



State of Wisconsin Building Commission

TONY EVERS
Governor

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

Wednesday, February 28, 2024

10:00 AM

Room 330SW, State Capitol

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

Wednesday, February 28, 2024

11:00 AM

Room 330SW, State Capitol

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

Wednesday, February 28, 2024

3:00 PM

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

BUILDING COMMISSION REQUESTS / ITEMS

February 28, 2024

Subcommittee

Full Commission

The Secretary requests approval of the minutes of December 13, 2023.

No action required.

ADMINISTRATIVE AFFAIRS

Department of Administration

1. Department of Administration on behalf of the Fox River Navigation System Authority – Request the following:
 - a) Authority to execute two supplemental, above ground, electric transmission easements (199 SF and 593 SF) for the Fox River Navigational System Authority to American Transmission Company (ATC Management, Inc.) at the Little Kaukauna Lock in the Town of Lawrence location for total compensation of \$1.00; and
 - b) Authority to execute a 4,464 SF permanent underground fiber and electric distribution easement for the Fox River Navigational System Authority to the Wisconsin Electric Power Company (d/b/a We Energies) at the Appleton #1 lock in the City of Appleton for a total compensation of \$1.00.

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

AGENCY: DOA on the behalf of the Fox River Navigation System Authority

FRNSA CONTACT: Philip J. Ramlet, (920) 850-1677 pramlet@foxlocks.org

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

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

LOCATIONS: Town of Lawrence, Brown County and Appleton, Outagamie County

PROJECT REQUEST: Request the following:

- a) Authority to execute two supplemental, above ground, electric transmission easements (199 SF and 593 SF) for the Fox River Navigational System Authority to American Transmission Company (ATC Management, Inc.) at the Little Kaukauna Lock in the Town of Lawrence location for total compensation of \$1.00; and
- b) Authority to execute a 4,464 SF permanent underground fiber and electric distribution easement for the Fox River Navigational System Authority to the Wisconsin Electric Power Company (d/b/a We Energies) at the Appleton #1 lock in the City of Appleton for a total compensation of \$1.00.

The Fox River Navigational System Authority (FRNSA), created in 2001 under Wisconsin Statute Chapter 237, is charged with the responsibility and authority to repair, rehabilitate, replace, operate and maintain the navigational system of Lower Fox River locks between Lake Winnebago and Green Bay. The system was transferred to the State from the U.S. Army Corps of Engineers (COE) in 2004. FRNSA would like to provide new permanent easements to cooperate with local units of government, and to provide utility companies with reasonable and necessary use of state lands to provide their services to adjacent communities. Since FRNSA holds a leasehold interest in the land, and the easements are essentially permanent, DOA will be a signatory to the agreements.

Little Kaukauna Lock Supplemental Easements to American Transmission Company:

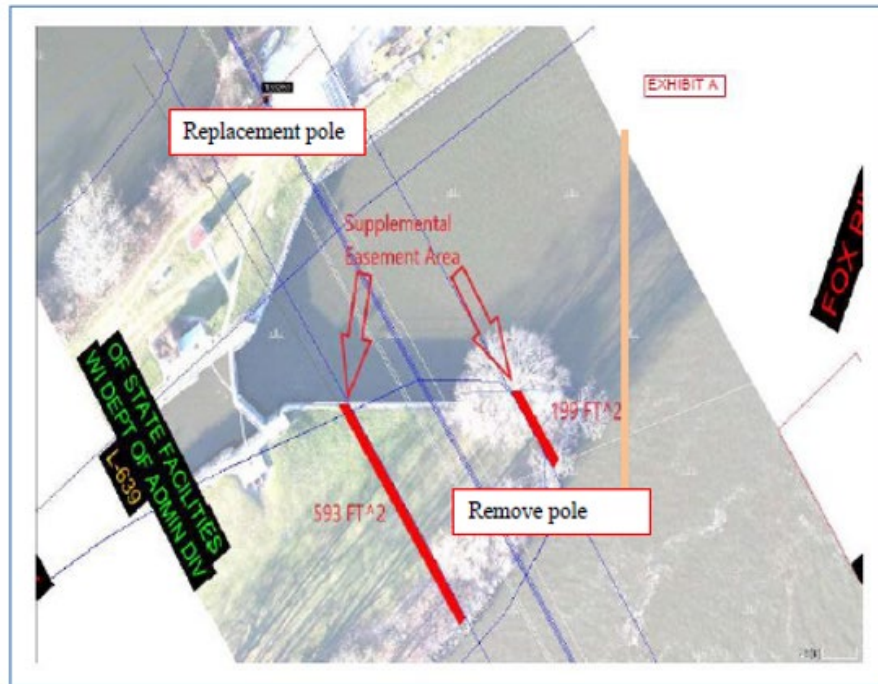
Project Description and Justification:

The Little Kaukauna Lock is in the Town of Lawrence in west central Brown County, three miles south of the I-41 Interchange, and is still in operation. The property consists of two islands with the Little Kaukauna Lock located between them. In 1969, a 14,848 SF easement was granted to Wisconsin Public Service Corporation for an electrical transmission line with an easement area of 140 feet on either side of the centerline of a 69,000-volt circuit (69 kV).

American Transmission Company (ATC) is seeking to acquire an additional 10 feet on either side of an existing 69 kV transmission line easement in order to meet electrical code. ATC will remove one pole and replace a second pole that is on the property in the existing easement. Appraisals were completed for both easements and the existing property values are not largely impacted by the proposed additional easement acquisition.

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

Previous Action: None.



Appleton Lock #1 Easement to Wisconsin Electric Power Company (We Energies):

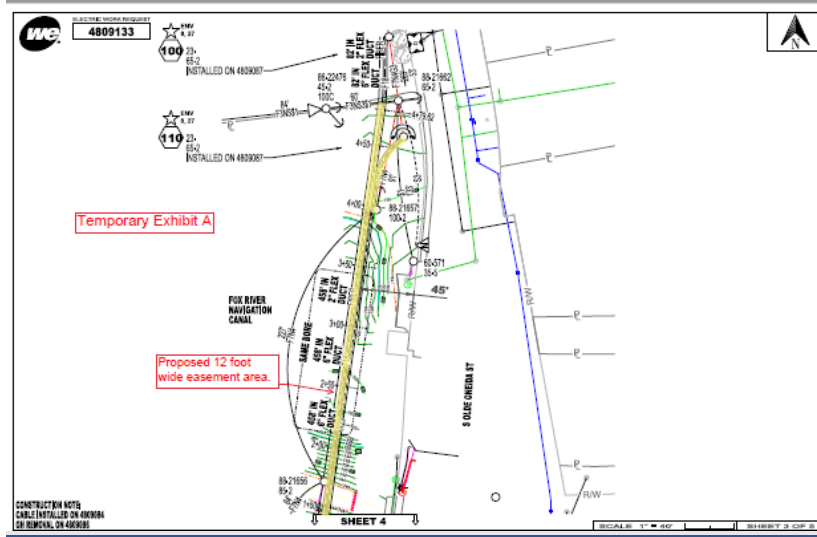
Project Description and Justification:

The Appleton Lock #1 site is a canal and adjacent land on the Fox River in central Appleton. It has 6.98 acres consisting of the Fox River canal, the operating Appleton Lock and supporting structures including a driveway, a house and adjacent land. The operating Appleton Lock #1 is located on the west end of the property.

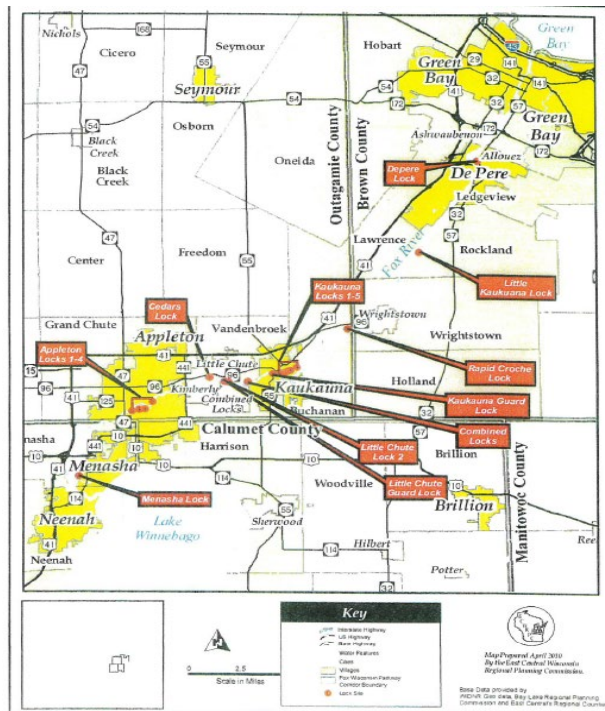
We Energies is requesting a 4,464 SF underground easement to install fiber and electrical distribution conduit. The requested area is 12-foot wide and approximately 400 linear feet long. The conduit will extend from and onto adjacent properties. Directional boring will be used to minimize surface disruption. Vegetation removal and management will be conducted with written approval from the owner, and a temporary easement will also be required for the project.

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

PREVIOUS ACTION: None.



MAP OF FOX RIVER LOCKS MANAGED BY FRNSA



BUILDING COMMISSION REQUESTS / ITEMS

February 28, 2024

Subcommittee	Full Commission
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Department of Corrections

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

Utility Repair and Renovation		\$3,552,100
OCI	Boiler Control System Replacement	\$3,552,100
	(\$3,552,100 SEG REV)	
Energy Conservation		\$1,710,000
WSPF	Solar Photovoltaic System	\$1,710,000
	(\$1,210,000 PRSB; \$500,000 PR-CASH)	
TOTAL	\$3,552,100 SEG REV \$1,210,000 PRSB	
	\$500,000 PR-CASH	\$5,262,100

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

AGENCY: Department of Corrections

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

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

LOCATION: Statewide

PROJECT REQUEST: Request the following:

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

Utility Repair and Renovation						
LOCATION	PROJ. NO.	PROJECT TITLE	SEG REV	PRSB	PR-CASH	TOTAL
Oakhill Correctional Institution (Dane Co.)	23A2T	Boiler Control System Replacement	\$3,552,100	\$0	\$0	\$3,552,100
Utility Repair and Renovation Total			\$3,552,100	\$0	\$0	\$3,552,100

Energy Conservation						
LOCATION	PROJ. NO.	PROJECT TITLE	SEG REV	PRSB	PR-CASH	TOTAL
Wisconsin Secure Program Facility (Grant Co.)	23F3T	Solar Photovoltaic System	\$0	\$1,210,000	\$500,000	\$1,710,000
Energy Conservation Total			\$0	\$1,210,000	\$500,000	\$1,710,000

			SEG REV	PRSB	PR-CASH	TOTAL
TOTALS			\$3,552,100	\$1,210,000	\$500,000	\$5,262,100

Oakhill Correctional Institution – Boiler Control System Replacement (23A2T):

Project Description and Justification:

This project will provide a direct replacement to Boiler No. 1 at Oakhill Correctional Institution (OCI). In addition to the new boiler, project work includes the integration of a new Programmable Logical Controller (PLC)-based combustion control panel, and a new Burner

Management System (BMS) for Boilers No. 1, 2, 3, and 4. A new PLC-based Balance of Plant control system with fully redundant PLCs, ethernet switches, and other components will also be provided as part of the project, to provide full system redundancy.

The Power Plant at OCI supplies approximately 15,000 Lb/hr maximum instantaneous steam production (not including redundancy) for the heating of all buildings on campus. The existing BMS is outdated and limited in its abilities. The main replacement work must be done in summer months so the building can remain heated in cold-weather months. Long lead times for equipment require this project to be approved as soon as possible, so the replacement can be completed in time for the Winter of 2025-26.

Budget/Schedule:

Construction	\$2,762,200	SBC Approval	Feb 2024
Design	\$248,400	A/E Selection	Feb 2023
DFD Mgt	\$127,100	Bid Opening	Jul 2024
Contingency	\$414,400	Start Construction	Nov 2024
TOTAL	\$3,552,100	Substantial Completion	Jul 2025
		Final Completion	Oct 2025

Previous Action: None.

Wisconsin Secure Program Facility – Solar Photovoltaic System (23F3T):

Project Description and Justification:

This project will construct a 787 kW_{DC} ground-mounted solar photovoltaic (PV) system at the Wisconsin Secure Program Facility on undeveloped DOC-owned property adjacent to and southeast of the main building. This project will interconnect the PV system to the site’s electric grid behind the utility meter. The PV array will generate 965,000 kWh per year and will offset 28% of the site’s electricity which is currently purchased from Boscobel Utilities. DOC-WSPF will be responsible for the operation, maintenance and repair of the PV system.

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 upfront capital cost. The implementation of the PV system identified in this request will result in an anticipated annual energy cost savings of \$74,100, with the savings 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	\$1,623,000	SBC Approval	Feb 2024
DFD Mgt	\$34,000	A/E Selection	May 2023
Contingency	\$53,000	Start Construction	Mar 2024
TOTAL	\$1,710,000	Substantial Completion	Nov 2024
		Final Completion	Feb 2025

Previous Action: None.

BUILDING COMMISSION REQUESTS / ITEMS

February 28, 2024

Subcommittee

Full Commission

Department of Health Services

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

Facility Maintenance and Repair		\$3,087,300
WMHI	Petersik Hall Chiller Replacement (\$1,940,800 SEG REV)	\$1,940,800
NWC	Loading Dock Repairs (\$1,146,500 SEG REV)	\$1,146,500

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

AGENCY: Department of Health Services

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

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

LOCATION: Statewide

PROJECT REQUEST: Request the following:

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

Facility Maintenance and Repair			
LOCATION	PROJ. NO.	PROJECT TITLE	SEG REV
Winnebago Mental Health Institute (Winnebago Co.)	23A2F	Petersik Hall Chiller Replacement	\$1,940,800
Northern Wisconsin Center (Chippewa Co.)	23B1C	Loading Dock Repairs	\$1,146,500
Facility Maintenance and Repair Total			\$3,087,300

Winnebago Mental Health Institute – Petersik Hall Chiller Replacement (23A2F):

Project Description and Justification:

This project replaces the existing centrifugal chiller, cooling tower and chilled water pumps at Petersik Hall. Chilled water and condenser water piping will be modified to accommodate the new installation. This project also replaces the building heating hot water pumps and hot water heat exchangers. All new equipment will be integrated into the building automation system. All landscaped areas disturbed during replacement of the outdoor cooling tower will be restored.

This project is needed to maintain reliable building temperatures in this licensed psychiatric hospital. Chiller maintenance has increased which includes extensive compressor repairs and refrigerant replacement. The pumps for the heating and cooling system are original to the building. Replacing this equipment will ensure reliable future operation.

Budget/Schedule:

Construction	\$1,522,300
Design	\$120,000
DFD Mgt	\$70,100
Contingency	\$228,400
TOTAL	\$1,940,800

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

Previous Action: None.

Northern Wisconsin Center – Loading Dock Repairs (23B1C):**Project Description and Justification:**

This project repairs seven loading docks at the Northern Industries, Maintenance, and Food Service buildings at Northern Wisconsin Center (NWC). This work replaces existing dock levers that are deteriorated and/or non-functional and install dock levelers and associated components at docks that do not currently have dock levelers. Concrete sidewalks, curb and gutter, retaining walls, and concrete associated with the loading docks will also be repaired. Asphalt and concrete pavement in the vicinity of the loading docks that are either deteriorated or require removal for installation of dock system components will be replaced.

This project is required to restore several loading docks at NWC that have deteriorating concrete and dock components. The existing loading docks are 40 to 50 years old and can no longer be maintained with routine maintenance. Installing dock levelers at docks that currently do not have levelers will allow staff to unload trucks in a safe and efficient manner.

Budget/Schedule:

Construction	\$879,100
Design	\$95,000
DFD Mgt	\$40,500
Contingency	\$131,900
TOTAL	\$1,146,500

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

Previous Action: None.

BUILDING COMMISSION REQUESTS / ITEMS

February 28, 2024

Subcommittee

Full Commission

Department of Military Affairs

4. Madison Army Aviation Support Facility 2 – Hangar Doors 5 and 6 Replacement – Request the following:
- a) Approve the Design Report; and
 - b) Authority to construct the Hangar Doors 5 and 6 Replacement project for an estimated total cost of \$4,446,000 (\$1,112,000 SEG REV and \$3,334,000 FED).

In August 2023, the SBC authorized the release of \$108,000 BTF-Planning to prepare preliminary plans and a Design Report for this project.

This project was enumerated in 2023 Wisconsin Act 19 for \$4,446,000 (\$3,334,000 FED and \$1,112,000 SEG REV).

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

AGENCY: Department of Military Affairs

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

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

LOCATION: Madison Army Aviation Support Facility 2, Dane County

PROJECT REQUEST: Request the following:

- a) Approve the Design Report; and
- b) Authority to construct the Hangar Doors 5 and 6 Replacement project for an estimated total cost of \$4,446,000 (\$1,112,000 SEG REV and \$3,334,000 FED).

PROJECT NUMBER: 22F2Z

PROJECT DESCRIPTION:

This project replaces the hangar doors at each end of PODs 5 and 6 of the Army Aviation Support Facility (AASF) 2. Due to its existing size and configuration, the building will need to be expanded to accommodate the required rough opening dimensions of the new hangar doors. The new additions will consist of concrete foundation walls and slab on grade, and a fully enclosed structural steel envelope. The existing hangar doors will be replaced with new self-supporting hangar doors to be consistent with the hangar doors installed in the other PODs. New mechanical and electrical elements will augment the new building additions.

PROJECT JUSTIFICATION:

This project continues the series of hangar door replacements that DMA is undertaking at Madison AASF 2, and work at PODs 1, 2, 3 and 4 were previously approved by SBC and have completed construction. Fire suppression measures and underground utilities are also being installed at AASF 2 concurrent with the work on the POD doors.

The PODs were constructed in the late 1950's for fixed wing aircraft. The facility was transferred to Army Aviation and used to repair and shelter rotary wing aircraft. Each POD has two large overhead doors which are operated when the aircraft is entering and exiting the building. 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. A structural engineer evaluated the structural integrity of the doors and identified several deficiencies, which include the increased likelihood of severe damage to aircraft (rotary wing and C-26 fixed wing), and injury to ground personnel at the facility.

BUDGET/SCHEDULE:

Construction	\$3,564,500
Design	\$199,600
DFD Mgt	\$163,400
Contingency	\$518,500
TOTAL	\$4,446,000

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

PREVIOUS ACTION: In August 2023, the SBC authorized the release of \$108,000 BTF-Planning to prepare preliminary plans and a Design Report for this project.

This project was enumerated in 2023 Wisconsin Act 19 for \$4,446,000 (\$3,334,000 FED and \$1,112,000 SEG REV).

DESIGN REPORT

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

February 28, 2024

Replace Hangar POD Doors 5 and 6
Army Aviation Support 2
Madison, WI

Project Number: 22F2Z

For the: Department of Military Affairs

Project Manager: Tim Luttrell

Architect/Engineer: Mead & Hunt
Middleton, WI

1. Project Description:

This project replaces the hangar doors at each end of Pods 5 and 6 of AASF #2. Due to its existing size and configuration the building will need to be expanded to accommodate the required rough opening dimensions of the new hangar doors. The new additions will consist of concrete foundation walls and slab on grade, and a fully enclosed structural steel envelope. The existing hangar doors will be replaced with new self-supporting hangar doors to be consistent with the hangar doors installed in the other Pods. New mechanical and electrical elements will augment the new building additions.

2. Authorized Budget and Funding Source:

This project was enumerated in 2023 Wisconsin Act 19 for \$4,446,000 (\$3,334,000 FED and \$1,112,000 SEG REV).

3. Schedule:

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

4. Budget Summary:

Construction:	\$3,564,500
A/E Fees:	\$199,600
DFD Management:	\$163,400
Contingency:	\$518,500
Total Project Cost:	\$4,446,000

BUILDING COMMISSION REQUESTS / ITEMS

February 28, 2024

Subcommittee

Full Commission

Department of Natural Resources

5. Potawatomi State Park – Replace Public Entrance Visitor Station – Request the following:
- a) Approve the Design Report; and
 - b) Authority to construct the Public Entrance Visitor Station Replacement project for an estimated total cost of \$2,585,400 (\$2,532,500 GFSB and \$52,900 STWD).

In August 2023, the SBC authorized the release of \$99,000 BTF-Planning to prepare preliminary plans and a Design Report for this project.

This project was enumerated in 2021 Wisconsin Act 58 for \$2,532,500 GFSB.

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

AGENCY: Department of Natural Resources

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

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

LOCATION: Potawatomi State Park, Door County

PROJECT REQUEST: Request the following:

- a) Approve the Design Report; and
- b) Authority to construct the Public Entrance Visitor Station Replacement project for an estimated total cost of \$2,585,400 (\$2,532,500 GFSB and \$52,900 STWD).

PROJECT NUMBER: 23B2N

PROJECT DESCRIPTION:

This project constructs a new Public Entrance Visitor Station (PEVS) at Potawatomi State Park to replace the current PEVS. The new PEVS offers improved service to the public with a lobby and a customer service counter, public facing restrooms, provide adequate working space and offices, storage, and security for the employees. The traffic pattern at the entrance will be updated to include longer entrance lanes, a pass-through lane from exit to entrance without leaving the park, and additional employee parking spots. A new septic system will be provided as part of this project.

PROJECT JUSTIFICATION:

The PEVS is the first contact visitors have with the property and park staff. Services provided include selling park admission stickers, camper registration, and taking reservations for the park's accessible cabin and picnic shelters. The PEVS is also where staff provide general visitor information, distribute park maps and other publications, check out interpretive materials, and give visitors information on interpretive programming. All revenue is collected and remitted from this facility, which includes large amounts of cash. As the main building in the park, it is essential that these headquarters are accessible to all visitors, and provide the facilities and security required for public use and department staff.

Potawatomi State Park was established by the Wisconsin Legislature in 1928. The 1,200-acre park is located just outside the city of Sturgeon Bay, in Door County, WI, on the waters of Sturgeon Bay and Sawyer Harbor. Potawatomi State Park sees over 240,000 visitors annually, with about 45,000 camper days recorded each year. The park features bluffs of the Niagara Escarpment, the Eastern Terminus of the Ice Age Trail, 9.5 miles of hiking trails, 8 miles of off-road bike trails, a popular boat launch facility, picnic and day use areas, and a park store and nature center. There are 123 family campsites, four group campsites, and an accessible cabin.

The project exceeds its enumerated budget by 2% because of a slightly higher estimate provided by the designer of record, and increased contingencies and uncertainties in the construction industry due to inflation, supply chain, and labor market shortages.

BUDGET/SCHEDULE:

Construction	\$1,910,200
Design	\$230,300
DFD Mgt	\$87,900
Contingency	\$286,600
Equipment	\$70,400
TOTAL	\$2,585,400

SBC Approval	Feb 2024
A/E Selection	Apr 2023
Design Report	Feb 2024
Bid Opening	Jul 2024
Start Construction	Sep 2024
Substantial Completion	Nov 2025
Final Completion	Dec 2025

PREVIOUS ACTION: In August 2023, the SBC authorized the release of \$99,000 BTF-Planning to prepare preliminary plans and a Design Report for this project.

This project was enumerated in 2021 Wisconsin Act 58 for \$2,532,500 GFSB.

DESIGN REPORT SUMMARY

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

February 28, 2024

Public Entrance Visitor Station Replacement
Potawatomi State Park
Nasewaupee, WI

Project Number: 23B2N

For the: Department of Natural Resources

Project Manager: Steve Wenzel

Architect/Engineer: Arc-Int Architecture
Milwaukee, WI

1. Project Description:

This project will construct a new Public Entrance Visitor Station (PEVS) to offer improved service to the public with a lobby, customer service counter, public facing restrooms, adequate working space and offices, storage, and security for employees. It will also update the traffic pattern at the entrance to include longer entrance lanes, a pass-through lane from exit to entrance without leaving the park, and provide employee parking spots and a new septic system.

2. Authorized Budget and Funding Source:

This project was enumerated in 2021 Wisconsin Act 58 for \$2,532,500 GFSB.

3. Schedule:

Bid Opening:	Jul 2024
Start of Construction:	Sep 2024
Substantial Completion / Occupancy:	Nov 2025

4. Budget Summary:

Construction:	\$1,910,200
A/E Fees:	\$230,300
DFD Mgt:	\$87,900
Contingency:	\$286,600
Equipment:	\$70,400
Total Project Cost:	\$2,585,400

BUILDING COMMISSION REQUESTS / ITEMS

February 28, 2024

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

Facility Maintenance and Repair		\$2,585,700
Eau	Service Center Renovation	\$2,585,700
Claire	(\$1,850,800 CON SEGB; \$734,900 ENV SEGB)	
TOTAL	\$1,850,800 CON SEGB \$734,900 ENV SEGB	\$2,585,700

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

AGENCY: Department of Natural Resources

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

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

LOCATION: Eau Claire Service Center, Eau Claire County

PROJECT REQUEST: Request the following:

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

Facility Maintenance and Repair					
LOCATION	PROJ. NO.	PROJECT TITLE	CON SEGB	ENV SEGB	TOTAL
Eau Claire Service Center (Eau Claire Co.)	22J1Y	Service Center Renovation	\$1,850,800	\$734,900	\$2,585,700
Facility Maintenance and Repair Total			\$1,850,800	\$734,900	\$2,585,700

PROJECT DESCRIPTION:

This project updates the Eau Claire Service Center building’s HVAC systems and controls, remodels the customer service area, and renovates the existing roof to solve current leaks. HVAC updates will include sensors, thermostats, controls, etc. that are needed to control the system’s heating and cooling to make it more effective and efficient. This project will also replace the 24,000 SF roof at the Eau Claire Service Center. This includes replacing the existing roofing system, removing and sealing unused roof penetrations, and replacing gutters and downspouts. A new metal roofing system will then be installed including new decking (as needed), flashings, downspouts, and gutters. This project will also enclose the building’s customer service area to isolate it from other staff areas and add a unisex public restroom by converting a current office and connecting to existing water lines.

PROJECT JUSTIFICATION:

The Eau Claire Service Center building and its surrounding amenities were initially built in 1964 and serves as the West Central Regional Headquarters and houses staff from all Divisions in the DNR. The HVAC system is rapidly aging and no longer equipped to control heating or cooling efficiently or effectively, with technology in need of updates. The HVAC system has become increasingly difficult and costly to control and maintain, with contractors increasingly adjusting and ordering parts that are in short supply. The existing 24,000 SF roof is a standing metal seam flat roof that is over 30 years old and continues to deteriorate due to old age and the elements.

During periods of bad weather, the building commonly experiences leaks which lead to property damage in work and public areas in the building. These damages result in repairs and replacement of carpeting, ceiling tile, dry wall, and concerns of potential health risks and disruptions to the public and staff. The service area renovations will improve the safety and security of DNR staff and its customers. Currently, anyone entering the customer service area can easily access the entire building, and accessing the public restroom requires leaving the customer service area and traveling two hallways which contain staff offices. Customer service staff need controlled access points and additional security for their work areas. The current carpet at the Eau Claire Service Center is over 20 years old and has exceeded its useful life, with carpet seams well-worn and frayed in places.

BUDGET/SCHEDULE:

Construction	\$2,000,500
Design	\$181,100
DFD Mgt	\$92,100
Contingency	\$300,500
Other Fees	\$11,500
TOTAL	\$2,585,700

SBC Approval	Feb 2024
A/E Selection	Dec 2022
Bid Opening	Jun 2024
Start Construction	Aug 2024
Substantial Completion	Aug 2025
Final Completion	Sep 2025

PREVIOUS ACTION: None.

BUILDING COMMISSION REQUESTS / ITEMS

February 28, 2024

7. Stewardship Small Project Release – The Department of Natural Resources (DNR) in cooperation with the Department of Administration (DOA) requests the release of \$500,000 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 \$500,000 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.

Subcommittee	Full Commission
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CORRESPONDENCE/MEMORANDUM**State of Wisconsin****REQUEST #7**

DATE: February 28, 2023 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 for Friends Grants

The Department of Natural Resources (DNR) in cooperation with the Department of Administration (DOA) requests the release of \$500,000 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 \$500,000 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 \$500,000 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 29 Friends group and NCO projects with a total of \$373,916 in Stewardship matching grants have been selected for approval (see attached). The total estimated cost of 2024 projects are \$4,159,516 with \$392,731 in sponsor cash and in-kind contributions. If in any year the total requested does not equal or exceed \$500,000, any remaining balance to the Stewardship matching funds will revert to the general property development category of the Stewardship program.

Project	State Property	County	Sponsor	Project Name	Total Project Cost	Sponsor Match	Amount Requested
FY2401	Blue Mounds State Park	Iowa	Friends of Blue Mound State Park	Amphitheater Phase 2	\$ 40,000	\$ 20,000	\$ 20,000
FY2402	Buckhorn State Park	Juneau	Friends of Buckhorn State Park	Boardwalk Replacement	\$ 11,000	\$ 5,500	\$ 5,500
FY2403	Cedarburg Bog State Natural Area	Ozaukee	Friends of the Cedarburg Bog, Inc.	Buckthorn Control Phase 1	\$ 517,380	\$ 20,000	\$ 20,000
FY2404	Copper Falls State Park	Ashland	Friends of Copper Falls State Park	Copper Falls Pavilion Phase 3	\$ 290,346	\$ 20,000	\$ 20,000
FY2405	Crex Meadows State Wildlife Area	Burnett	Friends of Crex	Crex Rest Area Well Phase 1	\$ 40,000	\$ 20,000	\$ 20,000
FY2406	Devil's Lake State Park	Sauk	Friends of Devil's Lake State Park	East Bluff Trail Upgrades	\$ 40,000	\$ 20,000	\$ 20,000
FY2407	Fox River Trail	Brown	Friends of the Fox River Trail	Fox River Trail Rebuilding	\$ 40,000	\$ 20,000	\$ 20,000
FY2408	High Cliff State Park	Calumet	Friends of High Cliff State Park	Lime Kiln Trail Remediation and Rerouting Phase 1	\$ 75,800	\$ 20,000	\$ 20,000
FY2409	Horicon Marsh State Wildlife Area	Dodge	Friends of Horicon Marsh International Education and Visitor Center	Patio Map Restoration	\$ 8,063	\$ 4,031	\$ 4,031
FY2410	Interstate State Park	Polk	Friends of Interstate and Straight Lake State Parks	ADA Accessible Sidewalk to Shelter	\$ 5,000	\$ 2,500	\$ 2,500
FY2411	Interstate State Park	Polk	Friends of Interstate and Straight Lake State Parks	Silverbrook Interpretive Signs	\$ 9,400	\$ 5,200	\$ 4,200
FY2412	Kettle Moraine State Forest-Lapham Peak	Waukesha	Friends of Lapham Peak	New Lodge Building Phase 3	\$ 2,640,437	\$ 20,000	\$ 20,000
FY2413	Kettle Moraine State Forest-Northern Unit	Fond Du Lac	Friends of the Kettle Moraine Inc.	Accessible Drinking Fountain	\$ 9,230	\$ 4,615	\$ 4,615
FY2414	Kettle Moraine State Forest-Southern Unit	Waukesha	Kettle Moraine Natural History Association	Pollinator and Prairie Habitat Development with Educational Signage	\$ 40,000	\$ 20,000	\$ 20,000
FY2415	Kohler Andrae State Park	Sheboygan	Friends of Kohler Andrae State Park	Beach Parking Lots Safety Path Phase 3	\$ 40,000	\$ 20,000	\$ 20,000
FY2416	Lake Wissota State Park	Chippewa	Friends of Lake Wissota State Park	Interpretive and Informational Signage	\$ 15,000	\$ 7,500	\$ 7,500
FY2417	Mirror Lake State Park	Sauk	Friends of Mirror Lake State Park	Beach Shower	\$ 7,300	\$ 3,650	\$ 3,650
FY2418	Mirror Lake State Park	Sauk	Friends of Mirror Lake State Park	Firewood Shed	\$ 4,000	\$ 2,000	\$ 2,000
FY2419	Mirror Lake State Park	Sauk	Friends of Mirror Lake State Park	Outdoor Drinking Fountain	\$ 4,700	\$ 2,350	\$ 2,350
FY2420	Navarino Wildlife Area	Shawano	Friends of Navarino Nature Center, Inc.	Accessible Bog Boardwalk	\$ 58,900	\$ 20,000	\$ 20,000
FY2421	Peninsula State Park	Door	Friends of Peninsula State Park	Fire Rings and Picnic Tables Phase 2	\$ 40,000	\$ 20,000	\$ 20,000
FY2422	Ice Age Trail-Plover River State Fisheries Area	Marathon	Ice Age Trail Alliance	Ice Age Trail Updates at Plover River State Fisheries Area	\$ 50,005	\$ 20,000	\$ 20,000
FY2423	Potawatomi State Park	Door	Friends of Potawatomi State Park	Accessible Kayak Launch	\$ 47,000	\$ 27,000	\$ 20,000
FY2424	Rib Mountain State Park	Marathon	Friends of Rib Mountain State Park	Paved Walking Path Expansion	\$ 33,600	\$ 18,480	\$ 15,120
FY2425	Rocky Arbor State Park	Juneau	Friends of Mirror Lake State Park	Rocky Arbor Campground Host Site Phase 2	\$ 2,000	\$ 1,000	\$ 1,000
FY2426	Rocky Arbor State Park	Sauk	Friends of Mirror Lake State Park	Rocky Arbor Gate	\$ 5,800	\$ 2,900	\$ 2,900
FY2427	Whitefish Dunes State Park	Door	Friends of Whitefish Dunes	Trail to Cave Point County Park	\$ 47,455	\$ 27,455	\$ 20,000
FY2428	Wildcat Mountain State Park	Vernon	Friends of Wildcat Mountain State Park	Emerging Woody Invasives Control	\$ 8,900	\$ 4,450	\$ 4,450
FY2429	Yellowstone State Park	Lafayette	Friends of Yellowstone State Park	ADA Accessibility Kayak Launch Phase 2	\$ 28,200	\$ 14,100	\$ 14,100
TOTALS					\$ 4,159,516	\$ 392,731	\$ 373,916

BUILDING COMMISSION REQUESTS / ITEMS

February 28, 2024

Subcommittee	Full Commission
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Department of Transportation

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

Facility Maintenance and Repair	\$2,000,000
State Academy Dorm Bathroom Upgrades	\$2,000,000
Patrol (\$2,000,000 SEGRB)	
Academy	

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

AGENCY: Department of Transportation

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

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

LOCATION: Wisconsin State Patrol Academy, Monroe County

PROJECT REQUEST: Request the following:

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

Facility Maintenance and Repair			
LOCATION	PROJ. NO.	PROJECT TITLE	SEGRB
State Patrol Academy (Monroe Co.)	21K3L	Academy Dorm Bathroom Upgrades	\$2,000,000
Facility Maintenance and Repair Total			\$2,000,000

PROJECT DESCRIPTION:

This project renovates several Academy dorm bathrooms and adjoining dorm rooms. The bathroom renovations include replacing walls, installing new showers, shower fixtures, toilets, vanity tops, and sinks. The dorm room renovations include replacing the carpet, painting the walls and ceilings, and installing new energy efficient lighting fixtures.

PROJECT JUSTIFICATION:

The Academy was built in 1987 and has had minor updates to the dorm rooms but the bathrooms and fixtures are all original. Some dorm rooms cannot be used due to the maintenance issues with the adjoining bathrooms, limiting the available housing for State Patrol cadets and Academy guests. This project will remedy all the issues with those bathrooms, update the dorm rooms, and allow the Academy to operate at full capacity.

BUDGET/SCHEDULE:

Construction	\$1,515,100
Design	\$188,000
DFD Mgt	\$69,700
Contingency	\$227,200
TOTAL	\$2,000,000

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

PREVIOUS ACTION: None.

BUILDING COMMISSION REQUESTS / ITEMS

February 28, 2024

Subcommittee

Full Commission

Wisconsin Historical Society

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

Facility Maintenance and Repair	\$2,997,200
Circus Wild Animal House #2 Restoration	\$2,997,200
World Museum (\$2,497,200 SEG REV; \$500,000 FED)	

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

AGENCY: Wisconsin Historical Society

WHS CONTACT: Omar Armendariz, (608) 287-9081,
omar.armendariz@wisconsinhistory.org

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

LOCATION: Circus World Museum, Sauk County

PROJECT REQUEST: Request the following:

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

Facility Maintenance and Repair					
LOCATION	PROJ. NO.	PROJECT TITLE	SEG REV	FED	TOTAL
Circus World Museum (Sauk Co.)	22I2R	Wild Animal House #2 Restoration	\$2,497,200	\$500,000	\$2,997,200
Facility Maintenance and Repair Total			\$2,497,200	\$500,000	\$2,997,200

PROJECT DESCRIPTION:

This project will restore the Ringling Brothers Winter Headquarters Wild Animal House #2, a National Historic Landmark, to its 1915 period of significance. This project involves repairs to both the exterior and the interior. The exterior repairs include masonry repairs and cleaning, existing door and window restoration, reconstruction of historic doors/openings, and chimney reconstructions. Interior work includes recreation of historic walls, wood floor restoration, wood doors and trim repairs, and new paint. All new utilities shall be provided for fire protection and alarm systems, plumbing, heat, and electrical/technology with connections to the updated systems at the site. Site work shall include new water service, providing proper storm water drainage, and an ADA access point to the building. All work will be in accordance with the US Department of the Interior’s standards for restoration, in order to satisfy the requirements of the Save America’s Treasure Grant that is designated for this project.

PROJECT JUSTIFICATION:

This project is a top priority in the larger restoration effort at Circus World. A study of the Circus World Museum Site was conducted and resulted in a Historic Structures Report (HSR). Because of its deteriorated state and historic significance, the HSR identified Animal House #2 as a building in severe need of restoration and repair, including more significant needs for floor reconstruction, rebuilds of the monkey mezzanine and pens, and more extensive rework of the wood roof truss.

This project will allow a restored, interpreted and publicly accessible Wild Animal House #2, allowing visitors to explore the broader operations, diversity, and off-season preparations that made the Ringling Brothers' Circus successful. This project will also serve as a compelling example to funders of what future restorations of the remaining buildings may look like.

BUDGET/SCHEDULE:

Construction	\$2,174,000
Design	\$396,900
DFD Mgt	\$100,100
Contingency	\$326,200
TOTAL	\$2,997,200

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

PREVIOUS ACTION: None.

BUILDING COMMISSION REQUESTS / ITEMS

February 28, 2024

Subcommittee

Full Commission

Non-State Grant

10. Marathon County – Regional Forensics Science Center
– Request the release of \$7,000,000 SEG REV to
Marathon County to construct a Regional Forensics
Science Center in Wausau.

This project was enumerated in 2023 Wisconsin Act 19
for \$14,800,000 (\$7,000,000 SEG REV and \$7,800,000
GIFTS).

Subcommittee	Full Commission

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

AGENCY: Non-State Grant

NSG CONTACT: Chris Holman, (715) 261-1453, Chris.Holman@co.marathon.wi.us

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

LOCATION: Wausau, Marathon County

PROJECT REQUEST: Request the release of \$7,000,000 SEG REV to Marathon County to construct a Regional Forensics Science Center in Wausau.

PROJECT NUMBER: 24A2L

PROJECT DESCRIPTION:

This project constructs a 19,891 GSF Regional Forensics Science Center on the Northcentral Technical College campus in Wausau, Wisconsin. This facility will offer training and continuing education opportunities to coroners and medical examiners, law enforcement, district attorney offices, and emergency medical and health services providers. Plans for the project include landscaping, parking, and a Memorial Garden that will complement the facility and its mission.

PROJECT JUSTIFICATION:

This facility will primarily serve the north-central region of Wisconsin, with over 28 counties expressing interest in utilizing the services. Currently, the only facilities that do referral cases for Wisconsin counties needing a forensic autopsy are in the southern half of the state. The growing demand for forensic science services is causing increased burdens on existing facilities, which has a cascading effect on all who are seeking these services. The facility will be a resource for Medical Examiner and Coroner offices across the state, which provides direct support to law enforcement agencies and district attorney's offices. This facility will simplify the logistical side of the work associated with Medical Examiner's and Coroner's offices and allow for time and cost savings for those in need of the services the facility will provide.

The facility will also provide regional opportunities for training and professional development for healthcare providers, law enforcement, legal professionals, and educational institutions such as Northcentral Technical College and the Medical College of Wisconsin. This project will improve the quality of the death investigation process for central and northern Wisconsin and is a statewide responsibility of statewide dimension. Given the improvements in death investigations and assistance to law enforcement and prosecutors, it is in the public interest, and it is the public policy of this state, to assist Marathon County with the construction of the Regional Forensic Science Center.

RELEASE REQUEST:

This request is consistent with the provisions of 2023 Wisconsin Act 19 requiring the grantee to document the existence of additional funding from non-state sources and provide construction plans to the DOA for review and approval. On December 13, 2023, the Marathon County Board agreed to release funds that satisfy their share of the project's costs. The existence of non-state funding has been identified by the grantee and the DOA staff has determined that the plans are consistent with the project as described. Upon SBC approval, a grant agreement between Marathon County and the DOA will be executed to allow for the release of funding.

The funding for the Marathon County outlined below:

	As Enumerated	Estimate
State Grant	\$7,000,000	\$7,000,000
Required Grantee Match	\$7,800,000	\$7,800,000
Total	\$14,800,000	\$14,800,000

PREVIOUS ACTION: This project was enumerated in 2023 Wisconsin Act 19 for \$14,800,000 (\$7,000,000 SEG REV and \$7,800,000 GIFTS).

February 28, 2024

Subcommittee

Full Commission

HIGHER EDUCATION

University of Wisconsin System

11. UW-Eau Claire – Haymarket Landing – Request authority to lease approximately 154,732 SF at Haymarket Landing (220 Eau Claire Street, Eau Claire), for a term of 10 years with initial annual lease costs of \$2,771,250.12 or \$17.91/SF for UW-Eau Claire Student Housing.

In August 2016, the SBC approved authority to lease approximately 154,372 SF at Haymarket Landing, a student apartment complex, with Blugold Real Estate Foundation, Inc., a subsidiary of the UW-Eau Claire Foundation, Inc., on behalf of UW-Eau Claire, for a term of five years, for an initial annual cost of approximately \$1,836,761 with a 1.75% escalator.

Subcommittee	Full Commission

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

AGENCY: University of Wisconsin System

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

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

LOCATION: UW-Eau Claire, Eau Claire County

PROJECT REQUEST: Request authority to lease approximately 154,732 SF at Haymarket Landing (220 Eau Claire Street, Eau Claire), for a term of 10 years with initial annual lease costs of \$2,771,250.12 or \$17.91/SF for UW-Eau Claire Student Housing.

PROJECT DESCRIPTION:

The proposed lease agreement is for 154,732 SF at the Haymarket Landing (220 Eau Claire Street, Eau Claire) for an initial annual lease cost of \$2,771,250.12 and includes a 10-year term. The Haymarket Landing is a mix-use development consisting of retail space and approximately 400 bed student apartments. It is located one mile from the UW-Eau Claire (UWEC) campus. Replacement reserves, real estate taxes, common area, building maintenance and repair costs are all included in the base rent and reconciled annually. The UWEC will directly pay for operating supplies, water, sewer, electricity, natural gas, janitorial service, exterior window washing and trash removal while managing the residence life operations at the proposed lease location.

Details of the new lease are as follows:

State Function at Leased	Student Housing & associated parking
Lease Location	Haymarket Landing, 202 Eau Claire Street, Eau Claire
Type of Negotiation or	Competitive Request for Proposal process
Lessor	Haymarket Concepts, LLC
Lease Term Commencement	September 2024
Lease Term	10 Years - 9/1/2024 – 8/31/2034
Renewal Option(s)	Two 5-year renewals
Purchase Option	None
Space Type	Student Housing
Escalation Rate	2% - Base Rent
Square Feet	154,732 SF
Gross Cost per Square Foot	\$17.91– Base rent, Real Estate taxes, Capital Reserves, and Property CAM + approx. \$3.78 for utilities
Annual Gross Cost	\$2,771,250.12

PROJECT JUSTIFICATION:

The existing Haymarket Landing lease expired August 31, 2023 with no remaining renewal options. Since that date, UW-Eau Claire has been occupying the facility under a one-year

management agreement until a new lease is executed. On August 4, 2023, DOA issued an RFP to lease space for an UWEC student residence hall. One response was received from Haymarket Landing, LLC. They have been awarded the lease as their proposal meets the locational and facility requirements identified in the RFP and cost considerations.

UW-Eau Claire has an existing capacity of on-campus housing for 3,611 students. Enrollment of freshmen and sophomore students is more than 4,400 students, leaving a significant shortage of space to meet their needs. The residency requirement for second-year students to remain on campus has been waived for years due to the lack of beds. For decades, the demand for on-campus housing has exceeded supply. Housing and Residence Life has operated at greater than 100 percent capacity. This situation was remedied slightly with the opening of the new Suites residence hall, which provided housing for 424 students. However, two of the older residence halls, Putnam and Thomas Halls, were recently demolished in preparation for the construction of the new Science/Health Science Building, which was authorized for construction by the State Building Commission on December 13, 2023. The removal of Putnam and Thomas Halls reduced their inventory by 352 beds.

The UWS Legal Counsel has provided review/signoff of the lease agreement and approval from the UWS Board of Regents has been received. DOA Legal Counsel and the State Budget Office have reviewed the request and found no issues with the transaction. Per s. 16.84(5)(a)(b), DOA will notify the Joint Committee on Finance regarding the proposed lease as annual costs exceed \$500,000 and provide information for their passive review process after SBC review and approval.

PREVIOUS ACTION: In August 2016, the SBC approved authority to lease approximately 154,372 SF at Haymarket Landing, a student apartment complex, with Blugold Real Estate Foundation, Inc., a subsidiary of the UW-Eau Claire Foundation, Inc., on behalf of UW-Eau Claire, for a term of five years, for an initial annual cost of approximately \$1,836,761 with a 1.75% escalator.

BUILDING COMMISSION REQUESTS / ITEMS

February 28, 2024

Subcommittee	Full Commission
12. <u>UW-Madison – Land Purchase</u> – Request authority to purchase a 0.0735-acre parcel of land and improvements located at 219 N. Brooks Street in the City of Madison for \$1,350,000 PR-CASH plus closing costs.	

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

AGENCY: University of Wisconsin System

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

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

LOCATION: UW-Madison, Dane County

PROJECT REQUEST: Request authority to purchase a 0.0735-acre parcel of land and improvements located at 219 N. Brooks Street in the City of Madison for \$1,350,000 PR-CASH plus closing costs.

PROJECT NUMBER: 23J7G

PROJECT DESCRIPTION:

This project will acquire a 0.0735-acre parcel of land and improvements located at 219 N. Brooks Street in the City of Madison. The property is improved with a 4,690 SF, four-unit residential multi-family property. No relocation costs are associated with this acquisition. The anticipated closing will occur after the State Building Commission approval.

Two real estate appraisals of the property were completed that support the purchase price of \$1,350,000. A preliminary environmental audit of the property found no evidence of contaminants or unacceptable environmental hazards. A structural assessment was performed on the property, which observed the structural systems to be in good condition. A plat survey was completed to verify the lot, and a full title search has been completed with title commitment furnished.

PROJECT JUSTIFICATION:

The most recent UW-Madison Campus Master Plan in 2015 identified the city block south of Grainger Hall as a site within the campus boundary for construction of new academic/research facilities and a parking ramp. This acquisition supports ongoing planning for the future construction of an academic building to house departments relocating from the Mosse Humanities Building and Sterling Hall. If this request is approved, two parcels will remain to be purchased. Continued land acquisition is planned throughout the block as funding is identified and parcels become available from willing sellers.

SCHEDULE:

SBC Approval: February 2024

Closing: Once SBC approval is received

PREVIOUS ACTION: None.

BUILDING COMMISSION REQUESTS / ITEMS

February 28, 2024

Subcommittee	Full Commission
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13. UW-Madison – Camp Randall Sports Center

Replacement – Request the following:

- a) Authority to construct the Camp Randall Sports Center Replacement project for an estimated total cost of \$285,163,000 (\$50,000,000 SEG REV, \$120,000,000 EX-PRSB and \$115,163,000 PR-CASH); and
- b) Authority to demolish the McClain Athletic Facility.

In October 2023, the SBC authorized the release of \$1,350,600 SEG REV to prepare preliminary plans and a Design Report.

This project was enumerated in 2023 Wisconsin Act 19 for \$285,163,000 (\$50,000,000 SEG REV, \$120,000,000 EX-PRSB, and \$115,163,000 PR-CASH).

In December 2022, the SBC waived the provisions in Wis. Stat. §16.855 to allow the use of Design/Build alternative delivery method for the construction of the Camp Randall Sports Center Replacement project and authorized the existing Camp Randall Sports Center building demolition for an estimated total cost of \$5,489,000 PR-CASH.

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

AGENCY: University of Wisconsin System

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

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

LOCATION: UW-Madison, Dane County

PROJECT REQUEST: Request the following:

- a) Authority to construct the Camp Randall Sports Center Replacement project for an estimated total cost of \$285,163,000 (\$50,000,000 SEG REV, \$120,000,000 EX-PRSB and \$115,163,000 PR-CASH); and
- b) Authority to demolish the McClain Athletic Facility.

PROJECT NUMBER: 22D5A

PROJECT DESCRIPTION:

This project replaces the Camp Randall Sports Center and the existing McClain Athletic Facility with a new indoor football practice facility on the same site and renovates lower-level spaces in Camp Randall Stadium. The new facility will include athlete performance and treatment space, team support facilities and parking. This proposed scope of work maximizes use of existing space, replaces underutilized and obsolete facilities, reduces deferred maintenance, and assists in the campus' ability to nationally recruit and retain student athletes.

The new indoor football practice facility will include a 100-yard, synthetic turf field with ample runoff space for safety and 70-foot vertical clearance at the center of the field. A new strength and conditioning center, team meeting rooms, dining hall, sports medicine, locker rooms and offices will be housed in the new facility. Other work includes modifications to the ice sheet and other performance playing surfaces at UW athletic facilities, and new underground parking (approximately 260 stalls) below the new indoor practice facility and accessed from Monroe Street. This request also seeks authority to demolish the McClain Athletic Facility as part of project construction.

PROJECT JUSTIFICATION:

The Camp Randall Memorial Sports Center (CRSC), commonly referred to as "The Shell," was constructed in 1955. The ice rink on the south end was added in the 1970s. The building has been used as an athletic department instructional space and university/community recreation space for the past several years, as well as an indoor track practice facility.

Both facilities are immediately adjacent and physically connected to each other, as well as to the Camp Randall Stadium complex on the west. Camp Randall Memorial Park is on the south and

east and is listed on the National Register of Historic Places as an historic district. The authority to construct any portion of the project proposed to be located on the Camp Randall Memorial Park is contingent upon UW obtaining the appropriate approvals.

A 2013 facility assessment documented mostly poor and fair conditions for each component at the CRSC, and the current overall condition has been determined to be poor. Short-term repairs and upgrades are not justifiable for the proposed long-term use of the facility. The CRSC does not have adequate space to house an indoor track suitable for competition and the McClain Athletic Facility does not have adequate space to allow standard dimension football fields, revealing that both facilities are undersized for their highest and best use. The advanced planning completed for this project determined that the CRSC is too small to serve as an indoor practice facility and should be completely replaced. The same planning effort also determined that the deficiencies at the McClain Athletic Facility included inefficient adjacencies to football training facilities, inadequate size and configuration of spaces, and outdated or lack of facility’s offered by peer institutions. The current football strength training facility is also insufficient, and its replacement is also a high priority. Its proposed location is an improvement in adjacency and scale which will significantly benefit team training as well as recruiting efforts.

UW athletic facilities need to close the gap in training facilities available to remain competitive with peer institutions for new recruits and retaining current student athletes. A properly sized and functional indoor practice facility is a necessity for top-tier football programs, especially those in northern climates. Minnesota, Michigan, Northwestern, and Notre Dame have all recently completed indoor practice field projects for their football programs. Strength training and student athlete dining facilities are also showcased when seeking new recruits, and the current state of UW-Madison facilities are out of date, undersized, and/or underwhelming compared to their peer group competition.

The SBC previously approved the use of a Design/Build alternative delivery method by waiving provisions in Wis. Stat. §16.855 with the understanding that certain provisions in 16.855 will be preserved relating to transparent mechanical, electrical, fire protection, and plumbing subcontractor bidding, contracting, and prompt payment. After the waiver was granted, a design and construction team were procured, and the team is ready to proceed with phased construction through the Design/Build process and requires authority to construct.

The SBC has already released \$1,350,600 SEG REV to prepare preliminary plans and a Design Report.

BUDGET/SCHEDULE:

Construction	\$217,550,000
Design	\$16,900,000
DFD Mgt	\$10,009,300
Contingency	\$32,680,700
Equipment	\$8,023,000
TOTAL	\$285,163,000

SBC Approval of Design/Build	Dec 2023
Procure Design/Build Team	Jul 2023
SBC Approval to Construct	Feb 2024
Bid Opening	Apr 2024
Start of Construction	May 2024
Substantial Completion	Jul 2026
Final Completion	Dec 2026

PREVIOUS ACTION: In October 2023, the SBC authorized the release of \$1,350,600 SEG REV to prepare preliminary plans and a Design Report.

This project was enumerated in 2023 Wisconsin Act 19 for \$285,163,000 (\$50,000,000 SEG REV, \$120,000,000 EX-PRSB, and \$115,163,000 PR-CASH).

In December 2022, the SBC waived the provisions in Wis. Stat. §16.855 to allow the use of Design/Build alternative delivery method for the construction of the Camp Randall Sports Center Replacement project and authorized the existing Camp Randall Sports Center building demolition for an estimated total cost of \$5,489,000 PR-CASH.

BUILDING COMMISSION REQUESTS / ITEMS

February 28, 2024

Subcommittee	Full Commission
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14. UW-Madison – Veterinary Diagnostic Lab-Barron –
Request the following:

- a) In accordance with §13.48(19)(a), authority to waive provisions in Wis. Stat. §16.855 to allow the use of Construction Manager alternative delivery method for the construction of the Veterinary Diagnostics Lab-Barron renovation and expansion project; and
- b) Release \$500,000 SEG REV to develop preliminary plans and specifications.

In October 2023, the SBC authorized the release of \$382,200 SEG REV to prepare preliminary plans and a Design Report.

This project was re-enumerated in 2023 Wisconsin Act 19 for \$14,555,000 (\$9,555,000 EX-GFSB and \$5,000,000 SEG REV).

This project was originally enumerated in 2021 Wisconsin Act 58 for \$9,555,000 GFSB.

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

AGENCY: University of Wisconsin System

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

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

LOCATION: UW-Madison Veterinary Diagnostic Lab-Barron, Barron County

PROJECT REQUEST: Request the following:

- a) In accordance with §13.48(19)(a), authority to waive provisions in Wis. Stat. §16.855 to allow the use of Construction Manager alternative delivery method for the construction of the Veterinary Diagnostics Lab-Barron renovation and expansion project; and
- b) Release \$500,000 SEG REV to develop preliminary plans and specifications.

PROJECT NUMBER: 21I2Q

PROJECT DESCRIPTION:

This project modernizes the Wisconsin Veterinary Diagnostics Laboratory-Barron (WVDL-Barron), creating a modern scientific facility that will meet the laboratory and space needs of the University, the State of Wisconsin, and the Department of Agriculture, Trade and Consumer Protection (DATCP). This project constructs appropriate and safe laboratories, including a BSL -2 and BSL -3 facility and improve the inadequate and inappropriate office and support spaces in the facility. WVDL-Barron will remain operational during construction improvements.

PROJECT JUSTIFICATION:

The Mission of the WVDL is to promote animal and human health and the vitality of the state and national agricultural economy through the delivery of high-quality veterinary diagnostics and exemplary customer service. The duties of the WVDL are described in Wis. Stat. §36.58(2). UW-Madison has a long history of veterinary diagnostic activities, dating back to the 1930s. The Wisconsin Animal Health Laboratory in Barron opened in 1958, moved to its current facility in 1992, and in 2000 was transferred from the DATCP to UW-Madison and renamed the WVDL. In 2002, the laboratory became a core laboratory in the National Animal Health Laboratory Network of the US Department of Agriculture. This designation permits the laboratory to be a full partner of state and federal agencies in protecting animal agriculture.

The existing facility is inadequate in size and function. Labs do not meet current standards and need to be upgraded. The need for BSL -2 and BSL -3 laboratories in northern Wisconsin is high. The market for the WVDL has increased roughly 80% over the last few years.

Advanced planning for this project identified many critical issues including existing offices that are shared and serve multiple functions; support spaces that serve multiple conflicting purposes;

and toilet and shower spaces that are inadequate and inappropriately include laundry. Lab spaces were also shown to be inadequate, not properly designed and are not located with adjacencies needed for the important work done in the lab. The Serology Lab is undersized and not located near the receiving area; Bacteriology, media prep and washroom are not located adjacent to each other as needed for proper safety and function. Necropsy is adequate in size; however, does not include the proper layout or hoisting equipment. Any molecular testing or other testing needing a BSL -3 lab are sent out of state.

Pursuant to §13.48(19), whenever the State Building Commission determines that the use of innovative types of design and construction processes will make better use of the resources and technology available in the building industry, the SBC may waive any or all of s. 16.855, except s. 16.855 (13) and (14m) (a) to (c). The combination of specialized building type and site needs, constrained site mandating just-in-time materials delivery, and located in a remote area, will require an unusual amount of coordination, staging, site access, and project control. This method will provide the project with the needed construction expertise during design to execute a technical and complex bio-safely laboratory facility that is located in a remote area. The selection of the Construction Manager will be conducted through a competitive Request for Proposals (RFP) qualifications-based selection process. While this delivery method will expedite the project and improve the design, in accordance with current law, certain provisions in 16.855 (13) and (14) will be preserved relating to transparent mechanical, electrical, fire protection, and plumbing subcontractor bidding, contracting, and prompt payment.

The authority granted under §13.48(19) allows for the procurement and selection of a Construction Manager so the project can proceed through design and preconstruction activities. Since the project design is uncertain at this time, a subsequent authority to construct will be presented to the SBC in accordance with §13.48 (10),

The SBC has already released \$382,200 SEG REV to prepare preliminary plans and a Design Report.

BUDGET/SCHEDULE:

Construction	\$10,880,000
Design	\$903,000
DFD Mgt	\$502,000
Contingency	\$1,670,000
Equipment	\$600,000
TOTAL	\$14,555,000

SBC Approval	Feb 2024
A/E Selection	Jul 2022
Construction Manager Selection	Fall 2024

PREVIOUS ACTION: In October 2023, the SBC authorized the release of \$382,200 SEG REV to prepare preliminary plans and a Design Report.

This project was re-enumerated in 2023 Wisconsin Act 19 for \$14,555,000 (\$9,555,000 EX-GFSB and \$5,000,000 SEG REV).

This project was originally enumerated in 2021 Wisconsin Act 58 for \$9,555,000 GFSB.

BUILDING COMMISSION REQUESTS / ITEMS

February 28, 2024

Subcommittee	Full Commission
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15. UW-System – 2021-23 Minor Facilities Renewal Program, Group 2 - Request the following:

- a) Authority to release \$7,397,000 GFSB of the total \$43,798,000 (\$36,457,000 GFSB and \$7,341,000 PRSB) allocation of the 2021-23 Minor Facilities Renewal Program Group 2;
- b) Authority to construct the specified projects for an estimated total cost of \$7,397,000 GFSB; and
- c) Permit the Division of Facilities Development to adjust individual project budgets within the 2021-23 Minor Facilities Renewal Program Group 2.

2021-23 Minor Facilities Renewal, Group 2		\$7,397,000
MSN	Multi-Bldg Renovations and Repairs	\$7,397,000
	(\$7,397,000 GFSB)	

2021 Wisconsin Act 58 authorized approximately \$100 million for UW Minor Facility Renewal projects in two categories, Groups 1 and 2. To date, the SBC has authorized approximately \$78 million from these enumerations.

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

AGENCY: University of Wisconsin System

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

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

LOCATION: UW System, Statewide

PROJECT REQUEST: Request the following:

- a) Authority to release \$7,397,000 GFSB of the total \$43,798,000 (\$36,457,000 GFSB and \$7,341,000 PRSB) allocation of the 2021-23 Minor Facilities Renewal Program Group 2;
- b) Authority to construct the specified projects for an estimated total cost of \$7,397,000 GFSB; and
- c) Permit the Division of Facilities Development to adjust individual project budgets within the 2021-23 Minor Facilities Renewal Program Group 2.

2021-23 MINOR FACILITIES RENEWAL, GROUP 2			
INST	PROJ. NO.	PROJECT TITLE	GFSB
MADISON (Dane Co.)	21E2T	Multi-Building Renovations and Repairs	\$7,397,000
2021-23 MINOR FACILITIES RENEWAL, GROUP 2 SUBTOTAL			\$7,397,000
			GFSB
February 2024 TOTAL			\$7,397,000

UW-Madison – Multi-Building Renovations and Repairs (21E2T):

Project Description and Justification:

This project renovates Birge Hall, Brogden Hall and the Integrative Biological Research Building for the animal research program. Project work includes updating finishes throughout the space, replacing doors with a more water-resistant style, and the construction of new dirty and clean cage washrooms in each building. This will allow dirty equipment to be kept separate from the clean cages and equipment.

The College of Letters and Science (L&S) animal vivaria require modernization to support research, ensure animal welfare, and expand the types of research that may be conducted in the facilities. While the L&S animal program currently meets the requirements of the US Department of Agriculture and the Office of Laboratory Animal Welfare, part of the National Institutes for Health, the vivaria have deficiencies in HVAC systems, surface sanitization, defined animal barriers, cage wash function, and configuration. Most of the spaces used as vivaria were not originally designed for current uses or programs, are obsolete, and contain aged finishes and antiquated equipment. As a result, the current vivaria are limited in the number of animals that can be housed and the types of research that can be conducted. The animal

husbandry work conducted in animal vivaria is an essential service as defined by campus. This project addresses these deficiencies in three buildings and will improve animal and human safety, university and animal program needs, and address the excessive amount of deferred maintenance in these dated facilities. The L&S Animal Program is the only one of the five campus animal programs not accredited by AAALAC International (Association for Assessment and Accreditation of Laboratory Animal Care), and this project is a significant step toward eventual AAALAC accreditation, supports the research mission of the departments using these facilities, and allows for their continued use into the future.

Budget/Schedule:

Construction	\$4,496,000	SBC Approval	Feb 2024
Design	\$790,000	A/E Selection	Feb 2022
DFD Mgt	\$211,600	Bid Opening	Apr 2024
Contingency	\$794,000	Start Construction	Jul 2024
Equipment	\$1,105,400	Substantial Completion	Jun 2026
TOTAL	\$7,397,000	Final Completion	Mar 2027

Previous Action: 2021 Wisconsin Act 58 authorized approximately \$100 million for UW Minor Facility Renewal projects in two categories, Groups 1 and 2. To date, the SBC has authorized approximately \$78 million from these enumerations. The table below summarizes projects previously authorized by the SBC from these enumerations.

Group	SBC Mtg	Project	Amount Authorized
Group 1	Dec 2022	PKS - Heating & Chilling Plant Boilers 3 & 4 Replacement (21E2A)	\$5,132,000
	Dec 2022	SUP - Sports & Activity Fields Redevelopment (21E3J)	\$3,605,000
	May 2023	MSN - Multi-Building Fire Alarm System Renovations - Phases X-XI (21E2B)	\$7,400,000
	May 2023	MSN - Multi-Building Fire Protection System Renovations (21E2C)	\$7,400,000
	Oct 2023	MSN - Armory & Gymnasium Exterior Envelope Repair & Replace (21E2G)	\$7,399,000
	Oct 2023	MSN - Multi Building Fire Protection System Renovations (21E2C)	\$7,395,000
	Dec 2023	PLT - Williams Fieldhouse HVAC & Electrical System Replacement (21E2H)	\$7,398,000
	Dec 2023	SUP - Sports & Activity Fields Redevelopment (21E3J) - INCREASE	\$3,495,000
		Group 1 Subtotal	\$49,224,000
Group 2	Oct 2021	STO - Jarvis Hall Technology Wing Laboratory Infrastructure Renovation (20B2I)	\$7,397,000
	Aug 2022	SUP - Barstow Science Laboratory & Applied Research Renovation (21E3A)	\$3,789,000
	Dec 2022	OSH - Multi-Building Historic Homes Renovations (21E2U)	\$3,444,000
	Feb 2023	OSH - Harrington Hall HVAC System Replacement (21E2R)	\$7,021,000
	May 2023	MSN - Multi-Building Elevator Modernization & Replacements (21E2S)	\$7,400,000
			Group 2 Subtotal
		Program Total	\$78,275,000

BUILDING COMMISSION REQUESTS / ITEMS

February 28, 2024

Subcommittee	Full Commission
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16. UW-System – 2023-25 Instructional Space and Technology Projects Program - Request the following:
- a) Authority to release \$4,650,000 SEG REV of the total \$46,604,000 SEG REV allocation of the 2023-25 Instructional Space and Technology Projects Program;
 - b) Authority to construct the specified instructional space and technology renovation project for an estimated total cost of \$4,650,000 SEG REV; and
 - c) Permit the Division of Facilities Development to adjust individual project budgets.

2023-25 Instructional Space & Technology	\$4,650,000
PKS Health Sciences Laboratory Renovation	\$4,650,000
(\$4,650,000 SEG REV)	

In October 2023, the SBC authorized the release of \$1,690,500 SEG REV to prepare preliminary plans and a Design Report.

2023 Wisconsin Act 19 authorized \$46,604,000 SEG REV for the UW Instructional Space and Technology Projects Program.

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

AGENCY: University of Wisconsin System

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

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

LOCATION: UW System, Statewide

PROJECT REQUEST: Request the following:

- a) Authority to release \$4,650,000 SEG REV of the total \$46,604,000 SEG REV allocation of the 2023-25 Instructional Space and Technology Projects Program;
- b) Authority to construct the specified instructional space and technology renovation project for an estimated total cost of \$4,650,000 SEG REV; and
- c) Permit the Division of Facilities Development to adjust individual project budgets.

2023-25 INSTRUCTIONAL SPACE AND TECHNOLOGY PROJECTS PROGRAM			
INST	PROJ. NO.	PROJECT TITLE	SEG REV
PARKSIDE (Kenosha Co.)	22J3I	Health Services Laboratory Renovation	\$4,650,000
FEBRUARY 2024 SUBTOTAL			\$4,650,000

UW-Parkside – Health Sciences Laboratory Renovation (22J3I):

Project Description and Justification:

This project creates a new laboratory suite and program home for the new Physician’s Assistant Master’s Degree program, including cadaver laboratory and storage, fume hood, chemical storage, lockers, changing rooms, accessible restrooms, classroom, examination rooms with observation facilities, offices, reception area, records storage, kitchenette, and student study areas within the designated 7,160 GSF project area on the level L1 of Tallent Hall.

UW-Parkside received Board of Regents approval to create a Physician’s Assistant (PA) Master’s Degree program. While space has been identified that can support the program in the short-term, there are no spaces on campus that currently meet all the needs of the program in one location. The proposed space in Tallent Hall is adjacent to the nursing program and creates a logical health sciences adjacency in the building. The PA program is likely to attract more non-traditional students and working professionals who are seeking to advance their education and career opportunities. The location of Tallent Hall is suitable as an easily navigable standalone building and with ample parking adjacent to the building. The accrediting body for the program also has requirements for the types of space, teaching spaces, and office spaces the PA Master’s Degree program requires to receive accreditation.

Tallent Hall provides the most flexible square footage on the campus that can be reallocated to achieve the program needs. The new program responds to an expressed need for talent from the

local hospital and health care networks in the areas that the university serves. The initial enrollment is targeted at 18 students with potential to grow to 24 students per year. The new program extends the excellent longstanding track-record that UW-Parkside has in developing health sciences talent. Approximately 90% of the Pre-Medical Program students are accepted into medical school, which is twice the national average.

Budget/Schedule:

Construction	\$3,246,000
Design	\$355,300
DFD Mgt	\$149,400
Contingency	\$487,000
Equipment	\$410,700
Other Fees	\$1,600
TOTAL	\$4,650,000

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

Previous Action: In October 2023, the SBC authorized the release of \$1,690,500 SEG REV to prepare preliminary plans and a Design Report.

2023 Wisconsin Act 19 authorized \$46,604,000 SEG REV for the UW Instructional Space and Technology Projects Program.

BUILDING COMMISSION REQUESTS / ITEMS

February 28, 2024

Subcommittee	Full Commission
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17. UW-System – Various All Agency Projects – Request the following:

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

Facility Maintenance and Repair		\$2,965,300
STP	Science Building Roof Replacement (\$2,965,300 SEG REV)	\$2,965,300
 Programmatic Remodeling and Renovation		 \$1,129,100
LAC	Rec Eagles Ctr Climbing Wall Repl (\$1,129,100 PR-CASH)	\$1,129,100
TOTAL	\$2,965,300 SEG REV \$1,129,100 PR-CASH	\$4,094,400

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

AGENCY: University of Wisconsin System

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

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

LOCATION: UW System, Statewide

PROJECT REQUEST: Request the following:

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

FACILITY MAINTENANCE AND REPAIR

INST	PROJ. NO.	PROJECT TITLE	SEG REV	PR-CASH	TOTAL
STEVENS POINT (Portage Co.)	23B1D	Science Building Roof Replacement	\$2,965,300	\$0	\$2,965,300
FACILITY MAINTENANCE AND REPAIR SUBTOTALS			\$2,965,300	\$0	\$2,965,300

PROGRAMMATIC REMODELING AND RENOVATION

INST	PROJ. NO.	PROJECT TITLE	SEG REV	PR-CASH	TOTAL
LA CROSSE (La Crosse Co.)	23B1F	Recreational Eagles Center Climbing Wall Replacement	\$0	\$1,129,100	\$1,129,100
PROGRAMMATIC REMODELING AND RENOVATION SUBTOTALS			\$0	\$1,129,100	\$1,129,100

SEG REV	PR-CASH	TOTAL	
FEBRUARY 2024 TOTALS	\$2,965,300	\$1,129,100	\$4,094,400

UW-Stevens Point – Science Building Roof Replacement (23B1D):

Project Description and Justification:

This project replaces approximately 55,800 SF of roofing system, related flashings, and insulation on designated portions of the Science Building. The Ethylene Propylene Diene Monomer (EPDM) and built-up roofs will be removed down to the existing concrete deck and new insulation and a fully-adhered EPDM roof system installed. Designated and previously decommissioned roof top mechanical equipment, rooftop platforms rails, and access paths will be removed as a part of this project. Ballasted rooftop guardrails will be added at select locations to meet current codes and improve safety for maintenance workers.

The roof sections are more than 20 years old. Recent site inspections determined that these roof sections require replacement to address current leaking, weathered, worn, and/or damaged

sections. These repairs will extend the life of the roof sections and prevent moisture from penetrating the building envelope.

Budget/Schedule:

Construction	\$2,364,600
Design	\$137,200
DFD Mgt	\$108,800
Contingency	\$354,700
TOTAL	\$2,965,300

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

Previous Action: None.

UW-La Crosse – Recreational Eagles Center Climbing Wall Replacement (23B1F):

Project Description and Justification:

The project replaces the climbing wall located in the Recreational Eagles Center (REC) facility. The wall was originally built approximately 23 years ago and the climbing surface is essentially at the end of its useful life. The project builds a new climbing wall that meets current industry safety standards. The project also extends the new climbing wall into a space that previously was an under-utilized racquetball court to increase the number of climbing lanes provided.

The climbing wall is original to the building, constructed in 1998. Regular inspections have been conducted, and minor repairs made as necessary. REC staff has identified a need for a more accessible entrance to the room, and a new climbing wall structure that provides more opportunities for varied levels of climbing, allowing the facility to serve more climbers with varied experience levels. The design solution will provide enhanced safety padding, allow climbing with and without apparatus, and expand the functionality to be used by more students, including classes in recreation education in the Exercise Sports Science Department.

Budget/Schedule:

Construction	\$846,600
Design	\$96,500
DFD Mgt	\$39,000
Contingency	\$127,000
Equipment	\$20,000
TOTAL	\$1,129,100

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

Previous Action: None.

February 28, 2024

Subcommittee

Full Commission

Other Business

18. Small Project Program Release – Request the following:
- a) Release \$25,000,000 from Segregated Revenue (SEG REV) All Agency allocations to corresponding Small Project allocations;
 - b) Release \$2,500,000 from General Fund Supported Borrowing (GFSB) All Agency allocations to corresponding Small Project allocations;
 - c) Release \$7,000,000 from Program Revenue Supported Borrowing (PRSB) All Agency allocations to corresponding Small Project allocations; and
 - d) Release \$1,800,000 from the Energy Conservation All Agency allocation to the corresponding Small Project allocation.

**AGENCY REQUEST FOR
STATE BUILDING COMMISSION ACTION
FEBRUARY 2024
REQUEST #18**

Date: February 28, 2024

To: SBC Members

From: Naomi De Mers, Secretary

Subject: Small Project Program Release for February 2024 State Building Commission Meeting

PROJECT REQUEST: Request the following:

- a) Release \$25,000,000 from Segregated Revenue (SEG REV) All Agency allocations to corresponding Small Project allocations;
- b) Release \$2,500,000 from General Fund Supported Borrowing (GFSB) All Agency allocations to corresponding Small Project allocations;
- c) Release \$7,000,000 from Program Revenue Supported Borrowing (PRSB) All Agency allocations to corresponding Small Project allocations; and
- d) Release \$1,800,000 from the Energy Conservation All Agency allocation to the corresponding Small Project allocation.

SEG REV Allocation

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

Project Category	Balance	Requested Change	Revised Balance
Facility Maintenance & Repair	1,172,057	14,000,000	15,172,057
Utility Repair & Renovation	1,191,261	5,000,000	6,191,261
Health, Safety & Environmental Protection	115,700	4,000,000	4,115,700
Preventative Maintenance			-
Programmatic Remodel		500,000	500,000
Energy Conservation		500,000	500,000
Road Maintenance		500,000	500,000
Facilities Repair/Roofing		500,000	500,000
	2,479,018	25,000,000	27,479,018

GFSB Allocation

This request seeks to release \$2,500,000 from All Agency allocations to the corresponding Small Project allocations. This is the first GFSB request to release funding for small projects in the

2023-25 biennium. The table below provides a summary of requested Small Project appropriation balances.

Project Category	Balance	Requested Change	Revised Balance
Facility Maintenance & Repair	1,382,654	2,500,000	3,882,654
Utility Repair & Renovation	182,363		182,363
Health, Safety & Environmental Protection	35,763		35,763
Preventative Maintenance			-
Programmatic Remodel			-
Energy Conservation			-
Road Maintenance	281,022		281,022
Facilities Repair/Roofing	129,264		129,264
	2,011,066	2,500,000	4,511,066

Over the last 12 months, agencies have submitted 596 small project requests totaling \$74.5 million. From that, \$64.1 million was spent in GFSB/SEG REV, or an average of \$5.3 million GFSB/SEG REV per month and represents 86% of total funds allocated for small projects. The table below summarizes the requests by agency. UWS represents the largest share (185 projects or 37% of total projects), followed closely by the DOC (165 projects or 33% of total projects). The table below summarizes one year of data showing the project count and GFSB/SEG REV spent, by agency, as of January 31, 2024.

Agency	Project Requests		% of Total	
	# of projects	Sum of GFSB & SEG REV	Projects	GFSB & SEG REV
Administration	12	1,711,940	2.4%	2.7%
Corrections	165	22,581,510	32.9%	35.2%
Education Communications Board	7	1,626,100	1.4%	2.5%
Health Services	30	2,938,464	6.0%	4.6%
Historical Society	36	3,666,700	7.2%	5.7%
Military Affairs	36	1,504,887	7.2%	2.3%
Natural Resources	1	299,000	0.2%	0.5%
Public Instruction	13	1,232,213	2.6%	1.9%
State Fair Park	15	2,944,000	3.0%	4.6%
University of Wisconsin	185	24,651,855	36.9%	38.4%
Veterans Affairs	2	1,015,100	0.4%	1.6%
Total	502	64,171,769	100.0%	100.0%

PRSB Allocation

This request seeks to release \$7,000,000 from All Agency allocations to the corresponding Small Project allocations. This is the first PRSB request to release funding for small projects in the 2023-25 biennium and adds \$7,000,000 to the current balance of \$2,838,023. Current spending is averaging \$1.5 million per year but is expected to trend upwards due to the threshold increase and due to added needs and costs.

Energy Conservation Allocation

This request seeks to release \$1,800,000 from All Agency allocations to the corresponding Small Project allocations. This is the first Energy Conservation request to release funding for small projects in the 2023-25 biennium and adds \$1,800,000 to the current balance of \$402,401.

Current spending is averaging \$900,000 per year but is expected to trend upwards due to the threshold increase and due to added needs.