



State of Wisconsin Building Commission

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

Friday, February 3, 2023

1:30 p.m. (Revised)

To be Broadcast via [WisconsinEye](#)

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

Friday, February 3, 2023

11:00 a.m.

To be Broadcast via [WisconsinEye](#)

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

Friday, February 3, 2023

3:00 p.m.

To be Broadcast via [WisconsinEye](#)

BUILDING COMMISSION REQUESTS / ITEMS

February 3, 2023

Subcommittee

Full Commission

The Secretary requests approval of the minutes of December 14, 2022.

No action required.

DEBT MANAGEMENT

1. Transportation Revenue Obligations Authorizing Resolution - 2023 State of Wisconsin Building Commission Resolution 1 authorizes the issuance and sale of State of Wisconsin Transportation Revenue Obligations in an amount not to exceed \$162,020,000, in fixed or variable rate form.

No action required.

BUILDING COMMISSION REQUESTS / ITEMS

February 3, 2023

Subcommittee	Full Commission
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Department of Administration

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

Facility Maintenance and Repair		\$6,416,000
MTR	Traffic Coating & Minor Repairs (\$2,999,300 PRSB)	\$2,999,300
MTR	Storm Drainage System Repair/Repl (\$1,515,900 PRSB)	\$1,515,900
Capitol	Bldg-wide Window Treatment Repl (\$1,900,800 GFSB)	\$1,900,800
TOTAL	\$1,900,800 GFSB \$4,515,200 PRSB	\$6,416,000

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

AGENCY: Department of Administration

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

DFD CONTACT: RJ Binau (608) 277-6927, rj.binau@wisconsin.gov

PROJECT REQUEST: Request the following:

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

Facility Maintenance and Repair					
LOCATION	PROJ. NO.	PROJECT TITLE	GFSB	PRSB	TOTAL
Monona Terrace Parking Ramp (Dane Co.)	22K3B	Traffic Coating & Minor Repairs	\$0	\$2,999,300	\$2,999,300
Monona Terrace Parking Ramp (Dane Co.)	22B1N	Storm Drainage System Repair/Replacement	\$0	\$1,515,900	\$1,515,900
State Capitol (Dane Co.)	22E2W	Building-wide Window Treatment Replacement	\$1,900,800	\$0	\$1,900,800
Facility Maintenance and Repair Total			\$1,900,800	\$4,515,200	\$6,416,000

Monona Terrace Parking Ramp - Traffic Coating & Minor Repairs (22K3B):

Project Description and Justification:

This project provides for the installation of 283,996 SF of new or recoated parking deck membrane system and 65,127 linear feet of joint sealant replacement at the Monona Terrace Parking Ramp (MTR). The project also includes replacement of the existing open stair hand and guardrails, planter excavation, concrete crack repairs, re-striping of the parking decks, a unit heater will be installed in a mechanical room and the irrigation system will be updated.

Extensive water damage at the MTR has degraded the concrete, caused grout failure and steel corrosion to the facility. Work is needed to coat and seal the parking deck to ensure the facility is watertight. This project will provide the corrective measures needed to ensure the long-term use and continued safe operation of the ramp.

Budget/Schedule:

Construction	\$2,413,700
Design	\$125,000
DFD Mgt	\$110,600
Contingency	\$350,000
TOTAL	\$2,999,300

SBC Approval	Feb 2023
A/E Selection	Oct 2022
Bid Opening	Mar 2023
Start Construction	May 2023
Substantial Completion	Nov 2023
Final Completion	Jan 2024

Previous Action: None.

Monona Terrace Parking Ramp - Storm Drainage System Repair/Replacement (22B1N):

Project Description and Justification:

This project will remove and replace the existing storm drainage system at the Monona Terrace Parking Ramp (MTR). Scope is limited to the parking ramp drains, pedestrian deck drains, planter drainage, and associated drainage piping on the two parking levels and upper pedestrian level. Scope includes the removal and replacement of 11 existing round deck drains and 58 catch basin drains; the removal of seven round deck drains and 13 catch basins that are poorly located; concrete cutting for four new catch basins in location where water runs against the buildings; the replacement of all existing corroded storm drainage piping with approximately 2,000 LF of PVC drainage piping (including hangers); demolition; concrete infill for 19 abandoned drains; and traffic coating patching in 83 locations and plaster patching where required. Additionally, the existing underground storm drainage from John Nolen Drive to Lake Monona must be scoped and cleaned prior to completion of the project. The project will be done in multiple phases with input from the Monona Terrace Convention Center and DOA Facility Management.

In recent years, failures have accelerated, and a full storm drainage system upgrade is necessary. Most of the existing storm drainage system is original construction and in poor condition. The past use of road salt for snow melting has accelerated the cast iron pipe and fitting deterioration. The drainage piping in the parking ramp area is severely deteriorated, the cast iron drain piping is cracking in many locations and leaks water during rain events, and the custom catch basins are failing and appear to have been leaking. Additionally, some catch basin drains are located on high points or in the middle of the ramp slope where water does not reach the drain. These drains will be removed, and new catch basins will be installed in more effective locations.

Budget/Schedule:

Construction	\$1,203,800	SBC Approval	Feb 2023
Design	\$76,100	A/E Selection	Mar 2022
DFD Mgt	\$55,400	Bid Opening	May 2023
Contingency	\$180,600	Start Construction	Jul 2023
TOTAL	\$1,515,900	Substantial Completion	May 2024
		Final Completion	Aug 2024

Previous Action: None.

State Capitol – Building-wide Window Treatment Replacement (22E2W):

Project Description and Justification:

This project replaces the existing 486 window treatments and installs UV-resistant film on window glazing at the State Capitol. All windows will receive dual roller shades and the 131 windows that currently have drapes will receive new drapes in kind. Work will primarily be done in office occupied spaces and will be phased and coordinated with DOA Building Management and tenants. The project will follow the State Capitol & Executive Residence Board (SCERB) approvals regarding products, fabric, assemblies, and colors for the State Capitol to preserve the

existing window treatment scheme. Additionally, the installation of UV control film to windows will maintain the view and visual appearance of clear glass, reduces UV exposure, increases the life expectancy of the drapes, interior fabrics, and finishes and will potentially help reduce heat loss in the winter and heat gain in the summer.

The existing window treatment at the State Capitol is not original and was installed in the mid-1990s during the State Capitol Restoration Project. The current window glazing provides no UV light protection, and the wall and ceiling mount cord draw track system is in disrepair. The blinds are difficult to maintain and operate and do not adequately “blackout” rooms when required. The exterior side (velvet) of the drapery has extensive physical damage due to extended UV light exposure. The interior side of the draperies has areas of color fading from UV exposure along the center edges and the lining is tearing and pulling away from the drapery fabric. In addition, the existing drapery hanging hardware is inadequate and requires replacement with a more commercial grade assembly.

Budget/Schedule:

Construction	\$1,505,800
Design	\$99,800
DFD Mgt	\$69,300
Contingency	\$225,900
TOTAL	\$1,900,800

SBC Approval	Feb 2023
A/E Selection	Jul 2022
Bid Opening	May 2023
Start Construction	Jul 2023
Substantial Completion	Apr 2024
Final Completion	May 2024

Previous Action: None.

BUILDING COMMISSION REQUESTS / ITEMS

February 3, 2023

Subcommittee	Full Commission
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Department of Corrections

3. Various All Agency Projects – Request the following:
- a) Authority to construct the All Agency maintenance and repair request(s) listed below;
 - b) Transfer all approved GFSB to the agency’s Infrastructure Maintenance Account; and
 - c) Permit the Division of Facilities Development to adjust individual project budgets.

Facility Maintenance and Repair		\$7,090,400
PDCI	South Hall Elevator Upgrades (\$909,200 GFSB)	\$909,200
FLCI	Unit 7 Bathroom Repairs (\$630,100 GFSB)	\$630,100
CVCTF	Elevator Upgrades (\$970,800 GFSB)	\$970,800
SCI	Unit 4 Roof Replacement (\$702,300 GFSB)	\$702,300
DCI	Barracks HVAC System Replacement (\$716,000 GFSB)	\$716,000
KMCI	BAS Upgrade (\$2,324,500 GFSB)	\$2,324,500
JCI	Expansion Joint Repair (\$502,000 GFSB)	\$502,000
GCC	Roof Replacement (\$335,500 GFSB)	\$335,500
Utility Repair and Renovation		\$6,947,800
CCI	Fence Improvements (Increase) (\$831,600 GFSB)	\$831,600
GBCI	Boiler Controls Replacement (\$4,523,700 GFSB)	\$4,523,700
OCI	Boiler Replacement (\$1,252,500 GFSB)	\$1,252,500
RCI	Kitchen Boiler Replacement (\$340,000 GFSB)	\$340,000
TOTAL		\$14,038,200

In June 2022, the SBC approved the Fence Improvements projects at Columbia Correctional Institution for \$2,631,200 GFSB.

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

AGENCY: Department of Corrections

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

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

LOCATION: Statewide

PROJECT REQUEST: Request the following:

- a) Authority to construct the All Agency maintenance and repair request(s) listed below;
- b) Transfer all approved GFSB to the agency's Infrastructure Maintenance Account; and
- c) Permit the Division of Facilities Development to adjust individual project budgets.

Facility Maintenance and Repair			
LOCATION	PROJ. NO.	PROJECT TITLE	GFSB
Prairie du Chien Correctional Institution (Crawford Co.)	21B1C	South Hall Elevator Upgrades	\$909,200
Fox Lake Correctional Institution (Dodge Co.)	21L1I	Unit 7 Bathroom Repairs	\$630,100
Chippewa Valley Correctional Treatment Facility (Chippewa Co.)	21L1U	Elevator Upgrades	\$970,800
Stanley Correctional Institution (Chippewa Co.)	21L3Q	Unit 4 Roof Replacement	\$702,300
Dodge Correctional Institution (Dodge Co.)	22B2G	Barracks HVAC System Replacement	\$716,000
Kettle Moraine Correctional Institution (Sheboygan Co.)	22C1Y	Building Automation System (BAS) Upgrade	\$2,324,500
Jackson Correctional Institution (Jackson Co.)	22C4F	Expansion Joint Repair	\$502,000
Gordon Correctional Center (Douglas Co.)	22D4E	Roof Replacement	\$335,500
Facility Maintenance and Repair Total			\$7,090,400

Utility Repair and Renovation			
LOCATION	PROJ. NO.	PROJECT TITLE	GFSB
Columbia Correctional Institution (Columbia Co.)	21B2A	Fence Improvements (Increase)	\$831,600
Green Bay Correctional Institution (Brown Co.)	21L1Q	Boiler Controls Replacement	\$4,523,700

Oshkosh Correctional Institution (Winnebago Co.)	22B3O	Boiler Replacement	\$1,252,500
Racine Correctional Institution (Racine Co.)	22G1D	Kitchen Boiler Replacement	\$340,000
Utility Repair and Renovation Total			\$6,947,800

FEBRUARY TOTAL	GFSB
	\$14,038,200

Prairie du Chien Correctional Institution – South Hall Elevator Upgrades (21B1C):

Project Description and Justification:

This project will renovate an existing six-stop hydraulic elevator in the South Hall Housing Unit and will modernize the elevator controls, electrical equipment, door equipment, and lighting at Prairie du Chien Correctional Institution (PDCI). The machine room will also receive code required HVAC upgrades.

The current elevator is 20+ years old and parts are becoming obsolete. The South Hall Housing Unit at PDCI has 5 floors and houses 500 Persons in Our Care (PIOC). The elevator is used for maintenance tool carts, laundry carts, meal carts, property/canteen carts, as well as used by PIOC with medical restrictions that prohibit them from using the stairs.

Budget/Schedule:

Construction	\$652,000
Design	\$50,400
DFD Mgt	\$32,900
Contingency	\$168,500
Other Fees	\$5,400
TOTAL	\$909,200

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

Previous Action: None.

Fox Lake Correctional Institution – Unit 7 Bathroom Repairs (21L1D):

Project Description and Justification:

This project will remodel the shower and restroom facilities in Housing Unit 7 at Fox Lake Correctional Institution. The project area is approximately 1,000 SF and existing fixtures include two toilet stalls, two urinals, three sinks, and a five-head communal shower. Work includes replacing all plumbing fixtures and stall partitions, converting two toilet stalls into one ADA-accessible toilet stall, converting one shower head to an adjustable ADA-accessible unit, replacement of all wall and floor surfaces with new tile and new painted gypsum drywall ceiling. Work also includes upgrading the ventilation system, which is currently inadequate to properly ventilate moisture from the space, and replace all lighting.

If repairs are not made, the unit cannot be utilized for housing PIOC, due to the bathroom area being in such a poor condition. The current condition creates a safety and health hazards for both staff and PIOC.

Budget/Schedule:

Construction	\$487,900
Design	\$44,000
DFD Mgt	\$22,500
Contingency	\$73,200
Other Fees	\$2,500
TOTAL	\$630,100

SBC Approval	Feb 2023
A/E Selection	Mar 2022
Bid Opening	Apr 2023
Start Construction	Jun 2023
Substantial Completion	May 2024
Final Completion	Jun 2024

Previous Action: None.

Chippewa Valley Correctional Treatment Facility – Elevator Upgrades (21L1U):

Project Description and Justification:

This project upgrades three elevators including door operators, hydraulic power units, car top handrails, microprocessor controllers, wiring, pumps, door hardware, lights, etc. at Chippewa Valley Correctional Treatment Facility (CVCTF). Elevators are to be constructed sequentially so no more than one is unavailable at any given time. Two of the three elevators have previously had their original jacks replaced.

The elevators at CVCTF have lost reliability, operational failures, and repairs occur often. Without reliable operation officers and PIOC can be trapped in an elevator, posing a severe risk to the safety of both staff and PIOC.

Budget/Schedule:

Construction	\$760,000
Design	\$60,800
DFD Mgt	\$35,000
Contingency	\$114,000
Other Fees	\$1,000
TOTAL	\$970,800

SBC Approval	Feb 2023
A/E Selection	Jan 2022
Bid Opening	Apr 2023
Start Construction	Aug 2023
Substantial Completion	Apr 2024
Final Completion	May 2024

Previous Action: None.

Stanley Correctional Institution – Unit 4 Roof Replacement (21L3Q):

Project Description and Justification:

This project will remove and replace a fully adhered EPDM roof for Unit 4 at Stanley Correctional Institution. The new system will add a sealed air barrier over the metal deck areas to reduce uplift on the insulation and membrane. Steeper portions of the roof will also have increased insulation for more balanced performance in all areas.

The existing EPDM is no longer adhered causing leaks which negatively affect the living and working conditions in the institution as well as causing damage to building components.

Budget/Schedule:

Construction	\$558,600
Design	\$33,200
DFD Mgt	\$25,700
Contingency	\$84,800
TOTAL	\$702,300

SBC Approval	Feb 2023
A/E Selection	Feb 2022
Bid Opening	May 2023
Start Construction	Jun 2023
Substantial Completion	Oct 2023
Final Completion	Nov 2023

Previous Action: None.

Dodge Correctional Institution – Barracks HVAC System Replacement (22B2G):

Project Description and Justification:

This project will replace four heat-only, gas-fired makeup air units with four gas-fired rooftop units that supply both heating and cooling to the two Barracks Buildings at Dodge Correctional Institution (DCI). New circuit breakers will be installed at the electrical panel and new conduits and conductors will be installed from the distribution panel up to the new rooftop units.

The barracks at DCI house up to 200 PIOC and these units are the only source of heat. The remote thermal units (RTUs) have failed, forcing DCI to rent a portable heater for the winter. In addition, DOC policy has been updated to consider adding air conditioning or tempering any time a building is being remodeled or improved. Due to this policy, the new units will provide both heat and cooling.

Budget/Schedule:

Construction	\$529,400
Design	\$82,800
DFD Mgt	\$24,400
Contingency	\$79,400
TOTAL	\$716,000

SBC Approval	Feb 2023
A/E Selection	Apr 2022
Bid Opening	May 2023
Start Construction	Jul 2023
Substantial Completion	Jun 2024
Final Completion	July 2024

Previous Action: None.

Kettle Moraine Correctional Institution – Building Automation System (BAS) Upgrade (22C1Y):

Project Description and Justification:

This project is required to maintain reliable operation of the HVAC equipment at the Kettle Moraine Correctional Institution. The existing controls for the HVAC systems are a mixture of legacy BAS controllers that are no longer supported and pneumatic controls that have reached the end of their useful lives. The reliability of both BAS and pneumatic controls is becoming a

maintenance issue. The older BAS controllers and pneumatic controllers are no longer manufactured making replacements difficult to find.

Putting the entire institution under one control system for alarming and controlling the facility will be more reliable, as well as reduce maintenance in the future. A reliable BAS is integral to the safety and security of prisoners and staff.

Budget/Schedule:

Construction	\$1,779,600
Design	\$195,800
DFD Mgt	\$81,900
Contingency	\$267,200
TOTAL	\$2,324,500

SBC Approval	Feb 2023
A/E Selection	Apr 2022
Bid Opening	Jul 2023
Start Construction	Sep 2023
Substantial Completion	Sep 2024
Final Completion	Oct 2024

Previous Action: None.

Jackson Correctional Institution – Expansion Joint Repair (22C4F):

Project Description and Justification:

This project will involve removal and replacement of existing caulk and backer rod material in the expansion joints of all masonry buildings and building components at Jackson Correctional Institution. This includes the vertical joints dividing the masonry panels, as well as the perimeter of all wall penetrations, which were installed at the same time, and deteriorate at the same rate. A small number of damaged brick will be replaced and the adjacent mortar repointed. There are 17 masonry buildings, with approximately 22,000 linear feet of sealant joints.

The existing facility is 26 years old with the original caulking going well past its life expectancy. Continued moisture intrusion through the building envelope will cause wall failures and damage to interior building components.

Budget/Schedule:

Construction	\$393,400
Design	\$31,500
DFD Mgt	\$18,100
Contingency	\$59,000
TOTAL	\$502,000

SBC Approval	Feb 2023
A/E Selection	Jul 2022
Bid Opening	May 2023
Start Construction	Jul 2023
Substantial Completion	Oct 2023
Final Completion	Nov 2023

Previous Action: None.

Gordon Correctional Center – Roof Replacement (22D4E):

Project Description and Justification:

This project will remove existing asphalt shingles and replace with metal shingles to match the gym room that was replaced approximately 8 years ago at Gordon Correctional Center.

The roof is approximately 30 years old, and many shingles are falling apart and curling up. In recent years, there have been several roofing repairs required to deal with ongoing issues.

Budget/Schedule:

Construction	\$262,000
Design	\$22,400
DFD Mgt	\$12,100
Contingency	\$39,000
TOTAL	\$335,500

SBC Approval	Feb 2023
A/E Selection	Jun 2022
Bid Opening	Apr 2023
Start Construction	Jun 2023
Substantial Completion	Sep 2023
Final Completion	Oct 2023

Previous Action: None.

Columbia Correctional Institution – Fence Improvements (Increase) (21B2A):

Project Description and Justification:

This project will remove the existing perimeter Non-Lethal Electric Fence (NLEF) and replace it with a new perimeter NLEF at Columbia Correctional Institution (CCI). The new NLEF will be located on the interior (inmate/institution) side of the inner perimeter fence. The existing electronics and controllers are obsolete and will be replaced.

CCI is a maximum security prison facility and improvements need to be undertaken to the interior non-lethal electrified fence at the facility to secure inmates at the facility. Proper operation of the non-lethal electrified fence is required to ensure the continued security of the institution and safety of the general public.

This project was bid on December 15, 2022, and there were not enough funds to accept the bid and apply an adequate contingency. No scope reductions are possible for this project due to the nature of work. The increase will be funded by the Department of Corrections' all agency allocation. This budget increase will allow for the project to proceed and be completed in an expeditious manner.

BUDGET/SCHEDULE:

Construction	\$2,671,000
Design	\$239,200
DFD Mgt	\$122,900
Contingency	\$400,700
Other Fees	\$29,000
TOTAL	\$3,462,800

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

Previous Action: In June 2022, the SBC approved this project for \$2,631,200 GFSB.

Green Bay Correctional Institution – Boiler Controls Replacement (21L1Q):

Project Description and Justification:

This project will upgrade controls for all the existing boilers and heating plant systems to improve reliability and functionality at Green Bay Correctional Institution (GBCI). The work will include revisions to the existing heating plant equipment to support the new systems and ensure proper plant functions.

The boilers at GBCI provide for the heating, cooking, and domestic hot water for the entire institution. They have aged to a point that they are no longer reliable, with the loss of the boilers causing extreme operational issues and would be disastrous during winter months.

Budget/Schedule:

Construction	\$3,511,800
Design	\$323,100
DFD Mgt	\$162,000
Contingency	\$526,800
TOTAL	\$4,523,700

SBC Approval	Feb 2023
A/E Selection	Jan 2022
Bid Opening	Jun 2023
Start Construction	Jul 2023
Substantial Completion	Mar 2024
Final Completion	May 2024

Previous Action: None.

Oshkosh Correctional Institution – Boiler Replacement (22B3O):

Project Description and Justification:

This project will replace existing Building B boilers, controls, and systems to improve reliability and function for heating Buildings A and B at Oshkosh Correctional Institution. The work will include revisions to the existing building plant equipment to support the new systems and ensure proper plant functions.

Building B has a redundant boiler system. On December 17, 2021 the first boiler had a major failure, and the remaining boiler was expected to be run until new boilers could be designed and installed. However, the second boiler started leaking water on February 3, 2022, and if the repaired boiler fails, Buildings A & B would be without heat and domestic hot water.

Budget/Schedule:

Construction	\$966,000
Design	\$97,000
DFD Mgt	\$44,500
Contingency	\$145,000
TOTAL	\$1,252,500

SBC Approval	Feb 2023
A/E Selection	Mar 2022
Bid Opening	May 2023
Start Construction	Jul 2023
Substantial Completion	Dec 2023
Final Completion	Mar 2024

Previous Action: None.

Racine Correctional Institution – Kitchen Boiler Replacement (22G1D):

Project Description and Justification:

This project will replace three existing boilers that are failing with new boilers and new boiler pumps of same capacity at Racine Correctional Institution (RCI).

RCI has had two out of the three boilers down in the Main Kitchen. Temporary repairs to one of the boilers were completed, but the second one began to leak at the heat exchanger and cannot be repaired. These boilers are approaching on the end of their 15-year life cycle, and all three boilers need to be replaced before the two operating ones begin to fail.

Budget/Schedule:

Construction	\$240,000
Design	\$37,500
DFD Mgt	\$11,700
Contingency	\$50,800
TOTAL	\$340,000

SBC Approval	Feb 2023
A/E Selection	Aug 2022
Bid Opening	Jun 2023
Start Construction	Aug 2023
Substantial Completion	Jan 2024
Final Completion	Mar 2024

Previous Action: None.

BUILDING COMMISSION REQUESTS / ITEMS

February 3, 2023

Subcommittee	Full Commission
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4. Land Purchase – Clinton Avenue – Request the following:
- a) Authority to purchase approximately 6.66 acres of two parcels of land and improvements located at 7930 West Clinton Avenue in the City of Milwaukee for approximately \$1,100,000 GFSB; and
 - b) Authority to construct site development to begin to prepare the site for the construction of a new Type 1 Juvenile Correctional Facility for \$500,000 GFSB.

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

Funding for this project was authorized in 2021 Wisconsin Act 58 and provided \$4,000,000 GFSB for the purpose of project planning, development, design, site selection, and land/property acquisition for a new Type 1 Juvenile Correctional Facility in Milwaukee County.

In February 2019, the SBC released \$2,000,000 BTF-Planning for the design of Juvenile Correctional Regional Facilities-Statewide.

This project was enumerated in 2017 Wisconsin Act 185 and amended by 2021 Wisconsin Act 252.

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

AGENCY: Department of Corrections

DOC CONTACT: Steve Krallis, (608) 240-5405, Stefanos.krallis@wisconsin.gov

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

LOCATION: City of Milwaukee, Milwaukee County

PROJECT REQUEST: Request the following:

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

PROJECT NUMBER: 18K2M

PROJECT DESCRIPTION:

This project will acquire a 6.6-acre parcel of land and three buildings located at 7930 West Clinton Avenue in the City of Milwaukee, near the intersection of Good Hope Road and North 76th street. The current property has three buildings plus a garage, that will require demolition. Additionally, all parcels will potentially require environmental remediation such as asbestos abatement, soil remediation, and earthwork. The proposed negotiated purchase price is \$1,100,000 plus additional costs for demolition and remediation. The anticipated closing will occur in March 2023.

This project would demolish the existing buildings located on the property and prepare for the construction of a new 72,000 GSF Type I Juvenile Correction Facility, 103 car surface parking lot, recreational fields, and a perimeter fence. The project consists of a single-story building with a mechanical penthouse above, and includes 32 bedrooms and spaces for education, career/vocational instruction, treatment programming, indoor recreation, visitation, health services and food service. Site elements will include secure outdoor recreation spaces, a perimeter patrol and emergency vehicle access road around the recreation yards and adjacent sides of the building, a surface parking lot, a truck staging area adjacent to doors on the building for deliveries and youth transport vehicles, bicycle parking and a pedestrian walkway to the street.

PROJECT JUSTIFICATION:

The proposed project is part of the statewide plan approved by the legislature to build state-of-the-art, smaller regional facilities to replace the existing Lincoln Hills School/Copper Lake School (“Lincoln Hills”) in Irma, WI. The new facility location was chosen to be close to a major population center and to the communities where their families are located so that youth can have better access to family visitation and other community supports during their stay.

Additionally, 2021 Act 252 required that the new Type 1 secure facility be located in Milwaukee County. Locating it in an urban environment will increase opportunities for more culturally relevant programming and increase the possibility to hire youth counselors, behavioral health professionals, teachers, and other trained staff from the surrounding community. Most of the DOC's youth population come from the southeast area of state, with over half from Milwaukee County. This facility will house only male youth.

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

Enacted in 2018, 2017 Wisconsin Act 185 required the Department of Corrections to establish one or more Type 1 juvenile corrections facilities no later than January 1, 2021, subject to the approval by the Joint Finance Committee. 2019 Wisconsin Act 8 subsequently delayed the establishment date to July 1, 2021. 2021 Act 252 provided partial bonding authority to again move forward with a Type 1 facility located in Milwaukee County. The Type 1 facility planned on this site will work toward meeting the requirements of Act 185, Act 8, and Act 252.

DOC followed the criteria set forth in the now expired Juvenile Corrections Study Committee to select this site that best fit the needs of a new Type 1 facility. The site has successfully obtained local government approval process, as required by 2021 Act 252. The needed zoning ordinance change was supported by the Granville Advisory Committee, the City Plan Commission, The City of Milwaukee's Zoning, Neighborhood & Development Committee and received official approval by the Common Council vote and Mayor. The project has met the Joint Committee on Finance requirements and now seeks State Building Commission approval to purchase the property and begin site development. The DOC will seek authority to construct the Type 1 facility in a future SBC request.

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

Funding for this project was authorized in 2021 Wisconsin Act 58 and provided \$4,000,000 GFSB for the purpose of project planning, development, design, site selection, and land/property acquisition for a new Type 1 Juvenile Correctional Facility in Milwaukee County.

In February 2019, the SBC released \$2,000,000 BTF-Planning for the design of Juvenile Correctional Regional Facilities-Statewide.

This project was enumerated in 2017 Wisconsin Act 185 and amended by 2021 Wisconsin Act 252.

BUILDING COMMISSION REQUESTS / ITEMS

February 3, 2023

Subcommittee

Full Commission

Department of Health Services

5. Various All Agency Projects – Request the following:
- a) Authority to construct the All Agency maintenance and repair request(s) listed below;
 - b) Transfer all approved GFSB to the agency’s Infrastructure Maintenance Account; and
 - c) Permit the Division of Facilities Development to adjust individual project budgets.

	Facility Maintenance and Repair	\$6,225,900
SWC	Cottage 18 Plumbing System Improv (\$2,995,000 GFSB)	\$2,995,000
MMHI	Goodland Hall Detention Door Repl (\$1,748,000 GFSB)	\$1,748,000
SRSTC	Bldgs E and F Roof Replacement (\$1,482,900 GFSB)	\$1,482,900

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

AGENCY: Department of Health Services

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

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

LOCATION: Statewide

PROJECT REQUEST: Request the following:

- a) Authority to construct the All Agency maintenance and repair request(s) listed below;
- b) Transfer all approved GFSB to the agency's Infrastructure Maintenance Account; and
- c) Permit the Division of Facilities Development to adjust individual project budgets.

Facility Repair and Maintenance			
LOCATION	PROJ. NO.	PROJECT TITLE	GFSB
Southern Wisconsin Center (Racine Co.)	21I2R	Cottage 18 Plumbing System Improvements	\$2,995,000
Mendota Mental Health Institute (Dane Co.)	22B1L	Goodland Hall Detention Door Replacement	\$1,748,000
Sand Ridge Secure Treatment Center (Juneau Co.)	22C4W	Buildings E and F Roof Replacement	\$1,482,900
Facility Repair and Maintenance Total			\$6,225,900

Southern Wisconsin Center – Cottage 18 Plumbing System Improvements (21I2R):

Project Description and Justification:

This project replaces plumbing piping systems and equipment to bring the system up to current standards for healthcare facilities and maintain water quality for Cottage 18 at Southern Wisconsin Center. New hot water heating equipment, along with point of use temperature control devices will allow the hot water temperature to be raised in the piping systems as required by the current state plumbing code. Plumbing water lines that are no longer in use will be capped to eliminate stagnation within system piping. Plumbing fixtures will be replaced. Walls, ceilings, and floors will be opened to facilitate piping demolition and installation and subsequently restored.

This project is required to maintain a reliable and code compliant plumbing system in the building. The existing system is 50 years old and has not had any major upgrades or improvements since the building was constructed. Southern Wisconsin Center is a licensed facility for the developmentally disabled. Building 18 is used to house the most medically frail residents. Replacing the domestic water system will allow this licensed health care building to meet current codes and standards.

Budget/Schedule:

Construction	\$2,327,700
Design	\$211,000
DFD Mgt	\$107,100
Contingency	\$349,200
TOTAL	\$2,995,000

A/E Selection	Dec 2021
SBC Approval	Feb 2023
Bid Opening	Jun 2023
Start Construction	Aug 2023
Substantial Completion	Aug 2024
Final Completion	Feb 2025

Previous Action: None.

Mendota Mental Health Institute – Goodland Hall Detention Door Replacement (22B1L):**Project Description and Justification:**

This project replaces 16 sliding security doors that are used to control access and circulation in Goodland Hall at Mendota Mental Health Institute. The existing bar style sliding detention doors will be replaced with glass-clad polycarbonate sliding doors. Appropriate protection level glazing and all necessary door jamb, head and trim rework is included in the project. HVAC airflow issues associated with the new security door installation will be corrected. Existing control and communication systems will be used to the maximum extent possible. The project includes similarly designed and installed electric and manual release devices to minimize operating procedure changes. Additionally, coordination and phasing of the installation in an operating site will be necessary for uncompromised secure detention.

This project is needed to maintain the secure detention of patients at Mendota Mental Health Institute. Significant security remodeling in 1981 converted the facility into a forensic detention facility and the bar style detention doors were installed at that time. The existing electro-mechanically operated doors are cycled multiple times per hour which causes excessive wear on moving components. This project reduces maintenance and downtime, replacement parts concerns, and prevent reliability issue by keeping these critical security components in proper working condition.

Budget/Schedule:

Construction	\$1,339,600
Design	\$145,800
DFD Mgt	\$61,700
Contingency	\$200,900
TOTAL	\$1,748,000

SBC Approval	Feb 2023
A/E Selection	Mar 2022
Bid Opening	Aug 2023
Start Construction	Oct 2023
Substantial Completion	Oct 2024
Final Completion	Jan 2025

Previous Action: None.

Sand Ridge Secure Treatment Center – Buildings E and F Roof Replacement (22C4W):

Project Description and Justification:

This project replaces 41,300 SF of roof on Buildings E and F and their associate building connectors at Sand Ridge Secure Treatment Center. The project will completely tear off the existing roof, replace flashings, roof drains, and provide a fully adhered EPDM roof system. Work will be phased so that it will not interfere with the safety and security of the facility.

This project is required to maintain the building envelope against water infiltration. The existing roof is over 20 years old and is failing as evidenced by the increased frequency of repairs. Replacing the roof will maintain the physical environment and minimize further damage to the building.

Budget/Schedule:

Construction	\$1,123,200
Design	\$135,000
DFD Mgt	\$51,700
Contingency	\$168,500
Other Fees	\$4,500
TOTAL	\$1,482,900

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

Previous Action: None.

BUILDING COMMISSION REQUESTS / ITEMS

February 3, 2023

Subcommittee

Full Commission

Department of Military Affairs

6. Various All Agency Projects – Request the following:
- a) Authority to construct the All Agency maintenance and repair request(s) listed below;
 - b) Transfer all approved GFSB to the agency’s Infrastructure Maintenance Account; and
 - c) Permit the Division of Facilities Development to adjust individual project budgets.

Facility Maintenance and Repair		\$2,115,400
Camp Williams	Chapel Remodel (\$847,000 FED)	\$847,000
Madison AASF 2	Remodel Break Area/Maint Door (\$644,100 FED)	\$644,100
Camp Williams	Building 41 Roof Replacement (\$312,150 GFSB; \$312,150 FED)	\$624,300
TOTAL	\$312,150 GFSB \$1,803,250 FED	\$2,115,400

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

AGENCY: Department of Military Affairs

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

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

PROJECT REQUEST: Request the following:

- a) Authority to construct the All Agency maintenance and repair request(s) listed below;
- b) Transfer all approved GFSB to the agency's Infrastructure Maintenance Account; and
- c) Permit the Division of Facilities Development to adjust individual project budgets.

Facility Maintenance and Repair					
LOCATION	PROJ. NO.	PROJECT TITLE	GFSB	FED	TOTAL
Camp Williams (Juneau Co.)	20L1P	Chapel Remodel	\$0	\$847,000	\$847,000
Madison AASF 2 (Dane Co.)	21L1M	Remodel Break Area and Maintenance Door	\$0	\$644,100	\$644,100
Camp Williams (Juneau Co.)	21L3H	Building 41 Roof Replacement	\$312,150	\$312,150	\$624,300
Facility Maintenance and Repair Total			\$312,150	\$1,803,250	\$2,115,400

Camp Williams - Chapel Remodel (20L1P):

Project Description and Justification:

This project will replace the existing HVAC with a new system providing air conditioning and heating, with 3 phase power, and a network connection in offices and downstairs in the Chapel at Camp Williams. The kitchen will be remodeled, removing an electrical panel from the kitchen, and providing new countertops and appliances. This project will also install a new water heater, remodel bathrooms, and provide new LED lighting in the building.

This chapel is the only one owned by the Wisconsin Army National Guard and has suffered neglect and low priority of overall maintenance. The building is not air conditioned. The electrical panel in the kitchen does not meet code, and the building will be more practical to utilize by renewing the HVAC system. The DMA Chaplain's office would like to utilize the facility for more events but is limited due to the condition of the facility.

Budget/Schedule:

Construction	\$656,900
Design	\$58,200
DFD Mgt	\$30,300
Contingency	\$98,600
Other Fees	\$3,000
TOTAL	\$847,000

SBC Approval	Feb 2023
A/E Selection	Nov 2021
Bid Opening	May 2023
Start Construction	Aug 2023
Substantial Completion	Mar 2024
Final Completion	May 2024

Previous Action: None.

Madison Army Aviation Support Facility 2 - Remodel Break Area and Maintenance Door (21L1M):

Project Description and Justification:

This project will remodel the main kitchenette/break area and provide a functional area in the break room at the Madison Army Aviation Support Facility (AASF) 2. The scope includes changing the lighting and fixtures to LED and putting in a drop ceiling over kitchenette area. An additional Dutch door will be installed in the Tech Supply area to facilitate delivery of mail and large materials.

The existing break area is outdated and dysfunctional. The area does not meet code relating to ADA requirements, and the electrical and ventilation must be remodeled to meet code. The current Tech Supply door has created limitations for receiving deliveries.

Budget/Schedule:

Construction	\$491,500
Design	\$56,300
DFD Mgt	\$22700
Contingency	\$73,600
TOTAL	\$644,100

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

Previous Action: None.

Camp Williams - Building 41 Roof Replacement (21L3H):

Project Description and Justification:

This project will remove approximately 17,000 SF of existing roof systems on Areas 1, 2, and 4, down to the structural deck and install a fully adhered Ethylene-Propylene-Diene-Monomer (EPDM) membrane of Building 41 at Camp Williams. This project will mechanically fasten (or adhere) new rigid insulation to improve heat retention, replace gutters downspouts, and provide perimeter sheet metal flashings and necessary accessories as required to achieve manufacturer's warranty. It will also replace the roof access ladder between Roof Areas 1 and 2.

Areas 1 and 2 of the existing roof were one of many that were replaced by removal and replacement of the wet areas within the system, increasing the R-value and applying a silicone

membrane over the insulation to achieve an R-value of $\approx R-21$. Essentially a “silicone over spray foam” fix that was designed to extend the life of the existing roofing system at the time. These “spray on” roofs are failing, and this project is being requested to protect the equipment, electronics, and other contents of the facility. Area 4 is a ballasted build up roof and the date of installation is unknown, but it is estimated that portion of the roof has exceeded its’ life expectancy.

Budget/Schedule:

Construction	\$476,000
Design	\$55,000
DFD Mgt	\$21,900
Contingency	\$71,400
TOTAL	\$624,300

SBC Approval	Feb 2023
A/E Selection	May 2022
Bid Opening	May 2023
Start Construction	Jul 2023
Substantial Completion	Dec 2023
Final Completion	Jan 2024

Previous Action: None.

BUILDING COMMISSION REQUESTS / ITEMS

February 3, 2023

Subcommittee

Full Commission

Department of Natural Resources

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.

REQUEST #7

DATE: February 3, 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

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.

At the time of this request, individual projects are being reviewed and prioritized and will be finalized by mid-January. 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.

State Property	County	Sponsor	Project Name	Total Project Cost	Cash Match	In-Kind Match	Amount Requested
Council Grounds State Park	Lincoln	Friends of Council Grounds State Park	Develop Blue Trail Loop	\$ 23,375	\$ 11,688	\$ -	\$ 11,687
Council Grounds State Park	Lincoln	Friends of Council Grounds State Park	Brown Trail Loop Invasive Species Removal	\$ 7,200	\$ 3,600	\$ -	\$ 3,600
Fox River State Trail	Brown	Friends of the Fox River State Trail	Fox River Trail Reconstruction Phase II	\$ 40,000	\$ 20,000	\$ -	\$ 20,000
Governor Dodge State Park	Iowa	Friends of Governor Dodge State Park	Trailside Picnic Shelter	\$ 80,425	\$ 60,425	\$ -	\$ 20,000
Hartman Creek State Park	Waupaca	Friends of Hartman Creek Cooperating Association	Dike Trail Rebuild and Resurface Phase II	\$ 9,690	\$ 4,045	\$ 800	\$ 4,845
High Cliff State Park	Calumet	Friends of High Cliff State Park	ADA Picnic Table Replacement	\$ 40,000	\$ 20,000	\$ -	\$ 20,000
Interstate State Park	Polk	Friends of Interstate and Straight Lake State Parks	Educational Interpretive Signage for CCC History at Park	\$ 20,500	\$ 10,000	\$ 250	\$ 10,250
Kettle Moraine State Forest - Lapham Peak Unit	Waukesha	Friends of Lapham Peak	New Lodge Building at Lapham Peak Phase II	\$ 2,430,400	\$ 20,000	\$ -	\$ 20,000
Kettle Moraine State Forest-Southern Unit	Waukesha	Kettle Moraine Natural History Association	Invasive Species Removal at Northern Scupper Springs and Savannas	\$ 40,000	\$ 20,000	\$ -	\$ 20,000
Kohler Andrae State Park	Sheboygan	Friends of Kohler-Andrae State Park	Beach Parking Lot Safety Path, Phase II of III	\$ 40,000	\$ 20,000	\$ -	\$ 20,000
Lake Wissota State Park	Chippewa	Friends of Lake Wissota State Park	Nature Trail Boardwalk Replacement	\$ 8,831	\$ 4,416	\$ -	\$ 4,415
Merrick State Park	Buffalo	Friends of Merrick State Park	ADA Canoe and Kayak dock extension	\$ 6,400	\$ 3,200	\$ -	\$ 3,200
Military Ridge State Trail	Dane	Friends of the Military Ridge	Information Panels in Mt. Horeb and Riley	\$ 1,450	\$ 365	\$ 360	\$ 725
Mirror Lake State Park	Sauk	Friends of Mirror Lake State Park	Replace Firewood Shed at Bluewater Bay Camp Host Site	\$ 4,000	\$ 2,000	\$ -	\$ 2,000
Mirror Lake State Park	Sauk	Friends of Mirror Lake State Park	Office Drinking Bottle Filler Fountain	\$ 6,332	\$ 3,166	\$ -	\$ 3,166
Mirror Lake State Park	Sauk	Friends of Mirror Lake State Park	Updated Trail Maps and Interpretive Signs Phase I	\$ 5,380	\$ 2,690	\$ -	\$ 2,690
Newport State Park	Door	Newport Wilderness Society	Fern Trail Boardwalk Restoration Phase II	\$ 230,000	\$ 20,000	\$ -	\$ 20,000
Peninsula State Park	Door	Friends of Peninsula State Park	Peninsula Recreation Signage Project	\$ 40,000	\$ 20,000	\$ -	\$ 20,000
Ice Age Trail	Door	Ice Age Trail Alliance	Ice Age Trail Reroutes and Updates at Potawatomi State Park	\$ 45,265	\$ 10,000	\$ 10,000	\$ 20,000
Potawatomi State Park	Door	Friends of Potawatomi State Park	Park Shelter Repairs	\$ 7,300	\$ 3,650	\$ -	\$ 3,650
Red Cedar State Trail	Dunn	Friends of Red Cedar State Trail	Gazebo Repair	\$ 4,500	\$ 2,250	\$ -	\$ 2,250

State Property	County	Sponsor	Project Name	Total Project Cost	Cash Match	In-Kind Match	Amount Requested
Rib Mountain State Park	Marathon	Friends of Rib Mountain State Park	Amphitheater Safety Barrier Reconstruction	\$ 32,830	\$ 16,415	\$ -	\$ 16,415
Rock Island State Park	Door	Friends of Rock Island State Park, Inc.	Rock Island Comprehensive Signage Plan	\$ 39,252	\$ 16,001	\$ 3,625	\$ 19,626
Rocky Arbor State Park	Juneau	Friends of Mirror Lake State Park	Establish New Host Site 2023 Phase I	\$ 21,507	\$ 11,507	\$ -	\$ 10,000
Sugar River State Trail	Green	Friends of Badger and Sugar River State Trails	Kiosk Replacement at New Glarus	\$ 8,325	\$ 3,925	\$ 450	\$ 3,950
Whitefish Dunes State Park	Door	Friends of Whitefish Dunes, Inc.	Picnic Shelter Repairs	\$ 15,000	\$ 7,500	\$ -	\$ 7,500
Wildcat Mountain State Park	Vernon	Friends of Wildcat Mountain State Park	Comprehensive Trail Evaluation and Repairs	\$ 12,000	\$ 6,000	\$ -	\$ 6,000
Willow River State Park	St. Croix	Friends of Willow River and Kinnickinnic State Parks, Inc.	Single Track Trail Network Phase III	\$ 169,531	\$ 10,000	\$ 10,000	\$ 20,000
Yellowstone Lake State Park	Lafayette	Friends of Yellowstone Lake State Park	ADA accessible Kayak Launch Area Phase I	\$ 23,757	\$ 12,809	\$ 348	\$ 10,600
			TOTALS	\$ 3,413,249	\$ 345,650	\$ 25,833	\$ 326,569

BUILDING COMMISSION REQUESTS / ITEMS

February 3, 2023

Subcommittee

Full Commission

8. Rock Island State Park – Historic Boat House Exterior Repair & Restoration – Request the following:
- a) Approve the Design Report; and
 - b) Authority to construct the Historic Boat House Exterior Repair and Restoration project for an estimated total cost of \$1,441,900 GFSB.

This project was enumerated in 2021 Wisconsin Act 58 for \$1,441,900 GFSB.

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

AGENCY: Department of Natural Resources

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

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

LOCATION: Rock Island State Park, Door County

PROJECT REQUEST: Request the following:

- a) Approve the Design Report; and
- b) Authority to construct the Historic Boat House Exterior Repair and Restoration project for an estimated total cost of \$1,441,900 GFSB.

PROJECT NUMBER: 22B3Y

PROJECT DESCRIPTION:

This project will repair the exterior of the historic Rock Island Boat House, along with significant window repair and replacement. Windows and doors will be scraped, primed, painted, and resealed which includes weatherstripping and putty glaze. The building sill and apron will need to be rebuilt and finished by priming and painting. The masonry on the building also needs repair and repointing to preserve the exterior structure from further deterioration, and any remaining lead paint will be abated.

PROJECT JUSTIFICATION:

Rock Island is a primitive island off the tip of the Door County peninsula and northeast of Washington Island in Lake Michigan. Vehicles are not allowed on the 912-acre island, and the pedestrian ferry to the island runs Memorial Day weekend through Columbus Day. The park features the iconic Boat House, the oldest lighthouse in Wisconsin (built in 1836), ten miles of hiking trails, 40 primitive campsites, and 2,000 feet of beach, six miles of shoreline for hiking, picnic areas, lighthouse tours, swimming, fishing, boating, and primitive walk-in camping.

The 1930 Thordarson Estate Boat House, listed as part of the National Register of Historic Places Thordarson Estate Historic District, is an iconic structure and in need of significant exterior repair across multiple parts of the building. The exterior renovation will preserve the historic structure from further deterioration. The boat house is subject to treacherous weather conditions on the island within Lake Michigan, and as a 90-year-old structure, exterior repairs and renovations are needed to continue protecting the exterior from the harsh elements.

The Rock Island Boat House serves as the arrival and departure location for most visitors to the park, and is situated within the Lake Michigan shoreline, with a large concrete pier for the public ferry and visitor boats. The park serves as a popular destination for tourism in the Door County

region, and the renovation of the iconic structure will ensure visitors will experience and enjoy the history of the park and island.

BUDGET/SCHEDULE:

Construction	\$1,085,000
Design	\$112,800
DFD Mgt	\$49,900
Contingency	\$162,800
Other Fees	\$31,400
TOTAL	\$1,441,900

SBC Approval	Feb 2023
A/E Selection	Mar 2022
Design Report	Feb 2023
Bid Opening	May 2023
Start Construction	Sep 2023
Substantial Completion	Oct 2024
Final Completion	Dec 2024

PREVIOUS ACTION: This project was enumerated in 2021 Wisconsin Act 58 for \$1,441,900 GFSB.

DESIGN REPORT

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

February 3, 2023

Boat House Exterior Repair & Restoration
Rock Island State Park
Town of Washington, WI

Project Number: 22B3Y

For the: Department of Natural Resources

Project Manager: Peter Kolaszewski

Architect/Engineer: InSite Consulting Architects
Madison, WI

1. Project Description:

This project will repair the exterior of the historic Rock Island Boat House. Included in the project scope is the following:

- Significant window and door repair and replacement. The windows and doors will be scraped, primed, painted, and resealed. It includes weatherstripping, putty glaze, and wood stops.
- The building sill and apron will need to be rebuilt and finished by priming and painting.
- The masonry on the building also needs repair and repointing to preserve the exterior structure from further deterioration.
- Abate all remaining lead paint.
- Assessment of the interior chimney masonry, repair if needed.
- Foundation repairs as necessary.

2. Authorized Budget and Funding Source:

This project was enumerated in 2021 Wisconsin Act 58 for \$1,441,900 GFSB.

3. Schedule:

Bid Opening:	May 2023
Start of Construction:	Sep 2023
Substantial Completion / Occupancy:	Oct 2024

4. Budget Summary:

Construction:	\$1,085,000
A/E Fees:	\$112,800
DFD Mgt:	\$49,900
Contingency:	\$162,800
Other Fees	\$31,400
Total Project Cost:	\$1,441,900

BUILDING COMMISSION REQUESTS / ITEMS

February 3, 2023

Subcommittee

Full Commission

Department of Transportation

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

Facility Maintenance and Repair		\$1,344,400
Southeast DMV	Bathroom and Entrance Remodel (\$352,000 SEGRB)	\$352,000
DTSD SW Office	Roof Replacement (\$560,300 SEGRB)	\$560,300
Onalaska DMV	Driveway Replacement (432,100 SEGRB)	\$432,100

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

AGENCY: Department of Transportation

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

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

LOCATION: Statewide

PROJECT REQUEST: Request the following:

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

Facility Maintenance and Repair			
LOCATION	PROJ. NO.	PROJECT TITLE	SEGRB
Southeast DMV (Milwaukee Co.)	22B2W	Bathroom and Entrance Remodel	\$352,000
DTSD Southwest Region Office (Dane Co.)	21L2K	Roof Replacement	\$560,300
Onalaska DMV (La Crosse Co.)	22E2H	Driveway Replacement	\$432,100
Facility Maintenance and Repair Total			\$1,344,400

Milwaukee Southeast DMV – Bathroom and Entrance Remodel (22B2W):

Project Description and Justification:

This project upgrades the public and employee restrooms at the Milwaukee Southeast Division of Motor Vehicles (DMV). This includes replacing fixtures to comply with current ADA requirements, creating an ADA compliant employee entrance, addressing security concerns in the front entrance, and replacing the original flooring throughout the customer area.

The Milwaukee Southeast DMV has not been updated since it was built in 1992. Both the public restrooms and the employee restrooms need to be upgraded to meet current ADA standards. Compliance is required by the federal government as a recipient of federal funds and has been noted as non-compliant in WisDOT’s ADA Transition Plan. In addition to the restrooms, the employee entrance will be reconfigured to meet current ADA guidelines and this project will add a central station to the front entrance to eliminate security risks. The original flooring in the public areas will be replaced to eliminate potential tripping hazards.

Budget/Schedule:

Construction	\$265,200
Design	\$33,800
DFD Mgt	\$12,200
Contingency	\$40,000
Other Fees	\$800
TOTAL	\$352,000

SBC Approval	Feb 2023
A/E Selection	Oct 2022
Bid Opening	May 2023
Start Construction	Jul 2023
Substantial Completion	Feb 2024
Final Completion	Mar 2024

Previous Action: None.

DTSD Southwest Region Office – Roof Replacement (21L2K):**Project Description and Justification:**

This project removes the existing asphalt shingle roof and underlayment, down to the existing plywood deck on the Division of Transportation System Development (DTSD) Southwest Region Office. All damaged plywood decking will be replaced, and two layers of synthetic underlayment will be installed over the decking. This project will use architectural asphalt shingles, prefinished roof edge flashings, and will install ice and water shields where appropriate. Existing gutters will be reused except for the areas that were damaged and areas where expansion joints are needed. This project also increases air circulation in the attic by adding insulation baffles and continuous ridge exhaust ventilation.

The DTSD Southwest Region Office was built in 1984, with an addition constructed in 1994. The original shingles were replaced in 2008 and due to numerous leaks, a 2018 project replaced areas of shingles and buckled plywood sheathing. These repairs did not stop the leaks and along with poor ventilation, many areas of the roof have soft spots where the plywood sheathing is weakening. The ongoing leaks have caused additional damage to interior fixtures, requiring replacement of tiles, drywall and other items inside the building.

Budget/Schedule:

Construction	\$425,000
Design	\$48,000
DFD Mgt	\$19,600
Contingency	\$63,700
Equipment	\$4,000
TOTAL	\$560,300

SBC Approval	Feb 2023
A/E Selection	Aug 2022
Bid Opening	Jun 2023
Start Construction	Aug 2023
Substantial Completion	Nov 2023
Final Completion	Jan 2024

Previous Action: None.

Onalaska DMV – Driveway Replacement (22E2H):**Project Description and Justification:**

This project will replace the concrete driveway between the access road and asphalt parking lot at the Onalaska Division of Motor Vehicles (DMV) service center location.

The concrete driveway was installed almost 20 years ago and has weakened to a point where each joint has deteriorated about a foot in each direction. Snow plowing caused further damage and it's now recommended that the entire concrete driveway be replaced. Repair was considered but it was costly and would result in a full replacement a few years later. Asphalt was considered as a less expensive option to concrete, but the life expectancy of concrete is roughly seven years longer than asphalt, making concrete the recommended option for this project.

Budget/Schedule:

Construction	\$325,100
Design	\$38,800
DFD Mgt	\$15,000
Contingency	\$48,800
Other Fees	\$4,400
TOTAL	\$432,100

SBC Approval	Feb 2022
A/E Selection	Oct 2022
Bid Opening	Jun 2023
Start Construction	Aug 2023
Substantial Completion	Nov 2023
Final Completion	Dec 2023

Previous Action: None.

BUILDING COMMISSION REQUESTS / ITEMS

February 3, 2023

Subcommittee

Full Commission

Department of Veterans Affairs

10. Various All Agency Projects – Request the following:
- a) Authority to construct the All Agency maintenance and repair request(s) listed below;
 - b) Transfer all approved GFSB to the agency’s Infrastructure Maintenance Account; and
 - c) Permit the Division of Facilities Development to adjust individual project budgets.

Facility Maintenance and Repair	\$1,249,000
NWVMC Various Upgrades	\$1,249,000
(\$1,249,000 GFSB)	
Utility Repair and Renovation	\$3,498,700
King Drinking Water System Improv	\$3,498,700
(\$3,498,700 GFSB)	
TOTAL	\$4,747,700

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

AGENCY: Department of Veterans Affairs

DVA CONTACT: Mason Henkel, (920) 763-8120, Mason.henkell@dva.wisconsin.gov

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

LOCATION: Statewide

PROJECT REQUEST: Request the following:

- a) Authority to construct the All Agency maintenance and repair request(s) listed below;
- b) Transfer all approved GFSB to the agency's Infrastructure Maintenance Account; and
- c) Permit the Division of Facilities Development to adjust individual project budgets.

Facility Maintenance and Repair			
LOCATION	PROJ. NO.	PROJECT TITLE	GFSB
Northern Wisconsin Veterans Memorial Cemetery (Washburn Co.)	21I3E	Various Upgrades	\$1,249,000
Facility Maintenance and Repair Total			\$1,249,000

Utility Repair and Renovation			
LOCATION	PROJ. NO.	PROJECT TITLE	GFSB
Wisconsin Veterans Home at King (Waupaca Co.)	22L1D	Drinking Water System Improvements	\$3,498,700
Utility Repair and Renovation Total			\$3,498,700

FEBRUARY TOTAL	GFSB
	\$4,747,700

Northern Wisconsin Veterans Memorial Cemetery – Various Upgrades (21I3E):

Project Description and Justification:

This project involves various upgrades to the Administration Building, the Maintenance Building, the Outdoor Committal Shelter, Columbarium, the Scattering Gardens, as well as the General Grounds at the Northern Wisconsin Veterans Memorial Cemetery. Administration Building work includes roofing, gutter and fascia replacement, window repair, entrance door replacement, exterior and interior lighting replacement, toilet room renovations and furnace replacement. Maintenance Building work includes roof and steel skirting repair, service and overhead door replacements, furnace repairs, and asphalt repair along the building. Committal Shelter work includes roof replacement, tuckpointing, lighting and sidewalk repair.

Columbarium work includes sidewalk repairs, new bollards and granite panel repairs. Scattering Garden and General Grounds work includes sidewalk repair and signage upgrades. The project will also replace and stabilize granite panels at the Columbarium, to prevent water infiltration and future cracking.

The Administration Building has roof and window leaks resulting from the roof system and window seals reaching the end of their useable life. Two furnaces are also near the end of their useable life and are frequently in need of repair. Light fixtures are being replaced with LED due to their age and increased energy efficiency. Interior finishes are badly worn and in need of upgrades.

The Maintenance Building has metal siding and metal service doors that have rusted through and need to be replaced. Pavement around the building base will be repaved to improve drainage away from the building. Unit heaters and overhead doors are also being replaced, as both are at the end of their service lives and frequently need repair.

The Committal Building has roof leaks, and masonry joints have deteriorated in selected locations, requiring tuckpointing to stop and reverse water damage. Sidewalks that have heaved at selected locations will be replaced, and aged light fixtures are being replaced with LED, which will increase energy efficiency.

Budget/Schedule:

Construction	\$940,600
Design	\$119,300
DFD Mgt	\$43,300
Contingency	\$141,000
Other Fees	\$4,800
TOTAL	\$1,249,000

SBC Approval	Feb 2023
A/E Selection	Nov 2021
Bid Opening	Jun 2023
Start Construction	Aug 2023
Substantial Completion	Mar 2024
Final Completion	May 2024

Previous Action: None.

Wisconsin Veterans Home at King – Drinking Water System Improvements (22L1D):

Project Description and Justification:

This project will improve water quality and water system maintainability at the Wisconsin Veterans Home at King (King), and to specifically address colored water events and aesthetic issues that King has experienced over the past several years. This project includes installation of new treatment equipment, process piping, and associated electrical/controls work within the new filter building.

The average daily water needs of the King facilities are approximately 150,000 gallons per day. This project started with the analysis of the existing water system and treatment setup. The original analysis provided important information about treatment modifications and additions needed to improve the domestic water system and allowing safe and balanced domestic water to continue to be provided at King. This project is a result of that analysis and will continue to

address the water quality. This project will also provide information required for regular reporting to the Wisconsin Department of Natural Resources.

Budget/Schedule:

Construction	\$2,862,300
Design	\$74,900
DFD Mgt	\$131,700
Contingency	\$429,800
TOTAL	\$3,498,700

SBC Approval	Feb 2023
A/E Selection	May 2018
Bid Opening	May 2023
Start Construction	Jul 2023
Substantial Completion	Jul 2025
Final Completion	Oct 2025

Previous Action: None.

BUILDING COMMISSION REQUESTS / ITEMS

February 3, 2023

Subcommittee

Full Commission

Non-State Grant

11. Milwaukee Museum of Nature and Culture – Request the release of \$40,000,000 GFSB to construct the Museum of Nature and Culture in Milwaukee.

This project was enumerated in 2021 Wisconsin Act 58 for \$125,000,000 (\$40,000,000 GFSB and \$85,000,000 GIFTS/GRANTS).

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

AGENCY: Non-State Grant

NSG CONTACT: Katie Sanders, (414) 278-6130, sandersk@hbmke.org

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

LOCATION: Milwaukee, Milwaukee County

PROJECT REQUEST: Request the release \$40,000,000 GFSB to construct the Museum of Nature and Culture in Milwaukee.

PROJECT NUMBER: 23A3N

PROJECT DESCRIPTION:

This project will construct a new museum facility to be located on the northeast corner of Sixth and McKinley Streets in Milwaukee, WI. The approximately 200,000 SF facility will house the Wisconsin Museum of Nature and Culture.

The Milwaukee Public Museum has served the residents of the State of Wisconsin since its inception, by state statute, in 1882. The new facility will protect the four million objects and specimens in the museum's care, welcome 550,000 visitors annually, including visitors from every county in the state, and serve more than 150,000 schoolchildren on field trips each year.

The commitment for Funds will be in the form of a construction grant between the Grantor and Historic Haymarket Milwaukee ("HHM"), the project developer. HHM is a separate entity, set up to facilitate the acquisition, financing and development of the new site. HHM is a tax-exempt 501(c)(3).

The Wisconsin Museum of Nature and Culture will be Wisconsin's natural history museum for future generations. Building on the tradition of immersive exhibits, the Museum will explore the intersection of nature and culture, teaching science and honoring our world's different cultures. A right-sized museum will include:

Exhibit Space: 80,000+ SF of exhibit space will include several permanent galleries that showcase the collections in immersive environments. Also included will be a temporary gallery for travelling exhibits, a planetarium and vivarium (the popular butterfly wing).

Visitor Services: Visitors will access a welcoming lobby and other facility amenities, including a cafe and retail store.

Collections Research and Storage: The new facility will include modern collections storage equipment and environmentally appropriate spaces to properly store and protect the onsite collections, as well as accommodate appropriate laboratory space for museum scientists,

academic partners, and researchers across the state to study the collections. An additional offsite storage facility will provide 50,000 SF of “deep storage” for collections that are more rarely accessed for research and display.

Other: The facility will additionally include classrooms, event venue space, offices, a workshop for exhibit maintenance, and back-of-house spaces.

PROJECT JUSTIFICATION:

The Museum’s current facility, a 50+ year-old Milwaukee County-owned building, is not sustainable. The poor construction of the building and its deteriorating condition as a result of significant deferred maintenance are jeopardizing the care of the collections, the Museum’s accreditation status, and financial sustainability. The concrete block building was built without a moisture barrier or insulation, resulting in significant energy inefficiency and large swings in humidity, which jeopardize the preservation of these invaluable collections.

The Museum cares for four million precious objects and irreplaceable specimens, owned by Milwaukee County and held in the public trust. These important collections are the library of Wisconsin life: the 440 million year old Silurian Reef fossils that document Wisconsin’s past, the skeleton of the Hebior Mammoth (the most complete mammoth found in North America, excavated in Kenosha), and the premier collection of artifacts that document the history and culture of the many Wisconsin Native American tribes.

To bring the current facility up to museum standards would cost more than \$100 million, and that would not include updating any of the exhibits, several of which have not been updated since the 1960s. A new facility provides a once-in-a-lifetime opportunity for the community to re-envision the Museum and its exhibits.

This request is consistent with the provisions of 2021 Wisconsin Act 58 requiring the grantee to document the existence of additional funding from non-state sources and provide construction plans to the DOA for review and approval. The existence of non-state funding has been identified by the grantee and the DOA staff has determined that the plans are consistent with the project as described. Upon SBC approval, a grant agreement between Historic Haymarket Milwaukee and the DOA will be executed to allow for the release of funding.

The funding for the Wisconsin Museum of Nature and Culture is outlined below:

	As Enumerated	Estimate
State Grant	\$40,000,000	\$40,000,000
Required Grantee Match	\$85,000,000	\$85,000,000
Total	\$125,000,000	\$125,000,000

PREVIOUS ACTION: This project was enumerated in 2021 Wisconsin Act 58 for \$125,000,000 (\$40,000,000 GFSB and \$85,000,000 GIFTS/GRANTS).

February 3, 2023

Subcommittee

Full Commission

HIGHER EDUCATION

University of Wisconsin System

12. UW-Green Bay – Parking Lot Reconstruction –

Request authority to allow University Village Housing Incorporated to demolish, reconstruct, and expand an existing parking lot on Board of Regent-owned land for no cost.

In August 2021, the SBC approved the exchange of a 5.53-acre student housing lot located central-east in the UW Green Bay Campus with a 4.66-acre student housing lot located on the eastern edge of the campus owned by University Village Housing Incorporated for no cost.

Subcommittee	Full Commission

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

AGENCY: University of Wisconsin System

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

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

LOCATION: UW-Green Bay, Brown County

PROJECT REQUEST: Request authority to allow University Village Housing Incorporated to demolish, reconstruct, and expand an existing parking lot on Board of Regent-owned land for no cost.

PROJECT NUMBER: 22L2G

PROJECT DESCRIPTION:

This project will allow University Village Housing Incorporated (UVHI) to demolish, reconstruct, and expand the parking lot on the new Board of Regents (BOR) parcel. The new parking lot will have 431 parking stalls, an increase of 205 parking stalls, and an expanded storm water management system with a wet detention basin. Construction is expected to start Spring 2023.

PROJECT JUSTIFICATION:

In preparation for the construction of a new residence hall at UW-Green Bay, UVHI and the BOR exchanged land parcels. The former UVHI parcel was located on the far east side of campus, while the BOR parcel was located closer to other campus buildings and residence halls. As part of the exchange, UVHI agreed to reconstruct and expand a parking lot on the new BOR parcel. The former UVHI parcel was improved with a 226-car parking lot and is in poor condition. The parking lot reconstruction could not commence until after financing had been secured by UVHI and the land parcels had been exchanged.

PREVIOUS ACTION: In August 2021, the SBC approved the exchange of a 5.53-acre student housing lot located central-east in the UW Green Bay Campus with a 4.66-acre student housing lot located on the eastern edge of the campus owned by University Village Housing Incorporated for no cost.

BUILDING COMMISSION REQUESTS / ITEMS

February 3, 2023

Subcommittee

Full Commission

13. UW-Madison – Land Purchase - Request authority to purchase a 5.92-acre parcel of land and improvements located at 3500 University Avenue in the Village of Shorewood Hills for \$14,250,000 PR-CASH plus closing costs.

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

AGENCY: University of Wisconsin System

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

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

LOCATION: UW-Madison, Dane County

PROJECT REQUEST: Request authority to purchase a 5.92-acre parcel of land and improvements located at 3500 University Avenue in the Village of Shorewood Hills for \$14,250,000 PR-CASH plus closing costs.

PROJECT NUMBER: N/A

PROJECT DESCRIPTION:

This project acquires a 5.92-acre parcel of land located at 3500 University Avenue in the Village of Shorewood Hills, approximately 2.5 miles from the intersection of Park Street and University Avenue. The property is improved with a 76,541 GSF two-story office facility constructed in 1995 that is currently being used as an office building. The site is improved with a parking lot that can accommodate 321 vehicles.

Two real estate appraisals of the property were completed that support the purchase price of \$14.25 million, or \$186 per square foot. A preliminary environmental audit of the property found no evidence of contaminants or unacceptable environmental hazards. The owner will be leaving all the existing furniture and fixtures in place, which has a market value estimated at \$5 million.

PROJECT JUSTIFICATION:

The UW-Madison Campus plans to use the space for various campus units to enable the future vacation and demolition of the Mosse Humanities building and the UW Extension building on Lake Street. The building will also provide UW-Madison with the flexibility to move large groups out of existing buildings slated for renovation. The current owner will be leaving all their existing furniture in place which enhances the use of the building as surge space for displaced groups for short periods of time. If the institution were forced to lease surge space it would cost almost \$1.5 million annually assuming market rate of \$26.50 per square foot.

The current owner recently broke ground on a new headquarters building on the west side of Madison and is expected to move into the new building Spring 2024. To accommodate the construction schedule, the owner requested a delayed closing and reduced the purchase price as an incentive. The seller had multiple offers; the primary reason the UW-Madison offer was accepted was the ability to delay the closing. The deferred closing also allows UW-Madison to better schedule future tenancy and dovetail with other construction projects on campus.

SCHEDULE:

SBC Approval: February 2023

Closing: No later than June 30, 2024

PREVIOUS ACTION: None.

BUILDING COMMISSION REQUESTS / ITEMS

February 3, 2023

Subcommittee

Full Commission

14. UW-Madison – Engineering Drive Utilities

Replacement and Renovation – Request the following:

- a) Approve the Design Report; and
- b) Authority to construct the Engineering Drive Utilities Replacement and Renovation project for an estimated total cost of \$73,141,000 (\$50,467,000 GFSB and \$22,674,000 PRSB).

This project was enumerated in 2021 Wisconsin Act 58 for \$73,141,000 (\$50,467,000 GFSB and \$22,674,000 PRSB).

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

AGENCY: University of Wisconsin System

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

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

LOCATION: UW-Madison, Dane County

PROJECT REQUEST: Request the following:

- a) Approve the Design Report; and
- b) Authority to construct the Engineering Drive Utilities Replacement and Renovation project for an estimated total cost of \$73,141,000 (\$50,467,000 GFSB and \$22,674,000 PRSB).

PROJECT NUMBER: 21C3B

PROJECT DESCRIPTION:

This project replaces aged utilities and relocates them to distinct utility corridors along Engineering Drive, Engineering Mall, Randall Avenue, and Dayton Street to facilitate future development in the area. This is a three-phase project that creates an updated east-west utility corridor extending from Parking Ramp 17 to North Randall Avenue where a majority of the utilities will be replaced with new utilities to support the College of Engineering Facilities Master Plan. In addition, a north-south utility corridor will be developed and constructed to consolidate all the utilities adjacent to the Materials Science and Engineering Building in Engineering Mall. Lastly, chilled water piping will be replaced from North Randall Avenue to West Dayton Street to the Charter Street Heating Plant.

PROJECT JUSTIFICATION:

Campus utilities are essential in supporting the instructional and research missions of the University. Recent utility requests have focused on needed upgrades to maintain support of current functions and supply thermal, electric/communications, and civil utilities for facilities currently in construction or design. Completion of this project will decrease operating costs by improving the efficiency of steam piping insulation and reducing distribution losses. Portions of the work are necessary to accommodate the proposed Engineering Replacement Building and organize all utilities into distinct utility corridors to allow for future work on the site.

The oldest utilities in Engineering Drive range in age from 50 to 100 years and some still serve the 1410 Engineering Drive Building which was constructed in 1938. Many of these utilities are approaching or beyond the end of their expected service life. The high-pressure steam, condensate, and compressed air utilities are located in both walkable tunnels from the 1920s and box conduits with steam pits from the 1960s. The steam pits are all in poor condition with significant concrete deterioration, including cracking, spalling, exposed rebar, and water

infiltration. The chilled water lines in the eastern half of Engineering Drive, including the lines in North Randall Avenue and West Dayton Street-to-North Charter Street, were installed in the 1960s and are undersized to support the campus redundancy requirements.

Primary electric and signal communication distribution is limited in the Engineering Drive area, and there is no connection of these utilities from North Randall Avenue to Engineering Mall. Duct banks in the area are full and the conduits are undersized. Installation of additional and replacement duct banks and utility pits are needed to shorten feeder lengths and provide conduits for proposed engineering building.

Domestic water, storm sewer and sanitary sewer systems in this area are between 60 and 80 years old and beyond their useful life. Sanitary access points have been modified over the years, stacking round and square structures on top of each other, causing structural integrity issues and creating dead spots in the corners of square pits which collect solids. Additionally, some of the storm sewers in this area are undersized raising the potential for flooding of the Engineering Hall and adjacent facilities.

BUDGET/SCHEDULE:

Construction	\$57,839,300
Design	\$3,965,100
DFD Mgt	\$2,660,700
Contingency	\$8,675,900
TOTAL	\$73,141,000

SBC Approval	Feb 2023
A/E Selection	Aug 2021
Design Report	Dec 2022
Bid Opening	Sep 2023
Start Construction	Dec 2023
Substantial Completion	Jun 2026
Final Completion	Dec 2026

PREVIOUS ACTION: This project was enumerated in 2021 Wisconsin Act 58 for \$73,141,000 (\$50,467,000 GFSB and \$22,674,000 PRSB).

DESIGN REPORT

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

February 3, 2023

Engineering Drive Utilities Replacement and Renovation
UW-Madison
Madison, WI

Project Number: 21C3B

For the: University of Wisconsin

Project Manager: Troy Cunat

Architect/Engineer: Shive-Hattery
Madison, WI

1. Project Description:

This three-phased project creates an updated east-west utility corridor that will extend from Parking Ramp 17 to North Randall Avenue where a majority of the utilities will be replaced with new utilities to support the College of Engineering Facilities Master Plan. In addition, a north-south utility corridor will be developed and constructed to consolidate all the utilities adjacent to the Materials Science and Engineering Building in Engineering Mall. Lastly, chilled water piping will be replaced from North Randall Avenue to West Dayton Street to the Charter Street Heating Plant.

The project will be done in three phases as follows:

1. Project Phase 1 to include all work within Engineering Mall.
2. Project Phase 2 to include all work within Engineering Drive.
3. Project Phase 3 to include all work beginning at the south side of the Engineering Drive and Randall Avenue intersection going south to the Randall Avenue and Dayton Street Intersection, then going east on Dayton Street to tie into the utilities at the Charter Street intersection.

2. Authorized Budget and Funding Source:

This project was enumerated in 2021 Wisconsin Act 58 for \$73,141,000 (\$50,467,000 GFSB and \$22,674,000 PRSB).

3. Schedule:

Bid Opening:	Sep 2023
Start of Construction:	Dec 2023
Substantial Completion / Occupancy:	Jun 2026

4. Budget Summary:

Construction:	\$57,839,300
Contingency:	\$8,675,900
DFD Mgt:	\$2,660,700
A/E Fees:	\$3,965,100
Total Project Cost:	\$73,141,000

BUILDING COMMISSION REQUESTS / ITEMS

February 3, 2023

Subcommittee	Full Commission
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15. UW-Madison - Kegonsa Research Center Solar Panels
– Request authority to install a 2.25-megawatt (MW) solar photovoltaic (PV) array on 15-acres of land as per a lease between the University of Wisconsin System Board of Regents (BOR) and the Wisconsin Power and Light Company (WP&L).

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

AGENCY: University of Wisconsin System

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

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

LOCATION: UW-Madison Kegonsa Research Center, Dane County

PROJECT REQUEST: Request authority to install a 2.25-megawatt (MW) solar photovoltaic (PV) array on 15-acres of land as per a lease between the University of Wisconsin System Board of Regents (BOR) and the Wisconsin Power and Light Company (WP&L).

PROJECT NUMBER: 22L2P

PROJECT DESCRIPTION:

WP&L and its subcontractors will construct a 2.25 MW solar PV array on vacant land at the Kegonsa Research Center as per terms and condition of a 25-year ground lease approved by the BOR (Resolution 11834). The installation obtained a conditional use permit approved by Dunn Township and granted by Dane County. The installation includes the solar panel array and all associated connector equipment including cabling, wires, conduit, piping, inverters, mounting apparatus, trackers, controls, and associated equipment.

PROJECT JUSTIFICATION:

The solar PV hosting program offered by WP&L, known as “Customer Hosted Renewables,” requires no capital investment by the customer. These installations do not replace existing customer energy supply requirements. The installation’s energy output will feed directly into the electric grid and provide a capacity offset for WP&L. At the end of the lease term, or any subsequent renewal, the solar PV array will be decommissioned, removed, and the site restored by WP&L.

It is UW-Madison’s goal to promote studies in the co-location of agricultural activities and renewable energy (i.e., “agri-voltaics”), providing research and educational opportunities for UW-Madison faculty and students. For the lease’s duration, annual payments are expected to average approximately \$84,000 for a total estimated worth of almost \$2,100,000 for the initial lease term. The annual lease payments will be reinvested in UW-Madison renewable energy and sustainability initiatives.

SCHEDULE:

SBC Approval	Feb 2023
Start Construction	Apr 2023
Final Completion	Dec 2023

PREVIOUS ACTION: None.

BUILDING COMMISSION REQUESTS / ITEMS

February 3, 2023

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

Program Group 2 – Request the following:

- a) Authority to release \$7,021,000 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 \$7,021,000 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		\$7,021,000
OSH	Harrington Hall HVAC System Repl	\$7,021,000
	(\$7,021,000 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 \$23 million from these enumerations.

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

AGENCY: University of Wisconsin System

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

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

LOCATION: UW System, Statewide

- PROJECT REQUEST:** Request the following:
- a) Authority to release \$7,021,000 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 \$7,021,000 GFSB; and
 - c) Permit the Division of Facilities Development to adjust individual project budgets within the 2021-23 Minor Facilities Renewal Program, Group 2.

INST	PROJ. NO.	PROJECT TITLE	GFSB
OSHKOSH (Winnebago Co.)	21E2R	Harrington Hall HVAC System Replacement	\$7,021,000
MINOR FACILITIES RENEWAL, GROUP 2 SUBTOTAL			\$7,021,000

FEBRUARY 2023 TOTAL	GFSB
	\$7,021,000

UW-Oshkosh – Harrington Hall HVAC System Replacement (21E2R):

Project Description and Justification:

This project removes the original steam univent system and installs a new HVAC system, including an air handler and new ductwork throughout the facility. Project work includes removing and replacing the steam heating system and installing new mechanical hot water and chilled water systems and electrical service.

Harrington Hall (37,687 GSF), built in 1913, is home to the Geology department. The structure includes various laboratories and general access classrooms. The building has only had minor upgrades and modifications. The original building mechanical drawings show the HVAC system as it still exists today. Harrington Hall still utilizes the original HVAC system even though the building requirements and program needs have changed. The building is heated using antiquated, noisy, and poorly controlled steam univents. The univents lack the ability to provide cooling for laboratories, offices, and classrooms. Individual window air conditioners have been installed throughout the facility but are energy inefficient and labor intensive to maintain. The current system lacks central control through the campus automated building management system. A new system will provide the appropriate air quality within the laboratories and classrooms and

provide better energy efficiency. The technology and sophisticated equipment installed within instructional laboratories requires better humidity and temperature controls which is not possible with the original HVAC system.

Budget/Schedule:

Construction	\$5,374,800	SBC Approval	Feb 2023
Design	\$590,000	A/E Selection	Oct 2021
DFD Mgt	\$247,300	Bid Opening	Jul 2023
Contingency	\$806,300	Start Construction	Nov 2023
Other Fees	\$2,600	Substantial Completion	Mar 2025
TOTAL	\$7,021,000	Final Completion	Jun 2025

Previous Action: 2021 Wisconsin Act 58 authorized approximately \$100 million for UW Minor Facility Renewal projects in two categories, Groups 1 and 2. To date, the SBC has authorized approximately \$23 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
		Group 1 Subtotal	\$8,737,000
Group	SBC Mtg	Project	Amount Authorized
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
		Group 2 Subtotal	\$14,630,000
		Program Total	\$23,367,000

BUILDING COMMISSION REQUESTS / ITEMS

February 3, 2023

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

- a) Authority to construct the All Agency maintenance and repair request(s) listed below;
- b) Transfer all approved GFSB to the agency’s Infrastructure Maintenance Account; and
- c) Permit the Division of Facilities Development to adjust individual project budgets.

Facility Maintenance and Repair		\$3,622,400
EAU	Chancellors Hall Roof Replacement (\$722,600 PRSB)	\$722,600
EAU	Hilltop Dining Center Cooler Repl (\$830,200 PRSB)	\$830,200
MSN	Cole Hall Roof Repl & Fall Protection (\$518,400 PR-CASH)	\$518,400
RVF	Wyman Ed Bldg Elevator Modern (\$565,200 GFSB)	\$565,200
STO	Red Cedar Hall Shower Replacements (\$986,000 PR-CASH)	\$986,000
Utility Repair and Renovation		\$1,862,500
GBY	North Campus Water Main Repl (\$499,000 GFSB; \$132,600 PR-CASH)	\$631,600
GBY	Walter Way Res Life Lots/Softball Lot (\$1,230,900 PR-CASH)	\$1,230,900
TOTAL	\$1,064,200 GFSB \$1,552,800 PRSB \$2,867,900 PR-CASH	\$5,484,900

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

AGENCY: University of Wisconsin System

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

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

LOCATION: UW System, Statewide

PROJECT REQUEST: Request the following:

- a) Authority to construct the All Agency maintenance and repair request(s) listed below;
- b) Transfer all approved GFSB to the agency’s Infrastructure Maintenance Account; 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
EAU CLAIRE (Eau Claire Co.)	22C4X	Chancellors Hall Roof Replacement	\$0	\$722,600	\$0	\$722,600
EAU CLAIRE (Eau Claire Co.)	22E1Q	Hilltop Dining Center Cooler Replacement	\$0	\$830,200	\$0	\$830,200
MADISON (Dane Co.)	22C1K	Cole Hall Roof Replacement & Fall Protection	\$0	\$0	\$518,400	\$518,400
RIVER FALLS (Pierce Co.)	20F2Q	Wyman Education Building Elevator Modernization	\$565,200	\$0	\$0	\$565,200
STOUT (Dunn Co.)	22B3L	Red Cedar Hall Shower Replacements	\$0	\$0	\$986,000	\$986,000
FACILITY MAINTENANCE AND REPAIR SUBTOTALS			\$565,200	\$1,552,800	\$1,504,400	\$3,622,400

UTILITY REPAIR AND RENOVATION

INST	PROJ. NO.	PROJECT TITLE	GFSB	PRSB	PR-CASH	TOTAL
GREEN BAY (Brown Co.)	21C1Q	North Campus Water Main Replacement	\$499,000	\$0	\$132,600	\$631,600
GREEN BAY (Brown Co.)	21D4H	Walter Way Residence Life Lots & Softball Lot	\$0	\$0	\$1,230,900	\$1,230,900
UTILITY REPAIR AND RENOVATION SUBTOTALS			\$499,000	\$0	\$1,363,500	\$1,862,500

	GFSB	PRSB	PR-CASH	TOTAL
FEBRUARY 2023 TOTALS	\$1,064,200	\$1,552,800	\$2,867,900	\$5,484,900

UW-Eau Claire – Chancellors Hall Roof Replacement (22C4X):

Project Description and Justification:

This project replaces the Chancellors Hall roofing system, including roof coverings and all other associated ancillary work to maintain the building envelope integrity and prevent damage to the building and its contents. Roofing work must be coordinated around electrical conduits that run across the roofing surface, mechanical equipment curbs, and other roof penetrations. Project work includes complete removal, disposal, and replacement of the approximately 26,000 SF of ballast materials and Ethylene Propylene Diene Monomer (EPDM) roofing membrane. Roof drains will be inspected to determine condition and will be repaired or replaced as required. Roof insulation will be evaluated and replaced or upgraded as needed for proper roof drainage and compliance with State of Wisconsin energy conservation code requirements.

The roof sections are more than 23 years old. Recent site inspections by staff determined that these roof sections require replacement to address current leaking, weathered, worn, and/or damaged sections. These repairs will extend the life of the roof sections and prevent moisture from penetrating the building envelope. The roofing system is a single ply, EPDM ballasted roofing system that had a 5-year state guarantee and is now well past its useful life. Maintenance issues experienced include continual leaking into student rooms, membrane buckles and splits, and frequent leaks into mechanical chases caused by roof penetrations cracking.

Budget/Schedule:

Construction	\$564,800
Design	\$47,100
DFD Mgt	\$26,000
Contingency	\$84,700
TOTAL	\$722,600

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

Previous Action: None.

UW-Eau Claire – Hilltop Dining Center Cooler Replacement (22E1Q):

Project Description and Justification:

This project removes and replaces-in-kind the walk-in cooler/freezer units and applies a new coat of epoxy on the kitchen area floor in the Hilltop Dining Center. Project work includes removing the walk-in cooler/freezer units and installing new units of the same size (approximately 1,500 SF), general configuration, and location. The existing units contain one freezer section and six separate cooler sections. Existing condensing units in an adjacent room will be removed and replaced. The electrical service will be disconnected, and the new system reconnected. The adjacent walls will be patched and repainted. The ceiling, soffit, and grid system around the new units will be modified as needed. This project will also apply a new coat of epoxy flooring adjacent to the new units as well as in some surrounding kitchen areas.

The cooler/freezer units were installed in the 1960s and are beyond their serviceable life. They are becoming unreliable and have increasing maintenance and repair costs. There are gaps in the

floor of the freezer/cooler units that create slip hazards with ice buildup and have created a recurring issue with water leaking in the spaces below. They will be replaced with new high efficiency/energy saving units. Due to the removal and reinstallation of new freezer/cooler units, the adjacent ceiling/grid and epoxy flooring will be repaired with a new flooring surface installed in the kitchen.

Budget/Schedule:

Construction	\$643,200
Design	\$60,000
DFD Mgt	\$29,600
Contingency	\$96,400
Other Fees	\$1,000
TOTAL	\$830,200

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

Previous Action: None.

UW-Madison – Cole Hall Roof Replacement & Fall Protection (22C1K):

Project Description and Justification:

This project replaces roof coverings and completes all other associated ancillary work to maintain the building envelope integrity and prevent damage to Cole Hall and its contents. Project work includes removing and replacing roof assemblies and associated components to the structural roof deck. This project also installs a new roof hatch access and a new fall protection system.

The roof sections are approximately 20 years old. Recent site inspections by staff determined 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. The roof at Cole Hall has been patched to extend service life and now is in need of full replacement. Some flashing materials on the building is starting to pull away from the walls and will need to be replaced.

Budget/Schedule:

Construction	\$406,900
Design	\$31,600
DFD Mgt	\$18,800
Contingency	\$61,100
TOTAL	\$518,400

SBC Approval	Feb 2023
A/E Selection	Mar 2022
Bid Opening	Mar 2023
Start Construction	May 2023
Substantial Completion	Sep 2023
Final Completion	Jun 2024

Previous Action: None.

UW-River Falls – Wyman Education Building Elevator Modernization (20F2Q):

Project Description and Justification:

This project modernizes the passenger elevator in the Wyman Education Building to provide reliable service. Project work includes upgrading and modernizing the three stop hydraulic elevator to include a new programmable microprocessor controller with leveling system and soft start; battery lowering feature; hoist way limit switches; car top inspection station and pit stop switch; machine room and hoist way wiring and traveling cable; hall pushbuttons, hoist way access switches top and bottom, and jamb braille plates at each hoist way entrance frame side jam; submersible power unit including motor, pump, control valve and muffler; oil, door equipment, light curtain, ceiling with LED lights, and wall panels. This project will also install a new hoist way lighting and ground-fault circuit interrupter outlets as required and a split system air-conditioning unit for machine room equipment cooling.

The Wyman Education Building houses the College of Education and Professional Studies and is an important academic building. The elevator is original to the building that opened in 1999; it is the only elevator in the building and has been frequently out of service due to its poor reliability. The elevator manufacturer went out of business shortly after this elevator was installed and replacement parts have been extremely hard to source.

Budget/Schedule:

Construction	\$423,000	SBC Approval	Feb 2023
Design	\$57,000	A/E Selection	Jul 2022
DFD Mgt	\$19,700	Bid Opening	Apr 2023
Contingency	\$63,500	Start Construction	Jun 2023
Other Fees	\$2,000	Substantial Completion	Aug 2024
TOTAL	\$565,200	Final Completion	Jun 2025

Previous Action: None.

UW-Stout – Red Cedar Hall Shower Replacements (22B3L):

Project Description and Justification:

This project replaces the Red Cedar Hall shower areas over two summers. Project work includes replacing all one-piece fiberglass shower surrounds, vinyl flooring, and wall base with site installed tile shower stalls, tile flooring, and tile wall base. The old fiberglass shower surrounds will be disposed of. Shower control valves will be replaced and relocated. Lights will be relocated and replaced to allow for shower drain access panels in the ceiling. All floor, wall, and ceiling finishes disturbed will be restored to match existing. All walls and ceiling to receive new paint.

Red Cedar Hall was constructed in 2005. The 17-year-old resident room showers are beginning to breakdown, resulting in increased maintenance calls and leaking. The breakdown is primarily due to fracture of horizontal fiberglass surfaces. The drains have developed leaks causing damage to the ceilings in the units below. The paint, corner bead, and drywall adjacent to the showers are damaged and holding moisture, promoting mold growth. The surrounds are

delaminating causing separation in the caulking from the substrate. The separation invites moisture to penetrate behind the surround, also creating favorable conditions for mold, mildew, and rust. The shower surrounds have become problematic. The connection of the surrounds to the substrate shows significant signs of failure. Moisture is present behind the showers and maintenance cannot keep up with the demand for repairs. The finish material around the borders of the surrounds has become damaged from moisture. Several drains have developed leaks creating damage to the ceiling finish below.

Complete repair of the showers requires removal of the enclosures to eliminate any moisture and replace the substrate, plumbing corrections, and ceiling repair in units below. The extent of the repairs is beyond the capacity of campus maintenance or crafts staff and would leave the areas susceptible to recurring issues without an improved design of the area. A timely resolve is necessary to prevent further mold growth and to provide an inviting shower to our student residents occupying the rooms.

Budget/Schedule:

Construction	\$749,900
Design	\$89,100
DFD Mgt	\$34,500
Contingency	\$112,500
TOTAL	\$986,000

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

Previous Action: None.

UW-Green Bay – North Campus Water Main Replacement (21C1Q):

Project Description and Justification:

This project replaces failing domestic water mains and service lateral extensions to the ten residence halls on the north campus. Project work includes replacing approximately 3,100 LF of 8-inch domestic water main and ten water service laterals, including pavement and turf restoration.

The domestic water mains on the north end of campus were originally installed in 1970 along with the student residence halls. These mains have experienced repetitive breaks during the past few years, interrupting flow to the student residences and occurring during off hours when coordinating emergency repairs is more difficult. This project creates a new campus domestic water utility loop, provides a more consistent water pressure to the service area, and improves fire protection capabilities.

Budget/Schedule:

Construction	\$478,000
Design	\$50,300
DFD Mgt	\$22,000
Contingency	\$71,700
Other Fees	\$9,600
TOTAL	\$631,600

SBC Approval	Feb 2023
A/E Selection	Apr 2021
Bid Opening	Apr 2023
Start Construction	Jun 2023
Substantial Completion	Oct 2023
Final Completion	Jun 2024

Previous Action: None.

UW-Green Bay – Walter Way Residence Life Lots & Softball Lot (21D4H):**Project Description and Justification:**

This project repaves two Residence Life parking lots (241 stalls total) and the adjoining drives known as Walter Way, improves their storm water drainage systems, and paves an existing gravel lot with asphalt (50 stalls) for the recently constructed softball field complex. This project provides pavement improvements and lighting upgrades for Walter Way and Residence Hall Life Parking lots. These improvements are proposed from north of Lenfestey Court to North Circle Drive. The softball complex parking lot improvements are proposed to meet needs for the athletic complex.

The Residence Life apartment parking lots and Walter Way were constructed in 1970. The lots currently provide 241 stalls in three areas. The lots in combination with other Residence Life parking areas are appropriately sized for the students living in the apartments. The campus performs annual crack routing, crack sealing, and asphalt patching as necessary to extend the life of the parking lot. A recently completed pavement study identified the project areas condition as poor to very poor. The study recommended repairing the soft subgrade areas with engineered fill, selective curb and gutter section replacement, and installation of new curb openings, storm sewers, and catch basins/inlets to improve drainage in the Residence Life project areas.

Paving the softball parking lot with asphalt will complete the facility and present a finished appearance to the new softball complex, as well as improving surface drainage and storm water control in this area. The softball parking lot was used by the field construction contractor as a staging area and has received irregular compaction due to heavy equipment being driven over an inadequate gravel bed. Regrading, correct compaction, and asphalt paving will correct these defects and produce a superior parking area for this venue.

Budget/Schedule:

Construction	\$958,800
Design	\$81,000
DFD Mgt	\$44,200
Contingency	\$143,900
Other Fees	\$3,000
TOTAL	\$1,230,900

SBC Approval	Feb 2023
A/E Selection	May 2021
Bid Opening	Apr 2023
Start Construction	Jul 2023
Substantial Completion	Nov 2023
Final Completion	Jun 2024

Previous Action: None.