrate. Several glazing panels are skewed and at risk of falling out if not replaced soon. The panels on the west elevation are located above a main entrance into the building. There is an increasing risk to life safety if this issue is left unresolved.

Budget/Schedule:

Construction	$1,394,000
Design	$148,800
DFD Mgt	$64,200
Contingency	$209,000
Other Fees	$30,000
TOTAL	**$1,846,000**

SBC Approval	Dec 2024
A/E Selection	Nov 2024
Bid Opening	Sep 2025
Start Construction	Dec 2025
Substantial Completion	Oct 2026
Final Completion	Apr 2027

Previous Action: None.

UW-Madison – Vilas Communication Hall Accessibility Renovation (23D1V):

Project Description and Justification:
This project improves the accessibility and reliability of the passenger elevators in Vilas Communications Hall. Project work includes accessibility improvements and elevator modernization work, reconstructing the north courtyard as an accessible entrance, modernizing three existing elevators, installing a new elevator in an existing open shaft, and replacing a vertical platform lift (VPL). Because the building is considered "potentially historic" by the Wisconsin Historical Society (WHS), coordination took place to ensure features like the concrete modules and proposed lighting in the north courtyard were compatible and appropriate per the original design.

Vilas Hall elevators regularly fail with frequent maintenance calls providing short-term solutions for recurring problems. Vilas Hall already suffers in terms of access for people with disabilities due to its design. Unreliable elevators hinder the efficient movement of those using the building. Accessibility for individuals with disabilities requires entry through the Humanities Building and then crossing the pedestrian bridge over University Avenue. That bridge was recently removed. This project would restore accessibility with the installation of a ramp on the north side of the building. There are areas of the building that are inaccessible if the elevators do not work, notably the third floor. A hall from the north to the south side of the building will allow accessibility in all circumstances.

Budget/Schedule:

Construction	$2,202,800
Design	$365,300
DFD Mgt	$101,400
Contingency	$330,400
TOTAL	**$2,999,900**

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

Previous Action: None.

UW-Milwaukee – Curtin Hall Exterior Envelope Maintenance & Repair (23J3J):

Project Description and Justification:
The project repairs deficiencies located on the cast in place concrete façade, including but not limited to spalls, cracks, deteriorated control joint sealants, deteriorated elastomeric coatings, and perimeter window sealants. Repairs will be provided to patch and seal the concrete spalls and cracks. Elastomeric coatings will be provided at windowsills and perimeter sealant and wet sealing of windows/louvers.

Curtin Hall (117,189 GSF) is a nine-story building constructed in 1971. The exterior wall design is typically reinforced concrete with insulation applied to the interior surface along with drywall finishing. The missing or failed window frame sealants at several locations of the building exterior is allowing water penetration to the building interior during heavy rains and unconditioned air infiltration that leads to condensation and temperature control issues and occupant discomfort. There are also several exterior concrete panels that are cracked and spalled, creating a potentially hazardous condition from failing debris. Where many cracks or spalls exist, reinforcing steel is exposed to the elements leading to rust-jacking (the source of spalling) and structural weakening due to corrosion over time. This project will correct the described problems to preserve the structural integrity of the building's exterior window and wall system and remove the associated risks and nuisances associated to excessive water and air infiltration.

Budget/Schedule:

Construction	$660,000
Design	$64,200
DFD Mgt	$30,400
Contingency	$99,000
TOTAL	**$853,600**

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

Previous Action: None.

UW-Stout – Fryklund Hall/Micheels Hall/Swanson Library Roof Replacements (23J6I):

Project Description and Justification:
This project replaces spray foam roofing on Fryklund Hall (Sections A2 & A3 at 17,750 SF) and Swanson Library (Sections A5, A6, & A7 at 13,500 SF) and single-ply membrane roofing on

Micheels Hall (21,000 SF). Project work includes complete removal of membrane, ballast, foam insulation to roof deck, all roof edge flashing, counterflashing; and removal of abandoned roof curbs, vents and supports. The new roof will consist of 60 mil Ethylene Propylene Diene Monomer (EPDM) roof membrane adhered to and average R28 polyisocyanurate insulation adhered to self-adhering vapor barrier over roof deck. All roof edge and counterflashing will be replaced with new metal flashing.

Fryklund Hall and Swanson Library are the last two remaining and problematic foam roofs at UW-Stout. The roof on Fryklund Hall has begun to deteriorate and is frequently damaged due to the birds pecking at it. The campus has been making repairs using sealants. Minor leaks began to appear beginning in the summer of 2021 and have increased the frequency and necessity of repair. The Swanson Library foam roof has been less problematic thus far, but since it is similar in age and composition, the potential risk to damage the structure or building contents is high if this unreliable roofing type is further compromised. The Micheels Hall roof was installed in 1996 and is at the end of its expected useful life. Replacing the roof will help ensure the structure will remain dry, healthy, serviceable, and valuable lab equipment will remain protected from moisture. Annual roof inspections determined that the roofs have deteriorating and expired components, warranting full replacement. Reuse of roof drains has become troublesome across campus and are the source of costly leak repairs. A careful inspection to access their condition is included in the proposed scope of work.

Budget/Schedule:

Construction	$1,861,500
Design	$180,900
DFD Mgt	$85,700
Contingency	$279,300
Other Fees	$15,000
TOTAL	**$2,422,400**

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

Previous Action: None.

UW-La Crosse – Steam & Condensate Utility Replacement (Pits 14-17/17-18) (23J3K):

Project Description and Justification:
This project replaces selected sections of underground site mechanical utilities (steam and pumped condensate return). Project work includes replacing approximately 600 LF of steam and condensate utilities between Pits 14 to 17 and Pits 17 to 18, including the service entrance to Whitney Center. The project will also include replacing approximately 250 LF of steam and condensate lines connecting Pit 11 to Murphy Library. The utility lines between Pits 14 to 17 will be relocated to avoid a future planned entrance addition to the Whitney Center. The utility lines between Pits 17 to 18 will be reconfigured to not route steam service to Coate Hall and Eagle Hall through the Whitney Center basement. Coate Hall and Eagle Hall will be fed independently and directly from the utility pits, as the standard configuration. All new steam and condensate lines will be pre- engineered direct buried pipe. Any surface restoration required as part of the installation of the steam and condensate lines will also be included.

The steam and condensate lines included in the proposed scope of work were installed in 1965 to provide steam service to the Whitney Center. Eventually these steam and condensate lines were also extended out of the Whitney Center to Pit 18, which feeds Coate Hall and Eagle Hall. As part of the pre-design study for a future Whitney Center project, the design team identified that the steam service to Coate and Eagle Hall is fed through Whitney Center instead of independently. This means that if the steam needed to be shut down to Whitney at Pit 17, the steam service to Coate Hall and Eagle Hall would also be interrupted. These utility lines are more than 50 years old and past their useful life. The steam line between Pits 14 to 17 will be in the way for a planned future addition to the Whitney Center. Relocating the steam line and correcting the service issues to Whitney now avoids a schedule nuisance at the start of the future renovation project and compresses its schedule significantly.

Budget/Schedule:

Construction	$1,644,000
Design	$221,000
DFD Mgt	$75,700
Contingency	$247,000
TOTAL	**$2,187,700**

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

Previous Action: None.

UW-Madison – Dayton St. Chilled Water Valves Replacement (23K1A):

Project Description and Justification:
This project constructs and installs a new valve vault with new chilled water isolation valves directly outside the Charter Street Heating Plant to replace one set of failed, underground, 30-inch chilled water isolation valves on Dayton Street north of the Charter Street Heating Plant. Chilled water piping laterals into the Charter Street Heating Plant will also be provided in preparation for booster pumps. All paved surfaces, site improvements, and landscaping disturbed by the project work will be restored and repaired as required. Project work requires coordination with the City of Madison to close or alter traffic patterns on municipal streets.

The failed isolation valves can no longer provide a positive shutoff of the campus chilled water system. As a result of these failures, the entire eastern half of the campus chilled water system can no longer be isolated. In the event of a failure of any of the piping east of Charter Street, there will not be a means to isolate that half of the system and the only way to provide isolation would be to shut down the Charter Street cooling operations. Timing of this project is critical as the most opportune time would be to perform this work during the winter months when the campus chilled water demand is at its lowest. There are still buildings that require alternative temporary cooling while these valves are being installed.

Budget/Schedule:

Construction	$2,016,900
Design	$169,100
DFD Mgt	$92,800
Contingency	$302,500
TOTAL	**$2,581,300**

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

Previous Action: None.

UW-Madison – University Ridge Irrigation System Replacement (24F8Y):

Project Description and Justification:
This project will replace the irrigation system serving nine holes, including removal of the existing sprinkler heads installed on the greens: and installing new water main connections, isolation valves, later piping sections, quick coupler valves, and control wires on the greens.

The life of a commercial irrigation system is 20 years under typical conditions and normal wear and tear. The irrigation system is more than 30 years old, beyond its useful life, and was part of the original University Ridge Golf Course constructed in 1991. As the system continues to age, the need for maintenance increases resulting in more frequent failures of the irrigation piping and isolation valves, requiring ongoing repair and replacement of the components. The original irrigation system sprinkler heads, valves, and related parts are no longer available. This results in significant replacement costs, which are not sustainable. The system components cannot be properly repaired, which translates to unreliable irrigation system operation. A needs assessment of the irrigation system was developed which details the need for replacement.

Budget/Schedule:

Construction	$1,557,000
Design	$137,000
DFD Mgt	$71,700
Contingency	$234,300
TOTAL	**$2,000,000**

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

Previous Action: None.

UW-River Falls – Heating Plant Electrical Distribution Replacement (23J2O):

Project Description and Justification:
This project replaces the electrical infrastructure in the Central Heating Plant, including incoming feeder, transformer, service switchboard and additional distribution equipment. The backup generator will be replaced with a natural gas unit and emergency power branches will be separated per the National Electrical Code (NEC) requirements.

The Central Heating Plant, the most critical building on campus, is still operating on original electrical equipment from construction of the building in 1966. Parts for both the motor control center and main distribution panel are hard to find and unreliable. The generator for the building was installed in 1977 and is becoming difficult to maintain. The projected life span of an emergency generator is approximately 20 years. The expected useful life for the majority of electrical equipment is only 30 years.

Budget/Schedule:

Construction	$1,800,000
Design	$198,000
DFD Mgt	$82,800
Contingency	$270,000
TOTAL	**$2,350,800**

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

Previous Action: None.

UW-Madison – Multi-Building ROTC Life Safety Renovations (23J3W):

Project Description and Justification:
This project renovates the campus Air Force and Army ROTC buildings. The Air Force scope of work includes extending fire alarm system into this portion of the 1433 Monroe Street building. The project also upgrades lighting with new LED lighting fixtures to increase the light levels. The classroom will be expanded to accommodate current program and be upgraded with proper fire separation per code. The Army ROTC building will get similar LED lighting upgrades and replacement of exterior windows and the non-functioning pneumatic controls with new direct digital controls (DDC).

The Monroe Street location lacks a fire alarm and smoke detection system. The original lighting in both facilities is inadequate and individuals with sight impairments find it difficult to read and accomplish work. The Linden Drive location mechanical systems are in poor condition and require repair or replacement. The exterior windows are original to the facility, energy inefficient, and extremely difficult to operate. In some locations, the windows have been screwed shut to avoid use. Water infiltration is common due to failed exterior caulking, lack of storm windows, and deteriorated flashing. The restrooms do not meet current accessibility guidelines and standards.

Budget/Schedule:

Construction	$1,366,000
Design	$162,200
DFD Mgt	$62,900
Contingency	$204,900
TOTAL	**$1,796,000**

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

Previous Action: None.

UW-Milwaukee – Northwest Quadrant Stormwater Management (23J2T):

Project Description and Justification:
This project resolves stormwater management and water infiltration issues on the Northwest Quadrant building complex site. Project work includes stormwater management improvements for the Northwest Quadrant C building complex. The new stormwater management features include underground storage capable of handling a 100-year storm event and new routing of existing roof drain laterals. Project work also includes replacing existing concrete and asphalt pavement, curb and gutter, concrete pavement, pavement marking and landscaping. Light poles, decorative fencing, and electronic readers will be salvaged and replaced in kind during construction. The underground gravel system that currently serves the children's play area at the Northwest Quadrant will remain in situ.

The stormwater system within the Children's Learning Center (Northwest Quadrant Building C) is inadequate. During the past ten years, there have been multiple significant risk claims due to stormwater backing up in the building. Numerous short-term repairs to the storm lines have been completed. The ineffective stormwater storage system causes back pressure that blows out the joints of the pipes. When the pipes hold together, the water backs up two levels. The backup damages interior finishes and disrupts use of the building. Water also ponds within the play-yard, disrupting the operations of the Children's Learning Center. Both these deficiencies are symptoms of the inadequate stormwater storage system, built in 2013 below the play-yard southwest of the building.

The Northwest Quadrant Building C Stormwater Study assessed the existing conditions, modeled the needs and capacity of the existing gravel stormwater system, identifying the deficiencies. The anticipated design solution allows one foot of vertical freeboard between the 100-year system flood elevation and the invert of the storm sewer connection to the proposed underground storage facility. This freeboard is a Wisconsin Department of Natural Resources technical standard for ponds. The freeboard allows an additional factor of safety that the roof drains of the building will be able to freely discharge into the underground storage system in the 100-year storm event. The anticipated underground storage system is modular and consists of precast rectangular chambers.

Budget/Schedule:

Construction	$889,400
Design	$98,000
DFD Mgt	$41,000
Contingency	$133,500
Other Fees	$45,300
TOTAL	**$1,207,200**

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

Previous Action: None.

UW-Stout – Sorenson Hall Fire Protection & Fire Alarm Systems Replacements (23J2Z):

Project Description and Justification:
This project replaces the fire alarm and smoke detection system including annunciator and control panels, telecommunication cabling, pull stations, and horns/strobes with speaker devices. Additional devices will be installed in various locations as required to meet current codes and standards. The replacement system will provide signal communications to central campus reporting and a third-party entity. The project will also install a new sprinkler system and waterless fire suppression system for electrical and telecommunication rooms that house the main campus servers, switches, and uninterruptible power supply units. Sorensen Hall is the hub for campus telecommunications and network equipment. The project includes the removal, installation, and replacement of ceiling finishes to access ceiling spaces for installation of these systems.

The original fire curtains are unreliable and have a history of failing to close, leaving the third floor unprotected in the event of smoke or fire. These curtains have failed once or twice each year, requiring a specialized contractor to service, and there has been a significant delay and considerable operational expense for each failure. With an unprotected atrium, reliable operation is critical to protect those exiting the third floor. This building houses critical campus systems and operations and serves as the initial starting point for all new perspective students visiting the campus.

This request improves building overall safety and reduces future maintenance by eliminating the problematic fire curtains and replacing them with a new fire protection system. The current fire alarm system was installed in 2001 and is now past its expected useful life. A new fire protection system is closely paired to the fire alarm system, which makes including a new system key to the overall performance and reliability. This request provides a complete system for the safety of the occupants for another 20-25 years.

Budget/Schedule:

Construction	$1,702,000
Design	$1,681,00
DFD Mgt	$78,300
Contingency	$255,000
Other Fees	$17,600
TOTAL	**$2,221,000**

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

Previous Action: None.