



# State of Wisconsin Building Commission

TONY EVERS  
Governor

NAOMI DE MERS  
Secretary  
P.O. Box 7866  
Madison, WI 53707-7866  
Voice (608) 266-1855  
Fax (608) 267-2710  
e-mail: [Naomi.DeMers@wisconsin.gov](mailto:Naomi.DeMers@wisconsin.gov)

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

**Thursday, February 11, 2021**

**10:00 a.m.**

To be broadcast via WisconsinEye: [wiseye.org/live](http://wiseye.org/live)

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

**Thursday, February 11, 2021**

**11:00 a.m.**

To be broadcast via WisconsinEye: [wiseye.org/live](http://wiseye.org/live)

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

**Thursday, February 11, 2021**

**3:30 p.m.**

To be broadcast via WisconsinEye: [wiseye.org/live](http://wiseye.org/live)

**BUILDING COMMISSION REQUESTS / ITEMS**

February 11, 2021

Subcommittee

Full Commission

The Secretary requests approval of the minutes of December 15, 2020.

No action required.

**DEBT MANAGEMENT**

1. Environmental Improvement Fund Revenue Bond Authorizing Resolution - 2021 State of Wisconsin Building Commission Resolution 1 authorizes the issuance and sale of Environmental Improvement Fund Revenue Bonds in an amount not to exceed \$100,000,000 for providing State match on federal capitalization grants and funding or refinancing loans under the clean water fund and safe drinking water loan programs.
  
2. Termination of Clean Water Revenue Bond General Resolution - 2021 State of Wisconsin Building Commission Resolution 2 terminates the State of Wisconsin Clean Water Revenue Bond General Resolution, adopted March 1, 1991, as amended, by providing that no further bonds, notes, or other obligations may be issued under that General Resolution.
  
3. General Obligation Refunding Authorizing Resolution - 2021 State of Wisconsin Building Commission Resolution 3 authorizes the issuance and sale of General Obligations in an amount not to exceed \$300,000,000, in fixed or variable rate form, to refund outstanding general obligation bonds previously issued for construction or improvement of facilities, grants, and acquisition of land for state-wide purposes.

No action required.

No action required.

No action required.

February 11, 2021

Subcommittee

Full Commission

**ADMINISTRATIVE AFFAIRS**

**Department of Administration**

4. Milwaukee State Office Building Land Purchase –  
Request the following:
- a) Authority to purchase 2.6288-acres of land and improvements in a city block located at 2701-2733 West Wisconsin Avenue, 605-625 North 27<sup>th</sup> Street, 626 North 28<sup>th</sup> Street, 2716-2720 West Michigan Street in the City of Milwaukee for \$2,000,000 PRSB; and
  - b) Authority to construct site development to prepare the site for the construction of a new Milwaukee State Office Building for \$2,000,000 PRSB.

This project was enumerated in 2017 Wisconsin Act 59 for \$4,000,000 PRSB for land acquisition and site development for a New Milwaukee State Office Building.

**AGENCY REQUEST FOR  
STATE BUILDING COMMISSION ACTION  
FEBRUARY 2021  
REQUEST #4**

**AGENCY:** Department of Administration

**DOA CONTACT:** Paula Veltum, (608) 266-3086, [paula.veltum@wisconsin.gov](mailto:paula.veltum@wisconsin.gov)

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

**LOCATION:** City of Milwaukee, Milwaukee County

**PROJECT REQUEST:** Request the following:

- a) Authority to purchase 2.6288-acres of land and improvements in a city block located at 2701-2733 West Wisconsin Avenue, 605-625 North 27<sup>th</sup> Street, 626 North 28<sup>th</sup> Street, 2716-2720 West Michigan Street in the City of Milwaukee for \$2,000,000 PRSB; and
- b) Authority to construct site development to prepare the site for the construction of a new Milwaukee State Office Building for \$2,000,000 PRSB.

**PROJECT NUMBER:** 18C2E

**PROJECT DESCRIPTION:**

This project will acquire 2.6288 acres of land located in the southwest corner of North 27<sup>th</sup> Street and West Wisconsin Avenue in the City of Milwaukee, near Marquette University, and approximately two miles from the current Milwaukee State Office Building. This site will be used to house the new Milwaukee State Office Building. The subject property consists of one large parcel (city block) that originally consisted of seventeen adjacent parcels and two public alleys. Approximately half of the parcel is vacant, and the remainder is improved and requires demolition. Additionally, the parcels will potentially require some environmental remediation and earthwork. Potential site remediation will be based on a detailed assessment by the State's design consultant of the existing site/soil conditions per existing site documentation, soil borings and soil testing based on the footprint and depth of the proposed building structure once finalized to determine the extent of any potential site contaminants. Then a site/soil remediation plan would be developed to remove or encapsulate any contaminants prior to construction per all relevant state/local regulations.

**PROJECT JUSTIFICATION:**

The 2017 Wisconsin Act 59 enumerated land acquisition and site development for a new Milwaukee State Office Building and parking structure or surface lot. A Request for Proposals (RFP) was issued by the State and this proposal meets the RFP requirements. The selection of the site on North 27<sup>th</sup> Street and West Wisconsin Avenue will serve as a catalyst for neighborhood revitalization, bringing new developments and job opportunities along one of the Milwaukee's key commercial corridors and supporting unprecedented public and private investments in the Near West Side.

This corridor, is a Qualified Opportunity Zone, is undergoing a period of significant development with a number of projects planned and underway. These developments will support the State's investment in the Near West Side by providing goods and services for State employees, improving access in and around the site, and contributing to the overall health and vitality of the historic and dynamic Near West Side.

The community-based seller indicated that the negotiated purchase price of \$2,000,000 PRSB will offset some but not all of the costs expended to acquire the parcels by the non-profit entity, yielding no profit upon this sale. The proposed land purchase meets the acquisition cost limit established by the enumeration and the locational and size requirements specified in the RFP. Additionally, the department has determined it's in the State's best interest to conduct a thorough environmental assessment by the architect of record and complete the remediation work according to the State's technical standards once the MSOB design is finalized.—The closing date for this transaction is anticipated to occur in February 2021.

This project is being done as part of the DOA Milwaukee real estate strategic planning initiative to reorganize and consolidate state office and leased space in the City of Milwaukee. The State's owned and leased properties are being reviewed to determine current and future space needs, while also achieving cost and operational efficiencies, and potentially stimulate economic growth in the area. State agency functions proposed at the new MSOB will involve customer service or support type of operations consolidated from the existing Milwaukee State Office Building and leased facilities.

The proposed facility would replace the existing MSOB located at 819 North 6<sup>th</sup> Street. The existing 203,000 GSF MSOB was constructed in 1963 and provides office space for multiple state agencies. However, the building has exceeded its useful life expectancy and has reached a point where critical maintenance or upgrades are needed for many building components or systems such HVAC, electrical, plumbing, fire protection, elevators, and the building envelope.

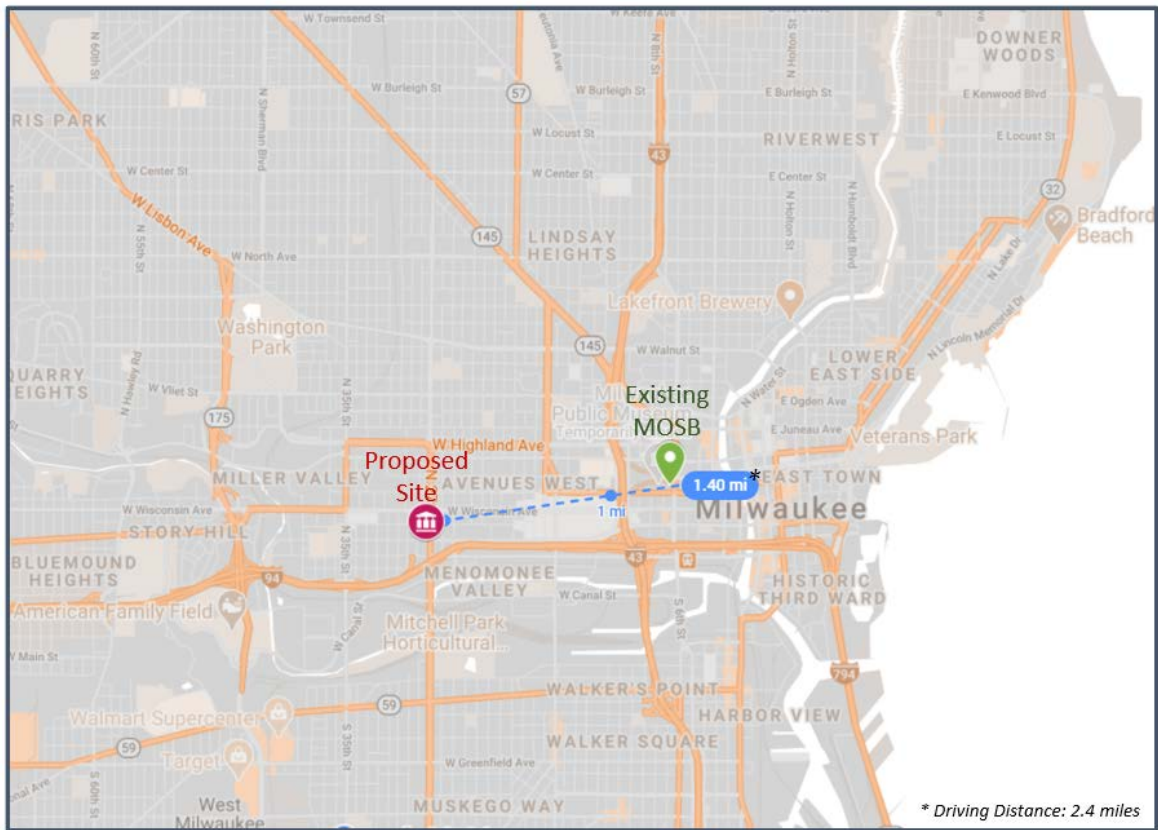
DOA legal staff have reviewed the documents for this request and found no issues with the transaction.

**SCHEDULE:**

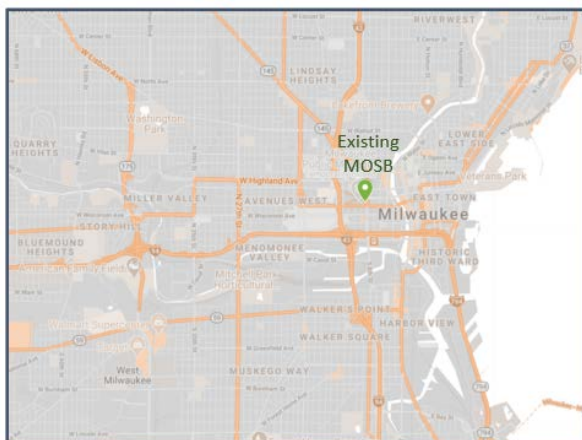
SBC Approval: February 2021  
Property Closing: February 2021  
Site Development: Fall 2021

**PREVIOUS ACTION:** This project was enumerated in 2017 Wisconsin Act 59 for \$4,000,000 PRSB for land acquisition and site development for a New Milwaukee State Office Building.

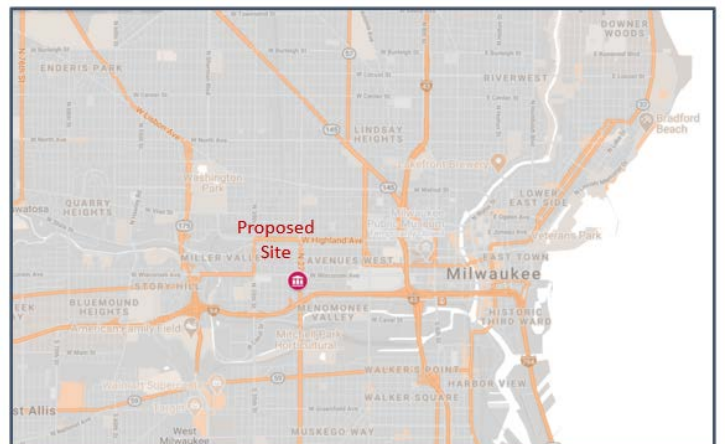
## Milwaukee State Office Building: Current & Proposed Sites



Existing MOSB-819 N 4<sup>th</sup> Street



Proposed Site: North 27<sup>th</sup> & Michigan



BUILDING COMMISSION REQUESTS / ITEMS

February 11, 2021

Subcommittee

Full Commission

**Department of Corrections**

5. Various All Agency Projects – Request the following:

- a) Authority to construct various All Agency maintenance and repair projects for an estimated total cost of \$4,937,300 GFSB;
- b) Transfer all approved GFSB All Agency Allocations to the DOC Infrastructure Maintenance appropriation account; and
- c) Permit the Division of Facilities Development to adjust individual project budgets.

<b>Facility Maintenance and Repair</b>		<b>\$4,225,300</b>
RCI	Building Automation System Upgrades (\$1,344,400 GFSB)	\$1,344,400
OSCI	Building Automation System Upgrades (\$2,127,300 GFSB)	\$2,127,300
DCI	Infirmary Nurse Call System Repl (\$753,600 GFSB)	\$753,600
<b>Utility Repair and Renovation</b>		<b>\$712,000</b>
PCCI	Steam Line Replacement (\$712,000 GFSB)	\$712,000

**AGENCY REQUEST FOR  
STATE BUILDING COMMISSION ACTION  
FEBRUARY 2021  
REQUEST #5**

**AGENCY:** Department of Corrections

**DOC CONTACT:** David Sumwalt, (608) 225-9652, [davida.sumwalt@wisconsin.gov](mailto:davida.sumwalt@wisconsin.gov)

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

**LOCATION:** Statewide

**PROJECT REQUEST:** Request the following:

- a) Authority to construct various All Agency maintenance and repair projects for an estimated total cost of \$4,937,300 GFSB;
- b) Transfer all approved GFSB All Agency Allocations to the DOC Infrastructure Maintenance appropriation account; and
- c) Permit the Division of Facilities Development to adjust individual project budgets.

<b>Facility Maintenance and Repair</b>			
<b>LOCATION</b>	<b>PROJ. NO.</b>	<b>PROJECT TITLE</b>	<b>GFSB</b>
Racine Correctional Institution (Racine Co.)	19J2U	Building Automation System Upgrades	\$1,344,400
Oshkosh Correctional Institution (Winnebago Co.)	19J2T	Building Automation System Upgrades	\$2,127,300
Dodge Correctional Institution (Dodge Co.)	19H2Y	Infirmery Nurse Call System Replacement	\$753,600
<b>Facility Maintenance and Repair Total</b>			<b>\$4,225,300</b>

<b>Utility Repair and Renovation</b>			
<b>LOCATION</b>	<b>PROJ. NO.</b>	<b>PROJECT TITLE</b>	<b>GFSB</b>
Prairie du Chien Correctional Institution (Crawford Co.)	19H2F	Steam Line Replacement	\$712,000
<b>Utility Repair and Renovation Total</b>			<b>\$712,000</b>

**Facility Maintenance and Repair:**

**Racine Correctional Institution - Building Automation System Upgrades (19J2U):**

**Project Description and Justification:**

This project will replace the aging proprietary Generation 1 and 2 Direct Digital Control (DDC) controllers with new DDC controllers for major HVAC equipment (air handlers, boilers, etc). Project work also includes replacing pneumatic damper actuators and pneumatically actuated control valves for the air handlers. Conduit, wiring and panel and field control devices will be reused where possible. Some minor pneumatic controls will remain because of cost and accessibility. Pneumatically actuated smoke dampers will remain and be controlled from the



new DDC system. New temperature control air compressors will be provided for several buildings for actuation of the existing smoke dampers. Existing air compressors will be removed as they currently have contaminated existing controls and air tubing with oil. A new Building Automation System (BAS) front end computer workstation will be provided for Agency access to the new control system. Buildings A, S, V, W, AA, BB and CC are not included in this scope of work as DDC controllers in those buildings are not obsolete or have local pneumatic/electric controls.

This project is required to maintain reliable operation of the HVAC equipment at the institution. The controllers are aging and replacement parts for are obsolete.

**Budget/Schedule:**

Construction	\$1,066,000
Design	\$125,000
DFD Mgt	\$46,900
Contingency	\$106,500
<b>TOTAL</b>	<b>\$1,344,400</b>

SBC Approval	Feb 2021
A/E Selection	Jan 2020
Bid Opening	Sep 2021
Start Construction	Nov 2021
Substantial Completion	Jul 2022
Final Completion	Aug 2022

**Previous Action:** None.

**Oshkosh Correctional Institution – Building Automation System Upgrades (19J2T):**

**Project Description and Justification:**

This project will replace the aging proprietary Direct Digital Control (DDC) controllers and antiquated DDC controllers with new DDC controllers for major HVAC equipment (air handlers, boilers, etc). Project work also includes replacing pneumatic damper actuators and pneumatically actuated control valves for the air handlers. Conduit, wiring and panel and field control devices will be reused were possible. While most control dampers will have the ability for reuse, the outside air dampers for several air handling units will be replaced due to their deterioration. Some minor pneumatic controls will remain because of cost and accessibility. Pneumatically actuated smoke dampers will remain and be controlled from the new DDC system. The new Schneider DDC Controls recently installed in Building N Addition will remain. A new Building Automation System front end computer workstation will be provided for Agency access to the new control system.

This project is required to maintain reliable operation of the HVAC equipment at the institution. Replacement parts for these DDC controllers are becoming obsolete.

**Budget/Schedule:**

Construction	\$1,710,000
Design	\$171,000
DFD Mgt	\$75,300
Contingency	\$171,000
<b>TOTAL</b>	<b>\$2,127,300</b>

SBC Approval	Feb 2021
A/E Selection	Jan 2020
Bid Opening	Jul 2021
Start Construction	Sep 2021
Substantial Completion	May 2022
Final Completion	Jun 2022

**Previous Action:** None.

**Dodge Correctional Institution – Infirmary Nurse Call System Replacement (19H2Y)**

**Project Description and Justification:**

This project will replace the existing nurse call system in the Infirmary at Dodge Correctional Institution. The existing system covers 62 beds and will be demolished. The new system will include new devices, cabling, and headend equipment; as well as dome lights, call stations, pillow speakers, hallway speakers, real time tracking, bed monitoring, code blue annunciation, medical record integration, mobile devices, and any ancillary devices needed for a complete nurse call system.

Dodge Correctional Institution houses the only adult male infirmary within DOC. The 62-bed Infirmary was constructed in the mid-1990s and is currently utilizing the original nurse call system. The system provides call communication from the patient room to the centralized nurse’s station and dome lights outside the patient doors. The existing system no longer functions properly. The system has exceeded its useful life and needs to be replaced to maintain the health and safety of infirmary patients.

**Budget/Schedule:**

Construction	\$615,000
Design	\$50,000
DFD Mgt	\$27,100
Contingency	\$61,500
<b>TOTAL</b>	<b>\$753,600</b>

SBC Approval	Feb 2021
A/E Selection	Nov 2019
Bid Opening	Jul 2021
Start Construction	Oct 2021
Substantial Completion	Apr 2022
Final Completion	May 2022

**Previous Action:** None.

**Utility Repair and Renovation:**

**Prairie du Chien Correctional Institution – Steam Line Replacement (19H2F):**

**Project Description and Justification:**

This project will replace approximately 160 feet of steam and condensate distribution system between Marquette Hall and the South Housing Unit with direct buried steam conduits.

Prairie du Chien Correctional Institution is a medium security institution with 202 employees and a population of approximately 500 inmates located in Crawford County. This project is required to maintain a safe and reliable steam distribution system. Leaks have developed in the condensate system to the South Housing Unit, which houses most of the inmates. A complete failure of this piping would interrupt heat and hot water to the housing unit as well as laundry operations. Replacing the degraded sections will improve reliability of steam distribution system and enhance the physical environment of the facility.

**Budget/Schedule:**

Construction	\$528,200
Design	\$84,600
DFD Mgt	\$24,200
Contingency	\$75,000
<b>TOTAL</b>	<b>\$712,000</b>

SBC Approval	Feb 2021
A/E Selection	Sep 2019
Bid Opening	Apr 2021
Start Construction	Jun 2021
Substantial Completion	Oct 2021
Final Completion	Nov 2021

**Previous Action:** None.

BUILDING COMMISSION REQUESTS / ITEMS

February 11, 2021

Subcommittee	Full Commission
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**Department of Health Services**

6. Various All Agency Projects – Request the following:
- a) Authority to construct various All Agency maintenance and repair projects for an estimated total cost of \$5,954,200 GFSB;
  - b) Transfer all approved GFSB all agency allocation to the DHS Infrastructure Maintenance account; and
  - c) Permit the Division of Facilities Development to adjust individual project budgets.

<b>Utility Repair and Renovation</b>		<b>\$5,954,200</b>
SWC	Steam Loop Improvements (\$4,900,000 GFSB)	\$4,900,000
SRSTC	Boiler Burners and Controls Repl (\$1,054,200 GFSB)	\$1,054,200

**AGENCY REQUEST FOR  
STATE BUILDING COMMISSION ACTION  
FEBRUARY 2021  
REQUEST #6**

**AGENCY:** Department of Health Services

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

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

**LOCATION:** Statewide

**PROJECT REQUEST:** Request the following:

- a) Authority to construct various All Agency maintenance and repair projects for an estimated total cost of \$5,954,200 GFSB;
- b) Transfer all approved GFSB all agency allocation to the DHS Infrastructure Maintenance account; and
- c) Permit the Division of Facilities Development to adjust individual project budgets.

<b>Utility Repair and Renovation</b>			
<b>LOCATION</b>	<b>PROJ. NO.</b>	<b>PROJECT TITLE</b>	<b>GFSB</b>
Southern Wisconsin Center (Racine Co.)	20A1F	Steam Loop Improvements	\$4,900,000
Sand Ridge Secure Treatment Center (Juneau Co.)	20B1F	Boiler Burners and Controls Replacement	\$1,054,200
<b>Utility Repair and Renovation Total</b>			<b>\$5,954,200</b>

**Southern Wisconsin Center – Steam Loop Improvements (20A1F):**

**Project Description and Justification:**

This project will expand the existing campus steam distribution system by constructing 2,900 feet of new steam and condensate piping in direct buried conduits. One existing steam vault will be reconstructed, and four new steam vaults will be added to the system. The new steam vaults will include electrical power for lighting and sump pumps. The new steam lines will supply steam to buildings on the east side of the Southern Wisconsin Center (SWC) campus and connect to existing steam distribution system.

This project is required to assure the adequacy of the steam supply throughout the campus for area heating and the production of domestic hot water. Currently six buildings on the east side of the SWC campus are supplied steam from one vault. This vault and the steam lines from the vault are in poor condition. Providing steam to these buildings with a looped configuration will minimize the risk of a steam outage to all six buildings at the same time. The loop will also allow maintenance on the steam system to individual buildings without impacting additional buildings as steam will be supplied from different parts of the overall distribution system. Upgrading the distribution system will maintain a reliable supply of steam to the buildings and

the residents living there. This project will be funded by All Agency allocations in DHS (50%), DVA (25%), and DOC (25%) based on each agency’s footprint in the facility.

**Budget/Schedule:**

Construction	\$4,072,900
Design	\$247,200
DFD Mgt	\$179,000
Contingency	\$400,900
<b>TOTAL</b>	<b>\$4,900,000</b>

SBC Approval	Feb 2021
A/E Selection	Mar 2020
Bid Opening	Apr 2021
Start Construction	Jul 2021
Substantial Completion	Dec 2021
Final Completion	May 2022

**Previous Action:** None.

**Sand Ridge Secure Treatment Center – Boiler Burners and Controls Replacement (20B1F):**

**Project Description and Justification:**

This project will replace the burners and controls on the four hot water boilers at the Sand Ridge Secure Treatment Center. This will include replacing the burners, modifications to the existing boilers to accept the new burners, and a new burner management system and PLC combustion control system at each boiler.

This project is required because the existing burners and associated refractory have started to fail regularly. This is due to the poor turn down of the existing burner and control system. The existing system cycles the burners on and off excessively. This repeated starting and stopping has degraded the burners and refractory to the point where burner and refractory repairs are needed on an annual basis. Installing burners and controls with proper turndown will allow the boilers to operate continuously during periods of low demand. This will lead to less boiler cycling and longer boiler life.

**Budget/Schedule:**

Construction	\$883,000
Design	\$52,700
DFD Mgt	\$38,600
Contingency	\$79,900
<b>TOTAL</b>	<b>\$1,054,200</b>

SBC Approval	Feb 2021
A/E Selection	Mar 2020
Bid Opening	Jun 2021
Start Construction	Aug 2021
Substantial Completion	Dec 2021
Final Completion	Mar 2022

**Previous Action:** None.

BUILDING COMMISSION REQUESTS / ITEMS

February 11, 2021

Subcommittee

Full Commission

**Department of Military Affairs**

7. Madison Armed Forces Reserve Center – Motor Vehicle Storage Building – Request the following:
- a) Approve of the Design Report;
  - b) Authority to increase the project budget by \$159,800 (\$136,200 EX-GFSB and \$23,600 FED);  
and
  - c) Authority to construct the Motor Vehicle Storage Building for an estimated total cost of \$1,772,800 (\$443,200 GFSB and \$1,329,600 FED).

In October 2020, the SBC approved the release of \$90,000 BTF-Planning to prepare preliminary plans and a design report for the Motor Vehicle Storage Building project.

This project was enumerated in 2019 Wisconsin Act 9 for \$1,613,000 (\$307,000 GFSB and \$1,306,000 FED).

**AGENCY REQUEST FOR  
STATE BUILDING COMMISSION ACTION  
FEBRUARY 2021  
REQUEST #7**

**AGENCY:** Department of Military Affairs

**DMA CONTACT:** COL Jelora Coman, (608) 242-3365, [jelora.j.coman.mil@mail.mil](mailto:jelora.j.coman.mil@mail.mil)

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

**LOCATION:** Madison Armed Forces Reserve Center (AFRC), Dane County

**PROJECT REQUEST:** Request the following:

- a) Approve the Design Report;
- b) Authority to increase the project budget by \$159,800 (\$136,200 EX-GFSB and \$23,600 FED); and
- c) Authority to construct the Motor Vehicle Storage Building for an estimated total cost of \$1,772,800 (\$443,200 GFSB and \$1,329,600 FED).

**PROJECT NUMBER:** 20D1K

**PROJECT DESCRIPTION:**

This project will construct a new Motor Vehicle Storage Building (MVSB) at the AFRC Campus in Madison. Project work will include a new brick and block building on an undeveloped site north of the FMS building on the AFRC Campus. The building will be complete with all general work, power, lighting, and mechanical ventilation required. Site work will include site grubbing and grading, utilities to the new building, storm water management infrastructure, new driveways and fence openings south to the adjacent FMS military vehicle compound, and site landscaping.

**PROJECT JUSTIFICATION:**

172 Wisconsin Army National Guard personnel, in multiple units, are assigned to the Madison AFRC. Activities include training, administration, maintenance of vehicles and supply storage. The assigned units use and maintain a total of 47 vehicles and 49 trailers. The new MVSB will prevent deterioration of these vehicles due to exposure to sun, rain, snow, etc., and will reduce training time lost to maintenance and vehicle preparation activities. National Guard Bureau authorizes states to construct MVSB's wherever the average snowfall exceeds 30 inches per year.

The revised funding split recognizes the actual mission planned for the space, which varies slightly from what was planned in the initial enumeration. Additional funding is needed to convert an existing gravel parking lot to concrete along with additional fiber optic provisions.



**BUDGET/SCHEDULE:**

Construction	\$1,450,000
Design	\$87,000
DFD Mgt	\$63,800
Contingency	\$145,000
Equipment	\$20,000
Other Fees	\$7,000
<b>TOTAL</b>	<b>\$1,772,800</b>

SBC Approval	Feb 2021
A/E Selection	Dec 2019
Design Report	Dec 2020
Bid Opening	Jun 2021
Start Construction	Aug 2021
Substantial Completion	Mar 2022
Final Completion	May 2022

**PREVIOUS ACTION:** In October 2020, the SBC approved the release of \$90,000 BTF-Planning to prepare preliminary plans and a design report for the Motor Vehicle Storage Building project.

This project was enumerated in 2019 Wisconsin Act 9 for \$1,613,000 (\$307,000 GFSB and \$1,306,000 FED).

# DESIGN REPORT

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

February 11, 2021

Construct Motor Vehicle Storage Building  
Madison Armed Forces Reserve Center  
Madison, WI

**Project Number:** 20D1K

**For the:** Department of Military Affairs

**Project Manager:** Tim Homan

**Architect/Engineer:** HSR Associates, Inc.  
La Crosse, WI

## 1. Project Description:

The scope of the project will provide a completely new motor vehicle storage building at the AFRC Campus in Madison. Work will include a new brick and block building on an undeveloped site north of the FMS building on the AFRC Campus. The building will be complete with all general work, power, lighting and mechanical ventilation required. Site work will include site grubbing and grading, utilities to the new building, storm water management infrastructure, new driveways and fence openings south to the adjacent FMS military vehicle compound, and site landscaping.

## 2. Authorized Budget and Funding Source:

In October 2020, the SBC approved the release of \$90,000 BTF-Planning to prepare preliminary plans and a design report for the Motor Vehicle Storage Building project. This project was enumerated in 2019 Wisconsin Act 9 for \$1,613,000 (\$307,000 GFSB and \$1,306,000 FED).

## 3. Schedule:

Bid Opening:	Jun 2021
Start of Construction:	Aug 2021
Substantial Completion / Occupancy:	Mar 2022

## 4. Budget Summary:

Construction	\$1,450,000
AE Fees	\$87,000
DFD Mgmt	\$63,800
Contingency	\$145,000
Equipment	\$20,000
Other Fees	\$7,000
<b>Total Project Cost</b>	<b>\$1,772,800</b>

BUILDING COMMISSION REQUESTS / ITEMS

February 11, 2021

Subcommittee	Full Commission
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8. Various All Agency Projects – Request the following:
- a) Authority to construct various All Agency maintenance and repair projects for an estimated total cost of \$5,898,200 (\$423,200 GFSB and \$5,475,000 FED);
  - b) Transfer all approved GFSB all agency allocation to the DMA Infrastructure Maintenance appropriation; and
  - c) Allow the Division of Facilities Development to adjust individual project budgets.

<b>Facility Maintenance and Repair</b>		<b>\$4,205,700</b>
Camp	Construct COOP Data Center	\$995,300
Williams	(\$995,300 FED)	
Kenosha	Replace Underground Storage Tanks	\$358,000
FMS 6	(\$358,000 FED)	
Madison	Replace Hangar POD Doors 3-4	\$2,852,400
AASF 2	(\$2,852,400 FED)	
<b>Utility Repair and Renovation</b>		<b>\$1,692,500</b>
Madison	Boiler Upgrade & Power Heating Install	\$1,692,500
JFHQ	(\$423,200 GFSB; \$1,269,300 FED)	

**AGENCY REQUEST FOR  
STATE BUILDING COMMISSION ACTION  
FEBRUARY 2021  
REQUEST #8**

**AGENCY:** Department of Military Affairs

**DMA CONTACT:** COL Jelora Coman, (608) 242-3365, [jelora.j.coman.mil@mail.mil](mailto:jelora.j.coman.mil@mail.mil)

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

**PROJECT REQUEST:** Request the following:

- a) Authority to construct various All Agency maintenance and repair projects for an estimated total cost of \$5,898,200 (\$423,200 GFSB and \$5,475,000 FED);
- b) Transfer all approved GFSB all agency allocation to the DMA Infrastructure Maintenance appropriation; and
- c) Allow the Division of Facilities Development to adjust individual project budgets.

<b>Facility Maintenance and Repair</b>					
<b>LOCATION</b>	<b>PROJ. NO.</b>	<b>PROJECT TITLE</b>	<b>GFSB</b>	<b>FED</b>	<b>TOTAL</b>
Camp Williams (Juneau Co.)	17D1W	Construct COOP Data Center	\$0	\$995,300	\$995,300
Kenosha FMS #6 (Kenosha Co.)	19K2H	Replace Underground Storage Tanks	\$0	\$358,000	\$358,000
Madison AASF #2 (Dane Co.)	20E3D	Replace Hangar POD Doors 3-4	\$0	\$2,852,400	\$2,852,400
<b>Facility Maintenance and Repair Total</b>			<b>\$0</b>	<b>\$4,205,700</b>	<b>\$4,205,700</b>

<b>Utility Repair and Renovation</b>					
<b>LOCATION</b>	<b>PROJ. NO.</b>	<b>PROJECT TITLE</b>	<b>GFSB</b>	<b>FED</b>	<b>TOTAL</b>
Madison JFHQ (Dane Co.)	20A1C	Boiler Upgrade and Power Heating Installation	\$423,200	\$1,269,300	\$1,692,500
<b>Utility Repair and Renovation Total</b>			<b>\$423,200</b>	<b>\$1,269,300</b>	<b>\$1,692,500</b>

**Facility Maintenance and Repair:**

**Camp Williams – Construct COOP Data Center (17D1W):**

**Project Description and Justification:**

This project will remodel room 115 in Building 41 at Camp Williams to establish a Data Center to be used as backup to the one located in Madison. The Data Center will include space for servers, storage and network capabilities, and an administrative space for permanent, weekend drill and visiting staff. Power and HVAC will need to be suitable for planned equipment. Power must be supplied via a UPS and backed up by a generator.

The Wisconsin Army National Guard has no current space suitable for COOP with respect to core applications, services, and storage. A workable disaster recovery and COOP solution will require adequate space and facilities to maintain infrastructure in a warm or hot standby site. Access control is needed, and the facility should be separated from other activities and general traffic. The Data Processing Installation facility is currently used to house the systems hosting the various databases of record and related infrastructure but does not have the space or access the COOP requires. Camp Williams was selected because it is the designated regional COOP site and has access to suitable telecommunications used to support this effort.

**Budget/Schedule:**

Construction	\$779,600
Design	\$103,500
DFD Mgt	\$34,300
Contingency	\$77,900
<b>TOTAL</b>	<b>\$995,300</b>

SBC Approval	Feb 2021
A/E Selection	May 2019
Bid Opening	Jun 2021
Start Construction	Aug 2021
Substantial Completion	Dec 2021
Final Completion	Feb 2022

**Previous Action:** None.

**Kenosha Field Maintenance Shop #6 – Replace Underground Storage Tanks (19K2H):**

**Project Description and Justification:**

This project will install a new 6,000-gallon above ground storage tank with monitoring, dispensing, and spill containment components, and eight existing tanks will be connected to the new monitoring panel and network. Areas will be restored with reinforced concrete, bituminous asphalt, or turf surface, with demolished components recycled and diverted from landfills where possible. Two existing 4,000-gallon underground storage tanks (UST) and associated infrastructure will be removed. Any potential site contamination will be funded through the project budget. Previous storage tank removal projects at other DMA sites has not required extensive remediation.

The manufacturer’s 30-year tank replacement guidance was due in 2015 as both (2) UST tanks are constructed of fiberglass but are single walled in construction. Current USTs are mandated to be constructed as double walled for leak detection and spill prevention. In addition, the system does not have leak sensors in the remote fills which became a regulatory requirement in 2020 and is in need of double-walled sump containment beneath dispensers.

**Budget/Schedule:**

Construction	\$264,800
Design	\$46,000
DFD Mgt	\$11,800
Contingency	\$28,600
Other Fees	\$6,800
<b>TOTAL</b>	<b>\$358,000</b>

SBC Approval	Feb 2021
A/E Selection	Dec 2019
Bid Opening	Apr 2021
Start Construction	Jun 2021
Substantial Completion	Sep 2021
Final Completion	Nov 2021

**Previous Action:** None.

**Madison Army Aviation Support Facility #2 – Replace Hangar POD Doors 3-4 (20E3D):**

**Project Description and Justification:**

This project replaces the existing hangar doors for pods 3 and 4 at the Army Aviation Support Facility located in Madison. Work also includes modifying the existing configuration to meet the opening dimensions of the new doors and constructing a concrete foundation to support a fully enclosed structural steel envelope.

Throughout the years the hangars have been remodeled and updated to better serve the mission. As the result of many years of operation and the additional weight added to the doors, the structure is showing signs of wear and fatigue. In total DMA has identified eight hangar doors in need of replacement. Phase 1 of this project replaced doors in four of the hangars. This phase of the project will replace two additional doors (Hangars 3 and 4). Following this phase of the project, Hangers 5 and 6 will be completed as the final phase for this project.

**Budget/Schedule:**

Construction	\$2,440,000
Design	\$61,000
DFD Mgt	\$107,400
Contingency	\$244,000
<b>TOTAL</b>	<b>\$2,852,400</b>

SBC Approval	Feb 2021
A/E Selection	Apr 2018
Bid Opening	May 2021
Start Construction	Jul 2021
Substantial Completion	Dec 2021
Final Completion	Jan 2022

**Previous Action:** None.

**Utility Repair and Renovation:**

**Madison Joint Forces Headquarters – Boiler Upgrade and Power Heating Installation (20A1C):**

**Project Description and Justification:**

This project will remove eight 575-MBh existing atmospheric boilers and replace them with three 1500-MBh high-efficiency sealed combustion boilers and one 150 to 160-kW Combined Heat and Power (CHP) generator to meet federal wing heating loads and a portion of the federal side electrical loads. The domestic water heaters will also be removed and replaced with two new boilers.

The State side of the facility at the Joint Forces Headquarters has replaced the boilers for that section of the facility in 2019. The existing boilers are original equipment on the Federal Side, are past their useful life, and are failing. The domestic water heaters are also past their useful life. A combination of higher efficiency boilers and CHP generators would provide for 100% of the heating capacity of the federal wing and the generation of approximately 30% of the federal side electrical loads. In addition, the newer boilers would reduce operation and management costs and improved dependability.

**Budget/Schedule:**

Construction	\$1,357,000
Design	\$140,000
DFD Mgt	\$59,800
Contingency	\$135,700
<b>TOTAL</b>	<b>\$1,692,500</b>

SBC Approval	Feb 2021
A/E Selection	Dec 2019
Bid Opening	May 2021
Start Construction	Jul 2021
Substantial Completion	May 2022
Final Completion	Aug 2022

**Previous Action:** None.

BUILDING COMMISSION REQUESTS / ITEMS

February 11, 2021

Subcommittee

Full Commission

**Department of Natural Resources**

9. Friends Grants Stewardship Release – The Department of Natural Resources (DNR) in cooperation with the Department of Administration (DOA) requests the release of \$250,000 Stewardship Property Development funds authorized under s. 20.866 (2) (ta), Wis. Stats., to be administered as nonstandard projects by the DNR and DOA Capital Accounting. This \$250,000 will be used for the Friends group and nonprofit conservation organizations (NCO) match grants authorized under s. 23.098, Wis. Stats. The individual grants will be processed through the DOA Division of Facilities Development as small projects.



**CORRESPONDENCE/MEMORANDUM****REQUEST #9**

DATE: February 11, 2021 FILE REF: Stewardship Rec. Development

TO: Naomi De Mers, Secretary  
State Building Commission

FROM: Dan Olson, Chief  
Facilities Operations Section  
Department of Natural Resources

SUBJECT: Stewardship Small Project Release

The Department of Natural Resources (DNR) in cooperation with the Department of Administration (DOA) requests the release of \$250,000 Stewardship Property Development funds authorized under s. 20.866 (2) (ta), Wis. Stats., to be administered as nonstandard projects by the DNR and DOA Capital Accounting. This \$250,000 will be used for the Friends group and nonprofit conservation organizations (NCO) match grants authorized under s. 23.098, Wis. Stats. The individual grants will be processed through the DOA Division of Facilities Development as small projects.

The Friends group and NCOs are authorized to receive up to \$250,000 in matching funds each fiscal year for projects at DNR properties. No individual DNR property can exceed \$20,000 in a fiscal year.

A total of 16 Friends group and NCO projects with a total of \$250,000 in Stewardship matching grants have been approved (see attached). The total estimated cost of 2021 projects is \$506,545 in matching grants, sponsor cash, and in-kind contributions. If in any year the total requested does not equal or exceed \$250,000, any remaining balance to the Stewardship matching funds will revert to the general property development category of the Stewardship program.

State Property	County	Project Name	Total Project Cost	Cash Match	In-Kind Match	Stewardship Grant Award
Brillion Wildlife Area	Calumet	Marsh Platform Project, Phase II	\$ 40,000	\$ 20,000	\$ -	\$ 20,000
Chippewa River State Trail	Eau Claire	Trail Maintenance	\$ 5,000	\$ 2,500	\$ -	\$ 2,500
Collins Marsh Wildlife Area	Manitowoc	Collins Marsh Public Workshop Site Safety Upgrades	\$ 8,145	\$ 4,072	\$ -	\$ 4,072
Governor Dodge State Park	Iowa	Equestrian Campground Vault Toilet, Phase III	\$ 40,000	\$ 20,000	\$ -	\$ 20,000
Governor Knowles State Forest	Polk	Day Use Area Shelter and Horse Trail Improvements	\$ 40,000	\$ 18,000	\$ 2,000	\$ 20,000
Hank Aaron State Trail	Milwaukee	Wayfinding and Informational Improvements	\$ 7,000	\$ 2,000	\$ 1,500	\$ 3,500
Heritage Hill State Park	Brown	Construct a Land Bridge and Two Accessible Walkways	\$ 40,000	\$ 20,000	\$ -	\$ 20,000
Ice Age National Scenic Trail	Waukesha & Dane	Trail Development and Enhancement	\$ 40,000	\$ 10,000	\$ 10,000	\$ 20,000
Kinnickinnic State Park	Pierce	Singletrack and Multi-Use Trail Development; Redesign Trailhead	\$ 20,000	\$ 5,000	\$ 5,000	\$ 10,000
Kohler-Andre State Park	Sheboygan	Accessible Path Lighting and Accessible Playground, Phase III	\$ 40,000	\$ 20,000	\$ -	\$ 20,000
New Glarus Woods State Park	Green	Singletrack Mountain Bike Trail Development	\$ 40,000	\$ 20,000	\$ -	\$ 20,000
Peninsula State Park	Door	Outdoor Amphitheater and Walkway	\$ 40,000	\$ 20,000	\$ -	\$ 20,000
Perrot State Park	Trempealeau	Riverview Trail Maintenance	\$ 19,855	\$ 9,928	\$ -	\$ 9,928
Potawatomi State Park	Door	Picnic Shelter Extensions	\$ 40,000	\$ 20,000	\$ -	\$ 20,000
Whitefish Dunes State Park	Door	Accessible Interpretive Signs	\$ 40,000	\$ 20,000	\$ -	\$ 20,000
Willow River State Park	St. Croix	Singletrack and Multi-Use Trail Development	\$ 40,000	\$ 10,000	\$ 10,000	\$ 20,000
			\$ 500,000	\$ 221,500	\$ 28,500	\$ 250,000

BUILDING COMMISSION REQUESTS / ITEMS

February 11, 2021

Subcommittee

Full Commission

**Department of Transportation**

10. DTSD Southwest Regional Headquarters Madison – HVAC Equipment Replacement and Improvements – Request the following:
- a) Authority to construct the Southwest Regional Headquarters Madison HVAC Equipment Replacement and Improvements project for an estimated total cost of \$756,000 SEGRB; and
  - b) Permit the Division of Facilities Development to adjust individual project budgets.

**AGENCY REQUEST FOR  
STATE BUILDING COMMISSION ACTION  
FEBRUARY 2021  
REQUEST #10**

**AGENCY:** Department of Transportation

**DOT CONTACT:** Luke Steurer, (608) 381-4546, [luke.steurer@dot.wi.gov](mailto:luke.steurer@dot.wi.gov)

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

**LOCATION:** DTSD Southwest Region Headquarters, Dane County

**PROJECT REQUEST:** Request the following:

- a) Authority to construct the Southwest Regional Headquarters Madison HVAC Equipment Replacement and Improvements project for an estimated total cost of \$756,000 SEGRB; and
- b) Permit the Division of Facilities Development to adjust individual project budgets.

**PROJECT NUMBER:** 19D1T

**PROJECT DESCRIPTION:**

Project work includes replacement of east and west chillers; replacement of VFDs for the east air handling unit; addition of VAV reheats for the west side of the building; and refurbishing the west air handling unit to include replacement of coils, VFDs, dampers, and bearings.

**PROJECT JUSTIFICATION:**

The DTSD Southwest Regional Headquarters in Madison was built in 1984 and had an addition constructed in 1994. The equipment scoped for replacement on this project are all original to the building/addition. This work will help extend the useful life of the facility, result in improved humidity and temperature controls, and decrease maintenance time and repair costs.

**BUDGET/SCHEDULE:**

Construction	\$567,000
Design	\$77,800
DFD Mgt	\$26,100
Contingency	\$85,100
<b>TOTAL</b>	<b>\$756,000</b>

SBC Approval	Feb 2021
A/E Selection	Sep 2019
Bid Opening	May 2021
Start Construction	Jul 2021
Substantial Completion	Nov 2021
Final Completion	Dec 2021

**PREVIOUS ACTION:** None.

BUILDING COMMISSION REQUESTS / ITEMS

February 11, 2021

Subcommittee

Full Commission

**HIGHER EDUCATION**

**University of Wisconsin**

11. UW-Milwaukee – Klotsche Center Annex Addition –  
Request the following:

- a) Approve the Design Report;
- b) Authority to increase the project budget by \$1,100,000 GIFTS; and
- c) Authority to construct the Klotsche Center Annex Addition project for an estimated total cost of \$8,100,000 (\$7,000,000 PR-CASH and \$1,100,000 GIFTS).

This project was enumerated in 2019 Wisconsin Act 9 for \$7,000,000 PR-CASH.

**AGENCY REQUEST FOR  
STATE BUILDING COMMISSION ACTION  
FEBRUARY 2021  
REQUEST #11**

**AGENCY:** University of Wisconsin System

**UWSA CONTACT:** Alex Roe, (608) 265-0551, [aroe@uwsa.edu](mailto:aroe@uwsa.edu)  
**DFD CONTACT:** RJ Binau, (608) 267-6927, [rj.binau@wisconsin.gov](mailto:rj.binau@wisconsin.gov)

**LOCATION:** UW-Milwaukee, Milwaukee County

**PROJECT REQUEST:** Request the following:

- a) Approve the Design Report;
- b) Authority to increase the project budget by \$1,100,000 GIFTS; and
- c) Authority to construct the Klotsche Center Annex Addition project for an estimated total cost of \$8,100,000 (\$7,000,000 PR-CASH and \$1,100,000 GIFTS).

**PROJECT NUMBER:** 19H1B

**PROJECT DESCRIPTION:**

This project constructs a new one-court gymnasium with a co-ed student athletic lounge, film room, nutrition station, hall of history, and multi-purpose fitness/strength and conditioning areas. The addition will be located east of the Klotsche Center complex, which is one of the three façades surrounded by the conservation and parkland area Downer Woods. An L-shaped vehicular path borders the edge of the east façade, allowing access from North Downer Avenue and East Edgewood Avenue to the second largest parking garage on campus. East of that path is a small parking lot, which is the proposed location for the annex addition. An enclosed, elevated bridge will be constructed to connect the Pavilion to the annex and allow the underground utilities running through this corridor to remain undisturbed.

**PROJECT JUSTIFICATION:**

The Klotsche Center (125,069 GSF) was constructed in 1975 and the Pavilion (134,700 GSF) addition in 2003. This complex is the primary indoor recreation facility on campus and serves as the practice and competition venue for the women's basketball and volleyball programs. Athletics/recreation space includes all indoor space required for the athletic teams and student recreational use such as gymnasias, courts, swimming pools, tracks, and support spaces such as locker rooms and team rooms. The athletics/recreation space in the Klotsche Center complex is supplemented by limited space in Engelmann Hall (gymnasium) and Sandburg Hall Commons (strength and fitness). The University leases the former US Cellular Arena (now named the UW-Milwaukee Panther Arena) for men's basketball games to avoid having to construct and maintain a large arena space on campus. In addition, to provide space for recreational activities, several agreements with surrounding high schools and county parks are used on a regular basis; however, off-campus locations are not easily accessible to students.

The four quadrants that comprise the UW-Milwaukee main campus have physical development on more than two-thirds of the available space and the remaining land that can support physical

development is already more than 80% developed. The inability to provide additional exterior recreational space on campus puts an inordinate amount of pressure on the available interior recreational spaces.

Over the last decade, usage of UW-Milwaukee recreational facilities increased more than 100%, to over 503,000 entries annually, and intramural participation grew by 97%. Although the construction of the Pavilion expanded space for indoor recreation, athletics offices, team rooms, and support space, the Klotsche and Pavilion facilities are still over-used, resulting in limitations of recreational offerings and scheduling conflicts that impact academic and athletic performance. In addition, basketball facilities still do not match those of peer institutions, which makes recruitment more difficult. Constructing practice and support space for basketball will provide facilities comparable to those of other Division I universities in the Horizon League. It will also benefit campus athletics, recreational sports clubs, and intramurals by reducing the overcrowding of existing facilities.

A gift from the Orthopaedic Hospital of Wisconsin will allow the campus to complete planned shell space and purchase furnishings for multi-purpose and fitness/strength and conditioning areas.

**BUDGET/SCHEDULE:**

Construction	\$5,837,000
Design	\$601,600
DFD Mgt	\$261,600
Contingency	\$701,700
Equipment	\$665,000
Other Fees	\$33,100
<b>TOTAL</b>	<b>\$8,100,000</b>

SBC Approval	Feb 2021
A/E Selection	Jul 2019
Design Report	Dec 2020
Bid Opening	Jun 2021
Start Construction	Aug 2021
Substantial Completion	Oct 2022
Final Completion	Dec 2023

**PREVIOUS ACTION:** This project was enumerated in 2019 Wisconsin Act 9 for \$7,000,000 PR-CASH.

# DESIGN REPORT

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

February 11, 2021

Klotsche Center Annex Addition  
UW-Milwaukee  
Milwaukee, WI

**Project Number:** 19H1B

**For the:** University of Wisconsin

**Project Manager:** David Hoffman

**Architect/Engineer:** HGA Inc.  
Milwaukee, WI

## 1. Project Description:

This project constructs a new one-court gymnasium with a co-ed student athletic lounge, film room, nutrition station, hall of history and multi-purpose and fitness / strength and conditioning areas. The addition will be located east of the Klotsche Center complex, which is one of two facades that is surrounded by park and woodland area of Downer Woods. An L-shaped vehicular path borders the edge of the east façade of the existing Klotsche Center, allowing access from North Downer Avenue and East Edgewood Avenue to the second largest parking garage on campus. East of that path is a small parking lot which is the proposed location for the annex addition. An enclosed, elevated bridge will be constructed to connect the Pavilion to the annex and allow the underground utilities running through this corridor to remain undisturbed.

The new addition will fit within, and address the existing context, of the Downer Woods neighborhood while not encroaching on the park and woodland area. The intent is for the building to be clad in brick, like the adjacent Klotsche Center, with a translucent wall system above to let natural daylight into the gymnasium and ancillary spaces. The new annex will receive utilities from the existing Klotsche Center.

## 2. Authorized Budget and Funding Source:

This project was enumerated in 2019 Wisconsin Act 9 for \$7,000,000 PR-CASH.

## 3. Schedule:

Bid Opening:	Jun 2021
Start of Construction:	Aug 2021
Substantial Completion / Occupancy:	Oct 2022

## 4. Budget Summary:

Construction:	\$5,837,000
A/E Fees:	\$601,600
DFD Mgmt:	\$261,600
Contingency:	\$701,700
Equipment:	\$665,000
Other Fees:	\$33,100
<b>Total Project Cost:</b>	<b>\$8,100,000</b>



BUILDING COMMISSION REQUESTS / ITEMS

February 11, 2021

Subcommittee	Full Commission

12. UW-Parkside – Campus Fire Alarm System Renovation

– Request the following:

- a) Approve the Design Report; and
- b) Authority to construct the Campus Fire Alarm System Renovation project for an estimated total cost of \$6,773,000 (\$5,554,000 GFSB and \$1,219,000 PRSB).

This project was enumerated in 2019 Wisconsin Act 9 for \$6,773,000 (\$5,554,000 GFSB and \$1,219,000 PRSB).

**AGENCY REQUEST FOR  
BUILDING COMMISSION ACTION  
FEBRUARY 2021  
REQUEST #12**

**AGENCY:** University of Wisconsin System

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

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

**LOCATION:** UW-Parkside, Kenosha County

**PROJECT REQUEST:** Request the following:

- a) Approve the Design Report; and
- b) Authority to construct the Campus Fire Alarm System Renovation project for an estimated total cost of \$6,773,000 (\$5,554,000 GFSB and \$1,219,000 PRSB).

**PROJECT NUMBER:** 19G2U

**PROJECT DESCRIPTION:**

This project will replace and augment the campus-wide fire alarm and smoke detection system across as many as 21 facilities to meet current life safety code and accessibility standards, improve reliability and features, and reduce operational maintenance costs. The central and building annunciator panels, control panels, pull stations, heat and smoke detectors, and speaker/strobe signal devices will be replaced and new panels and devices will be installed as required. The fully addressable fire alarm system will maintain its one-way voice communication capabilities and central reporting through the campus fiber optic network in two campus locations. New control panels will be sized to accommodate all current and anticipated future devices. All elevator controls will be connected and interfaced with the new control panels for the elevator recall function. Telecommunication risers will be replaced or installed as required to accommodate the required system capacity.

This project will be limited to central fire alarm control panel installations so that buildings can communicate on the new campus-wide network. Device replacement and distribution will be completed in a second phase as residual budget and funding allows.

**PROJECT JUSTIFICATION:**

The campus-wide fire alarm and smoke detection system was incrementally developed building by building as they were constructed. These disparate systems were then universally upgraded and connected through central reporting during a campus-wide renovation project in 2000. There have been a few recent upgrades to individual fire alarm systems on campus, but overall, most fire alarm and smoke detection system devices are more than 15 years old and have exceeded their recommended cyclic life.

There are also issues with the reliability of the system. Multiple communication issues are experienced on a weekly basis, typically lasting one to three minutes. The problems have

resulted in significant and increasing amounts of time from the campus electrician to troubleshoot and diagnose the faults, as well as billable service calls to the manufacturer. The fire control panels do not transfer from battery power to hard-wired power, which results in the backup batteries being drained and no coverage provided. If the fire control panel(s) require a reset, the maintenance electrician is frequently required to rewire the circuits that control the pull stations in order to properly reset the panel(s).

**BUDGET/SCHEDULE:**

Construction	\$4,598,000
Design	\$496,000
DFD Mgt	\$241,500
Contingency	\$1,437,500
<b>TOTAL</b>	<b>\$6,773,000</b>

SBC Approval	Feb 2021
A/E Selection	Sep 2019
Design Report	Feb 2021
Bid Opening	Jul 2021
Start Construction	Oct 2021
Substantial Completion	Aug 2023
Final Completion	Dec 2023

**PREVIOUS ACTION:** This project was enumerated in 2019 Wisconsin Act 9 for \$6,773,000 (\$5,554,000 GFSB and \$1,219,000 PRSB).

# DESIGN REPORT

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

February 11, 2021

Campus Fire Alarm System Renovation  
UW-Parkside  
Kenosha, WI

**Project Number: 19G2U**

**For the:** University of Wisconsin

**Project Manager:** Dean Whitley

**Architect/Engineer:** Ring & DuChateau, LLP  
Brookfield, WI

## 1. Project Description:

This project will replace and augment the campus-wide fire alarm and smoke detection system across as many as 21 facilities to meet current life safety code and accessibility standards, improve reliability and features, and reduce operational maintenance costs. The central and building annunciator panels, control panels, pull stations, heat and smoke detectors, and speaker/strobe signal devices will be replaced and new panels and devices will be installed as required. The fully addressable fire alarm system will maintain its one-way voice communication capabilities and central reporting through the campus fiber optic network in two campus locations. New control panels will be sized to accommodate all current and anticipated future devices. All elevator controls will be connected and interfaced with the new control panels for the elevator recall function. Telecommunication risers will be replaced or installed as required to accommodate the required system capacity. This project will be limited to central fire alarm control panel installations so that buildings can communicate on the new campus-wide network.

## 2. Authorized Budget and Funding Source:

This project was enumerated in 2019 Wisconsin Act 9 for \$6,773,000 (\$5,554,000 GFSB and \$1,219,000 PRSB).

## 3. Schedule:

Bid Opening:	Jul 2021
Start of Construction:	Oct 2021
Substantial Completion / Occupancy:	Aug 2023

## 4. Budget Summary:

Construction:	\$4,598,000
A/E Fees:	\$496,000
DFD Mgmt:	\$241,500
Contingency:	\$1,437,500
<b>Total Project Cost:</b>	<b>\$6,773,000</b>

BUILDING COMMISSION REQUESTS / ITEMS

February 11, 2021

Subcommittee	Full Commission
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13. UW-Platteville – Boebel Hall Addition and Renovation, Phase II (Increase) – Request authority to increase the project budget for the Boebel Hall Addition and Renovation, Phase II project by \$1,700,000 EX-GFSB for a revised estimated total cost of \$25,472,000 (\$23,772,000 GFSB and \$1,700,000 EX-GFSB).

In February 2019, the SBC approved the Design Report and granted authority to construct the Boebel Hall Addition and Renovation, Phase II project for an estimated total cost of \$23,772,000 GFSB.

In February 2018, the SBC approved the release of \$663,000 BTF-Planning to prepare a Design Report for the Boebel Hall Addition and Renovation, Phase II project.

This project was enumerated in 2017 Wisconsin Act 59 for \$23,772,000 GFSB.

**AGENCY REQUEST FOR  
STATE BUILDING COMMISSION ACTION  
FEBRUARY 2021  
REQUEST #13**

**AGENCY:** University of Wisconsin System

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

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

**LOCATION:** UW-Platteville, Grant County

**PROJECT REQUEST:** Request authority to increase the project budget for the Boebel Hall Addition and Renovation, Phase II project by \$1,700,000 EX-GFSB for a revised estimated total cost of \$25,472,000 (\$23,772,000 GFSB and \$1,700,000 EX-GFSB).

**PROJECT NUMBER:** 12J1K

**PROJECT DESCRIPTION:**

This project constructs 3,800 GSF and renovates 46,315 GSF of Boebel Hall to support instructional laboratories, undergraduate research space, and general assignment classrooms. The majority of the 2,443 GSF new space will be infill-construction on the south side of the first floor, 580 GSF on the northeast corner of the second floor, and the remaining 791 GSF as a new addition for a southeast corner entrance area. This is the final phase of a two-phased project. The fully renovated facility will support the space needs of the departments of biology, chemistry, and geography and geology coursework.

Construction estimates prior to bidding came in higher than expected. Project scope was removed in order to keep the bids within the enumerated budget. When bids were opened in November 2019, the results were more than the estimated budget. The decision was made to proceed, maintain a 10% project contingency, and reduce the equipment line from \$1,797,000 to \$355,700. However, all four STEM disciplines (biology, chemistry, geography, and geology) still require modern instructional laboratories outfitted with instructional technology, furnishings, and equipment designed for active learning and modern pedagogy and space layouts that promote safety and accessibility. To accomplish this, additional funding that was not included in the original project request or enumeration is necessary. The requested budget increase will be used for equipment costs to outfit laboratories for STEM disciplines with modern equipment.

**PROJECT JUSTIFICATION:**

In addition to directly supporting instruction and research, this project also accommodates community outreach with the creation of three new collaboration spaces to support K-12 programs that are focused on increasing awareness and familiarity with the STEM fields.

**BUDGET/SCHEDULE:**

Construction	\$18,900,000
Design	\$1,798,000
DFD Mgt	\$841,500
Contingency	\$2,135,500
Equipment	\$1,797,000
<b>TOTAL</b>	<b>\$25,472,000</b>

SBC Approval	Feb 2021
A/E Selection	Jan 2017
Design Report	Nov 2018
Bid Opening	May 2019
Start Construction	Jan 2020
Substantial Completion	Apr 2021
Final Completion	Dec 2021

**PREVIOUS ACTION:** In February 2019, the SBC approved the Design Report and granted authority to construct the Boebel Hall Addition and Renovation, Phase II project for an estimated total cost of \$23,772,000 GFSB.

In February 2018, the SBC approved the release of \$663,000 BTF-Planning to prepare a Design Report for the Boebel Hall Addition and Renovation, Phase II project.

This project was enumerated in 2017 Wisconsin Act 59 for \$23,772,000 GFSB.

February 11, 2021

Subcommittee	Full Commission
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14. UW-System – 2019-21 Classroom Renovations/ Instructional Technology Improvements – Request the following:

- a) Authority to release \$10,039,900 GFSB of the \$31,689,000 GFSB of the 2019-21 Classroom Renovations/Instructional Technology Improvements enumeration;
- b) Authority to construct the related Classroom Renovation/Instructional Technology projects for an estimated total cost of \$10,039,900 GFSB; and
- c) Permit the Division of Facilities Development to adjust individual project budgets.

<b>Classroom Renovations/Instructional Technology</b>		<b>\$10,039,900</b>
OSH	Music Practice Rooms & Anthro Lab Reno	\$3,291,500
		(\$3,291,500 GFSB)
EAU	Haas Fine Arts Music Lab Reno	\$6,748,400
		(\$6,748,400 GFSB)

In December 2020, the SBC released \$3,669,000 GFSB of the \$31,680,000 GFSB enumerated in 2019 Wisconsin Act 9 to construct various campus projects that are a part of this program.

In October 2020, the SBC released \$8,782,500 GFSB of the \$31,680,000 GFSB enumerated in 2019 Wisconsin Act 9 to construct various campus projects that are a part of this program.

These projects are subsets of the UW System Classroom Renovations/Instructional Technology Improvements enumeration of \$31,689,000 GFSB in 2019 Wisconsin Act 9.



**AGENCY REQUEST FOR  
STATE BUILDING COMMISSION ACTION  
FEBRUARY 2021  
REQUEST #14**

**AGENCY:** University of Wisconsin System

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

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

**LOCATION:** UW System, Statewide

**PROJECT REQUEST:** Request the following:

- a) Authority to release \$10,039,900 GFSB of the \$31,689,000 GFSB of the 2019-21 Classroom Renovations/Instructional Technology Improvements enumeration;
- b) Authority to construct the related Classroom Renovation/Instructional Technology projects for an estimated total cost of \$10,039,900 GFSB; and
- c) Permit the Division of Facilities Development to adjust individual project budgets.

**CLASSROOM RENOVATIONS/INSTRUCTIONAL TECHNOLOGY**

Institution	Project No.	Project Title	GFSB	TOTAL
OSHKOSH (Winnebago Co.)	19G3K	Multi-Building, Music Practice Rooms & Anthropology Lab Renovations	\$3,291,500	\$3,291,500
EAU CLAIRE (Eau Claire Co.)	19G3R	Haas Fine Arts Music Laboratories Renovation	\$6,748,400	\$6,748,400
SUBTOTAL			\$10,039,900	\$10,039,900
FEBRUARY 2021 TOTALS			\$10,039,900	\$10,039,900

**UW-Oshkosh – Multi-Building, Music Practice Rooms and Anthropology Lab Renovations (19G3K):**

**Project Description and Justification:**

**Music Practice Rooms, Arts and Communications Center:**

This project renovates 6,867 GSF of music practice rooms to meet the National Association of Schools of Music (NASM) acoustical standards. The overall count of practice rooms will be reduced, and the room proportions and finishes will be constructed to enhance the acoustic environment within the rooms. The practice room ceilings and walls will isolate sound transfer between rooms.

The Music Department was deferred for re-accreditation by NASM in summer 2015 during its scheduled review. Specifically, the NASM report cited concerns with the facilities and required better sound isolation between rooms and a reduction of excessive noise levels within rooms. Architect Group Ltd and Talaske (the acoustic consultant) were hired by DFD and UW-Oshkosh to complete an acoustic review of the music facilities in September 2017. This project implements the architect's recommendations to achieve contemporary acoustical standards and meet the NASM requirements.

Anthropology Classroom and Lab, Swart Hall:

This project renovates 3,083 SF of Swart Hall to provide additional classroom and lab space for the Anthropology program. In addition to space reconfiguration, mechanical, and electrical work, the technology infrastructure will be upgraded, and flexible format furniture will be installed to support interactive group learning.

This project provides dedicated instructional lab and classroom space for teaching methods and analytical techniques of forensic anthropology. Topics covered include the stages of soft tissue decomposition, estimation of the post-mortem interval, forensic entomology, the use of skeletal elements to estimate demographic information, forensic odontology, skeletal trauma, and determination of the cause of death. Students analyze simulated forensic cases using real human skeletons and learn to construct case reports for law enforcement agencies. Adjacent, exterior space outside the classroom provides a location for crime scene mockup to provide the students with hands-on experience in a simulated setting.

**Budget/Schedule:**

Construction	\$2,227,600
Design	\$204,000
DFD Mgt	\$97,800
Contingency	\$217,200
Equipment	\$542,500
Other Fees	\$2,400
<b>TOTAL</b>	<b>\$3,291,500</b>

SBC Approval	Feb 2021
A/E Selection	Dec 2019
Bid Opening	May 2021
Start Construction	June 2021
Substantial Completion	Oct 2021
Final Completion	Nov 2021

**UW-Eau Claire – Haas Fine Arts Music Laboratories Renovation (19G3R):**

**Project Description and Justification:**

Project work includes remodeling of existing rehearsal and selected classroom spaces to improve sound isolation and acoustics. Additional improvements include installation of new audio/visual infrastructure and equipment in rehearsal rooms and recording control room, and replacement of existing HVAC systems to lower background noise, reduce sound transfer, increase efficiency, and reduce utility costs for the building. Construction of a new entry vestibule at the existing loading area on the first floor will control exterior environmental effects on interior cooling, heating, and humidity conditions. Some asbestos abatement will also be necessary.

Due to poor acoustic conditions of existing spaces, the practice and rehearsal rooms cannot be used for portions of the day without disruption of adjacent activities. This leaves the rooms underutilized and creates a lack of appropriate rehearsal/practice space for the students.

**Budget/Schedule:**

Construction	\$5,200,000
Design	\$510,000
DFD Mgt	\$228,400
Contingency	\$510,000
Equipment	\$300,000
<b>TOTAL</b>	<b>\$6,748,400</b>

SBC Approval	Feb 2021
A/E Selection	Nov 2019
Bid Opening	May 2021
Start Construction	July 2021
Substantial Completion	Aug 2022
Final Completion	Sept 2022

**Previous Action:** In December 2020, the SBC released \$3,669,000 GFSB of the \$31,680,000 GFSB enumerated in 2019 Wisconsin Act 9 to construct various campus projects that are a part of this program.

In October 2020, the SBC released \$8,782,500 GFSB of the \$31,680,000 GFSB enumerated in 2019 Wisconsin Act 9 to construct various campus projects that are a part of this program.

These projects are subsets of the UW System Classroom Renovations/Instructional Technology Improvements enumeration of \$31,689,000 GFSB in 2019 Wisconsin Act 9.

BUILDING COMMISSION REQUESTS / ITEMS

February 11, 2021

Subcommittee	Full Commission
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15. UW-System – 2019-21 Minor Facilities Renewal Program, Groups 1 and 2 – Request the following:

- a) Authority to release \$5,955,000 GFSB of the \$30,000,000 (\$22,000,000 GFSB and \$8,000,000 PRSB) allocation of the 2019-21 Minor Facilities Renewal Program, Group 1 enumeration;
- b) Authority to release \$6,238,000 (\$4,304,000 GFSB and \$1,934,000 PRSB) of the \$30,000,000 (\$24,000,000 GFSB and \$6,000,000 PRSB) allocation of the 2019-21 Minor Facilities Renewal Program, Group 2 enumeration;
- a) Authority to construct the related projects for an estimated total cost of \$12,193,000; and
- b) Permit the Division of Facilities Development to adjust individual project budgets within the funding enumerated for the 2019-21 Minor Facilities Renewal Program, Groups 1 and 2.

<b>Minor Facilities Renewal, Group 1</b>	<b>\$5,955,000</b>
MSN Multi-Bldg Fire Alarm Sys Repl/Reno, Phs 8-9 (\$5,955,000 GFSB)	\$5,955,000

<b>Minor Facilities Renewal, Group 2</b>	<b>\$6,238,000</b>
MSN Site Utility Steam Distrib Pits Repl (\$4,304,00 GFSB; \$1,934,000 PRSB)	\$6,238,000

In December 2020, the SBC approved UW-Stout – Site Utility Steam Distribution System Replacement for an estimated total cost of \$5,223,500 (\$3,209,500 GFSB and \$2,014,000 PRSB) and UW-Milwaukee – Engineering and Mathematical Sciences Building Mechanical/Electrical/Plumbing Infrastructure Renovation for an estimated total cost of \$6,558,700 GFSB.

In August 2020, the SBC approved UW-Green Bay – Mary Ann Cofrin Hall/Wood Hall Exterior Envelope Repair for an estimated total cost of \$6,058,300 GFSB.

These projects were enumerated in 2019 Wisconsin Act 9 as part of the University of Wisconsin System Minor Facilities Renewal Program, Group 1 enumeration of \$30,000,000 (\$22,000,000 GFSB and \$8,000,000 PRSB). To date, the SBC has approved \$17,840,500 (\$15,826,500 GFSB and \$2,014,000 PRSB) of this enumeration.

**AGENCY REQUEST FOR  
STATE BUILDING COMMISSION ACTION  
FEBRUARY 2021  
REQUEST #15**

**AGENCY:** University of Wisconsin System

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

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

**LOCATION:** UW System, Statewide

- PROJECT REQUEST:** Request the following:
- a) Authority to release \$5,955,000 GFSB of the \$30,000,000 (\$22,000,000 GFSB and \$8,000,000 PRSB) allocation of the 2019-21 Minor Facilities Renewal Program, Group 1 enumeration;
  - b) Authority to release \$6,238,000 (\$4,304,000 GFSB and \$1,934,000 PRSB) of the \$30,000,000 (\$24,000,000 GFSB and \$6,000,000 PRSB) allocation of the 2019-21 Minor Facilities Renewal Program, Group 2 enumeration;
  - c) Authority to construct the related projects for an estimated total cost of \$12,193,000; and
  - d) Permit the Division of Facilities Development to adjust individual project budgets within the funding enumerated for the 2019-21 Minor Facilities Renewal Program, Groups 1 and 2.

**MINOR FACILITIES RENEWAL, GROUP 1**

INST	PROJ. NO.	PROJECT TITLE	GFSB	PRSB	TOTAL
MADISON (Dane Co.)	19E3M	Multi-Building Fire Alarm Sys Replacement & Renovation, Ph. 8-9	\$5,955,000	\$0	\$5,955,000
MFR, GROUP 1 SUBTOTALS			\$5,955,000	\$0	\$5,955,000

**MINOR FACILITIES RENEWAL, GROUP 2**

INST	PROJ. NO.	PROJECT TITLE	GFSB	PRSB	TOTAL
MADISON (Dane Co.)	19G2C	Site Utility Steam Distribution Pits 4/13-79/12 Replacement	\$4,304,000	\$1,934,000	\$6,238,000
MFR, GROUP 2 SUBTOTALS			\$4,304,000	\$1,934,000	\$6,238,000

	GFSB	PRSB	TOTAL
FEBRUARY 2021 TOTALS	\$10,259,000	\$1,934,000	\$12,193,000

**UW-Madison – Multi-Building Fire Alarm System Replacement and Renovation, Phases 8-9 (19E3M):**

**Project Description and Justification:**

This project replaces the fire alarm and smoke detection systems in eight buildings (Capital Court 1220, Charter Street 45 North, Chamberlin Hall, East Campus Mall 30, Extension Building, Law Building, Nutritional Sciences, and Wisconsin Alumni Research Foundation

Office Building) totaling 1,031,633 GSF. Project work includes replacing and installing new pull stations, heat and smoke detectors, audio-visual signal devices, and annunciator panels to meet current code requirements. Signal devices will be installed in all public areas such as classrooms and labs to meet the latest ADA requirements. All building fire alarm panels will be connected to a central campus reporting system to report all trouble and alarm signals to the campus security office. All construction will proceed without need for the fire watch. Existing fire alarm systems will remain operational until new systems are installed, tested, and functional. Demolition of old fire alarm systems will proceed only after new systems are installed, tested, and accepted by the City of Madison Fire Department. Distributed Antenna System (DAS) will be provided as applicable.

The current fire alarm and smoke detection systems are more than 20 years old and obsolete, with no vendor support or replacement parts available. Technology has greatly improved by moving from mechanical pull stations and relay panels to dependable solid-state panels. Modern fire alarm systems include methods of reducing fire alarms, are energy efficient, have internal power back-up, and require little maintenance in comparison to the original systems. The new systems will provide enhanced occupant life-safety, greater security for the buildings when they are not occupied and will meet all applicable ADA requirements.

**Budget/Schedule:**

Construction	\$4,830,000
Design	\$527,500
DFD Mgt	\$208,800
Contingency	\$388,700
<b>TOTAL</b>	<b>\$5,955,000</b>

SBC Approval	Feb 2021
A/E Selection	Jul 2019
Bid Opening	Aug 2021
Start Construction	Oct 2021
Substantial Completion	Aug 2023
Final Completion	Dec 2023

**UW-Madison – Site Utility Steam Distribution Pits 4/13-79/12 Replacement (19G2C):**

**Project Description and Justification:**

This project replaces direct buried high-pressure steam (HPS), pumped condensate return (PCR), and compressed air (CA) utilities between two steam pits to remain and replaces four steam pits along that same path. Project work includes replacing approximately 1,150 LF of HPS, PCR, and CA piping from steam pit 4/13 at the intersection of Park Street and Dayton Street to steam pit 79/12 at the intersection of Lake Street and Johnson Street. The direct buried piping will be replaced with a concrete box conduit and 14-inch HPS, 6-inch PCR and 3-inch CA piping. Steam pits 5/13 and 74/12 will be replaced with new steam pits. Steam pit 78/12 will be replaced by an addition made to the East Campus Mall Utility Tunnel. Steam pit 75/12 will be replaced with steam pit 75.1/12 in the Sellery Hall Addition and Renovation Project (19G3A) and demolished in this project. Steam pit 74/12 will be designed to accommodate future connections across Park Street for the future Humanities block. All areas disturbed by the project will be fully restored, including roadways and gutters, pedestrian walkways, terraces, landscaping features, and site structures. Temporary steam, condensate and compressed air will be required in order to serve connected loads while the box conduit is being constructed. Project work also includes traffic controls phasing drawings and asbestos abatement of piping insulation as required.

This section of steam distribution was installed in the early 1960s for the construction of Sellery Hall and Witte Hall. The distribution piping was installed in a steel casing pipe which has failed in locations allowing ground water to enter the conduits and steam pits. The insulating characteristics of the piping have been compromised, allowing wet steam to be distributed to surrounding buildings.

**Budget/Schedule:**

Construction	\$4,880,200
Design	\$585,100
DFD Mgt	\$217,500
Contingency	\$555,200
<b>TOTAL</b>	<b>\$6,238,000</b>

SBC Approval	Feb 2021
A/E Selection	Jan 2020
Bid Opening	Apr 2021
Start Construction	Jun 2021
Substantial Completion	Nov 2021
Final Completion	Jun 2022

**Previous Action:** In December 2020, the SBC approved UW-Stout – Site Utility Steam Distribution System Replacement for an estimated total cost of \$5,223,500 (\$3,209,500 GFSB and \$2,014,000 PRSB) and UW-Milwaukee – Engineering and Mathematical Sciences Building Mechanical/Electrical/Plumbing Infrastructure Renovation for an estimated total cost of \$6,558,700 GFSB.

In August 2020, the SBC approved UW-Green Bay – Mary Ann Cofrin Hall/Wood Hall Exterior Envelope Repair for an estimated total cost of \$6,058,300 GFSB.

These projects were enumerated in 2019 Wisconsin Act 9 as part of the University of Wisconsin System Minor Facilities Renewal Program, Group 1 enumeration of \$30,000,000 (\$22,000,000 GFSB and \$8,000,000 PRSB). To date, the SBC has approved \$17,840,500 (\$15,826,500 GFSB and \$2,014,000 PRSB) of this enumeration.

BUILDING COMMISSION REQUESTS / ITEMS

February 11, 2021

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16. UW-System – Various All Agency Projects – Request the following:

- a) Authority to construct various All Agency maintenance and repair projects for an estimated total cost of \$8,527,000 (\$2,530,400 GFSB, \$5,410,600 PRSB, and \$586,000 PR-CASH);
- b) Transfer all approved GFSB All Agency Allocations to the UW Infrastructure Maintenance appropriation; and
- c) Permit the Division of Facilities Development to adjust individual project budgets.

**Facility Maintenance and Repair** **\$3,912,800**

LAC Rec Eagle & Wing Tech Ctr Roof Repl \$1,640,200  
(\$469,000 GFSB; \$1,170,600 PRSB)

LAC Roger Harring Stadium Elevator Repl \$470,000  
(\$470,000 PR-CASH)

WTW Young Auditorium Light Network Repl \$1,802,600  
(\$1,802,600 GFSB)

**Utility Repair and Renovation** **\$374,200**

MSN WHA Transmitter Utility/Boardwalk Repl \$374,200  
(\$258,200 GFSB; \$116,000 PR-CASH)

**Energy Conservation** **\$4,240,000**

PLT Solar Photovoltaic Array \$3,416,000  
(\$3,416,000 PRSB)

SUP Multi-Bldg LED Light/Control Upgrades \$824,000  
(\$824,000 PRSB)



**AGENCY REQUEST FOR  
STATE BUILDING COMMISSION ACTION  
FEBRUARY 2021  
REQUEST #16**

**AGENCY:** University of Wisconsin System

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

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

**LOCATION:** UW System, Statewide

- PROJECT REQUEST:** Request the following:
- a) Authority to construct various All Agency maintenance and repair projects for an estimated total cost of \$8,527,000 (\$2,530,400 GFSB, \$5,410,600 PRSB, and \$586,000 PR-CASH);
  - b) Transfer all approved GFSB All Agency Allocations to the UW Infrastructure Maintenance appropriation; and
  - c) Permit the Division of Facilities Development to adjust individual project budgets.

**FACILITY MAINTENANCE AND REPAIR**

INST	PROJ. NO.	PROJECT TITLE	GFSB	PRSB	PR-CASH	TOTAL
LA CROSSE (La Crosse Co.)	20D2H	Recreational Eagle Center & Wing Technology Center Roof Replacement	\$469,600	\$1,170,600	\$0	\$1,640,200
LA CROSSE (La Crosse Co.)	19K1L	Roger Harring Stadium Elevator Replacement	\$0	\$0	\$470,000	\$470,000
WHITEWATER (Jefferson Co.)	20B2E	Young Auditorium Lighting Network Replacement	\$1,802,600	\$0	\$0	\$1,802,600
<b>FMR SUBTOTALS</b>			<b>\$2,272,200</b>	<b>\$1,170,600</b>	<b>\$470,000</b>	<b>\$3,912,800</b>

**UTILITY REPAIR AND RENOVATION**

INST	PROJ. NO.	PROJECT TITLE	GFSB	PRSB	PR-CASH	TOTAL
MADISON (Dane Co.)	20B3F	WHA Transmitter Utility & Boardwalk Replacement	\$258,200	\$0	\$116,000	\$374,200
<b>URR SUBTOTALS</b>			<b>\$258,200</b>	<b>\$0</b>	<b>\$116,000</b>	<b>\$374,200</b>

**ENERGY CONSERVATION**

INST	PROJ. NO.	PROJECT TITLE	GFSB	PRSB	PR-CASH	TOTAL
PLATTEVILLE (Grant Co.)	20H1N	Solar Photovoltaic Array	\$0	\$3,416,000	\$0	\$3,416,000
SUPERIOR (Douglas Co.)	20H1V	Multi-Building LED Lighting & Controls Upgrades	\$0	\$824,000	\$0	\$824,000
<b>EC SUBTOTALS</b>			<b>\$0</b>	<b>\$4,240,000</b>	<b>\$0</b>	<b>\$4,240,000</b>

	GFSB	PRSB	PR-CASH	TOTAL
<b>FEBRUARY 2021 TOTALS</b>	<b>\$2,530,400</b>	<b>\$5,410,600</b>	<b>\$586,000</b>	<b>\$8,527,000</b>

## **UW-La Crosse – Recreational Eagle Center and Wing Technology Center Roof Replacement (20D2H):**

### **Project Description and Justification:**

This project replaces 56,080 SF roof coverings on the Recreational Eagle Center (REC) and 15,000 SF of roof coverings on the Wing Technology Center (WTC); and completes all other associated ancillary work to maintain the building envelope integrity and prevent damage to the building and their contents. This includes all necessary labor, materials, and equipment to remove and dispose the existing roofing systems down to the structural deck or gypsum thermal barrier; provide a vapor retarder over a prepared substrate, tapered polyisocyanurate insulation, and a stone ballasted ethylene propylene diene monomer (EPDM) roof membrane; and salvage and reinstall existing prefinished sheet metal flashings. Roofing work must be coordinated around electrical conduits run across the roofing surface, mechanical equipment curbs, and other roof penetrations. REC roofing work includes installing new fall protection railing around roof access hatches and replacing building sealants and masonry through-wall flashings above each roof level. WTC roofing work includes installing new non-penetrating safety railings along the walkway to serviceable equipment.

The REC was originally constructed in 1995. The flat roof sections of the building are original to that construction and due for programmed replacement. The sloped metal roof systems on the REC building and attached Child Care building have already been replaced recently, and this proposed replacement is a necessary step to preserve the building envelope and protect the interior building systems and finishes.

The WTC was originally constructed in 1956 as the Florence Wing Library and was renovated into the WTC in 2001. The current roofing system is more than 20 years old. As part of a recent remodeling of the WTC, additional roof top mechanicals were installed. During the process of installing deck mounted supports for the new units it was discovered that the existing insulation system was saturated with free moisture present. Saturated insulation was noted to extend almost the entire length of the penthouse along the south side of the roof. Even with free moisture present within the roof system, no occurrence of moisture intrusion of the interior had been reported. It is the professional opinion of the consultant that the existing roof system has exceeded its useful service life. The saturated insulation does not provide for necessary thermal resistance of the facility and trapped moisture within the roof system will deteriorate the seam integrity of an EPDM system allowing for further undetected moisture intrusion. The free moisture within the system and other observed deficiencies could result in uncontrolled moisture infiltration of the interior at any point. The joint between the penthouse floor and penthouse curb as well as the interior portion of the penthouse curb should be waterproofed to prevent moisture infiltration of moisture into the roof system.

**Budget/Schedule:**

Construction	\$1,327,000
Design	\$121,900
DFD Mgt	\$58,400
Contingency	\$132,900
<b>TOTAL</b>	<b>\$1,640,200</b>

SBC Approval	Feb 2021
A/E Selection	May 2020
Bid Opening	Apr 2021
Start Construction	Jun 2021
Substantial Completion	Oct 2021
Final Completion	Jun 2022

**Previous Action:** None.

**UW-La Crosse – Roger Haring Stadium Elevator Replacement (19K1L):****Project Description and Justification:**

This project replaces the four-stop, six-story hydraulic elevator in Roger Haring Stadium with a new, machine room-less (MRL) traction elevator. Project work includes complete removal and disposal of the hydraulic elevator equipment and controls, replacement with a new machine room-less traction elevator and associated controls; modifications to the shaft and pit; and construction of a new weather enclosure at the seating level.

The stadium elevator was poorly designed as part of the original construction of the facility in 2008 and has been extremely problematic since it was put into use. The height of the structure justified a traction elevator, but since the facility was viewed as "limited use", it was decided that the elevator should be hydraulic. The second stop of the elevator is at the concourse seating level, and the elevator doors open directly to the outdoor seating concourse. This leads to operational issues, especially in cold weather. The elevator has experienced a significantly higher number of breakdowns than other elevators on campus. With the high number of visitors and the visibility at large stadium events, campus administration has received numerous complaints about the slow speed and lack of reliability of the elevator.

**Budget/Schedule:**

Construction	\$372,400
Design	\$31,700
DFD Mgt	\$16,700
Contingency	\$44,200
Other Fees	\$5,000
<b>TOTAL</b>	<b>\$470,000</b>

SBC Approval	Feb 2021
A/E Selection	Jan 2020
Bid Opening	May 2021
Start Construction	Nov 2021
Substantial Completion	Feb 2022
Final Completion	Jun 2022

**Previous Action:** None.

**UW-Whitewater – Young Auditorium Dimming and Lighting Network Replacement (20B2E):****Project Description and Justification:**

This project replaces the dimming and network portion of the lighting system at Young Auditorium and includes lobby and terrace lighting and controls upgrades. Project work includes complete replacement of the dimming and network portion (control systems, stage manager

panels, house light control stations, work light control stations, dimmer racks, relay racks, cabling and wiring, and emergency lighting transfer switch) of the lighting system.

The lighting system communicates over a proprietary network that has been discontinued in the majority of professional theatres. In order to connect touring equipment, LED lighting, intelligent (moving) light fixtures, and similar equipment, specialized ports are utilized to translate the information. This method works in most situations, but often prevents accurate communication among the lighting gear. Updating the lighting network to the standard Architecture for Control Networks (ACN) language would allow proper connection to equipment and streamline the lighting setup and operation. The house lights are controlled through the same lighting system as the theatrical fixtures used to light the artists. If the components of the system fail, so does the ability to provide lighting for the audience to leave the theater in case of an emergency situation. Electrical upgrades will allow the use of more efficient technology and lower the electrical consumption.

**Budget/Schedule:**

Construction	\$1,449,000
Design	\$140,600
DFD Mgt	\$64,000
Contingency	\$149,000
<b>TOTAL</b>	<b>\$1,802,600</b>

SBC Approval	Feb 2021
A/E Selection	Apr 2020
Bid Opening	May 2021
Start Construction	Jul 2021
Substantial Completion	Oct 2021
Final Completion	Jun 2022

**Previous Action:** None.

**UW-Madison – WHA Transmitter Utility and Boardwalk Replacement (20B3F):**

**Project Description and Justification:**

This project replaces the wooden boardwalk leading to the radio tower in the campus arboretum along with the associated electrical and telecommunications lines integrated into the boardwalk construction. Project work includes removal and disposal of approximately 250 LF of wooden boardwalk and 330 LF of electrical and telecommunications lines installed in PVC conduit attached to the boardwalk structure; and installation of a new raised metal boardwalk system with helical piles and new electrical and telecommunications lines and conduit between the transmitter building and tuning cabinets near the radio tower. The replacement boardwalk and utility lines will be placed to avoid the ground radials that project from the tower below grade. Any damage to these radials will be repaired under this project.

The WHA transmitter tower is an AM/FM tower that broadcasts WPR in this portion of the state. The boardwalk was previously constructed out of wood components approximately 15-20 years ago. The structure runs through the arboretum wetlands and is subject to flood drainage from the surrounding areas of the city. Maintenance of the boardwalk has become untenable due to the age of the structure and the difficulty of working in the wetlands. Frost heave has caused numerous trip hazards along the walking surface and the hangers for the existing conduit have failed in several locations. This has forced workers to work with electrical lines that may be filled with water or located below the waterline.

**Budget/Schedule:**

Construction	\$297,800
Design	\$29,300
DFD Mgt	\$13,200
Contingency	\$29,800
Other Fees	\$4,100
<b>TOTAL</b>	<b>\$374,200</b>

SBC Approval	Feb 2021
A/E Selection	Mar 2020
Bid Opening	Apr 2021
Start Construction	Sep 2021
Substantial Completion	Nov 2021
Final Completion	Jun 2022

**Previous Action:** None.

**UW-Platteville – Solar Photovoltaic Array (20H1N):****Project Description and Justification:**

This project installs a new 2.4-megawatt solar photovoltaic array on approximately five acres of undeveloped land on the west end of campus. UW-Platteville will benefit from the electricity produced and will own, operate, maintain, and repair the entire solar array system. Project work includes planning, design, engineering, equipment purchase, installation (panels and associated connectors), and commissioning a new ground mounted solar photovoltaic array. Electricity produced from the solar array will be used exclusively on campus, minimizing the amount of electricity the campus purchases from the local utility provider. The solar array will be a non-exporting interconnection type, meaning it cannot export electricity generated to the utility grid. An environmental assessment has been completed and no adverse impacts were identified. It is estimated that the project will produce energy cost savings of \$217,000 annually. The projected payback period for the project is 15.7 years.

In accordance with energy performance contracting guidelines, documented annual energy cost savings will pay for the bonds used to finance the project within a maximum simple payback of 16 years without up-front capital cost. The savings are to be measured, verified, and guaranteed by the Energy Service Company (ESCO).

Franklin Energy, DOA’s independent energy conservation consultant, has reviewed this proposal and found no issues with this project.

This project is consistent with the UW-Platteville 2019-24 Strategic Plan and aligns with campus goals of working toward the development and implementation of sustainable practices. A feasibility study determined that a 2.4 megawatt solar photovoltaic array will provide approximately 17% of the campus energy needs and reduce carbon emissions by approximately 2,300 metric tons/year. Once construction is complete, UW-Platteville will own and maintain the solar array and may utilize the array for educational purposes.

**Budget/Schedule:**

Construction	\$3,251,000
DFD Mgt	\$67,000
Contingency	\$98,000
<b>TOTAL</b>	<b>\$3,416,000</b>

SBC Approval	Feb 2021
A/E Selection	Sep 2020
Start Construction	Mar 2021
Substantial Completion	Sep 2021
Final Completion	Dec 2021

**Previous Action:** None.

**UW-Superior – Multi-Building LED Lighting & Controls Upgrades (20H1V):**

**Project Description and Justification:**

This project selectively replaces fluorescent light fixtures with new light emitting diode (LED) units across campus in six buildings (Erlanson Hall, Holden Fine & Applied Arts, Jim Dan Hill Library, Old Main, Marcovich Wellness Center, and Wessman Arena). Project work includes replacing 4,953 fixtures with LED technology by upgrading T5, T8, and T12 linear fluorescent lamps and ballasts and installing LED retrofit door kits and/or LED lamps and drivers. Incandescent, compact fluorescent, metal halide, quartz, and halogen screw-base lamps will be upgraded to comparable LED units. Recessed can fixtures using pin-based compact fluorescent lamps will be upgraded with LED recessed retrofit-can kits. Exterior canopy fixtures using high intensity discharge (HID) lamps will be upgraded with new LED canopy fixtures. It is estimated that the project will produce energy cost savings of \$52,600 annually. The projected payback period for this project is 15.7 years.

In accordance with energy performance contracting guidelines, documented annual energy cost savings will pay for the bonds used to finance the project within a maximum simple payback of 16 years without up-front capital cost. The savings are to be measured, verified, and guaranteed by the Energy Service Company (ESCO).

Franklin Energy, DOA’s independent energy conservation consultant, has reviewed this proposal and found no issues with this project.

**Budget/Schedule:**

Construction	\$787,000
DFD Mgt	\$17,000
Contingency	\$20,000
<b>TOTAL</b>	<b>\$824,000</b>

SBC Approval	Feb 2021
A/E Selection	Sep 2020
Start Construction	Mar 2021
Substantial Completion	Aug 2021
Final Completion	Dec 2021

**Previous Action:** None.