State of Wisconsin
Building Commission

TONY EVERS
Governor

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

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

Wednesday, May 20, 2020

9:30 a.m.

To be broadcast via WisconsinEye: wiseye.org/live

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

Wednesday, May 20, 2020

10:30 a.m.

To be broadcast via WisconsinEye: wiseye.org/live

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

Wednesday, May 20, 2020

2:30 p.m.

To be broadcast via WisconsinEye: wiseye.org/live

	Subcommittee	Full Commission
The Secretary requests approval of the minutes of February 27, 2020.	No action required.	
DEBT MANAGEMENT		
1. General Obligation Refunding Authorizing Resolution - 2020 State of Wisconsin Building Commission Resolution 3 authorizes the issuance and sale of General Obligations in an amount not to exceed $266,760,000, in fixed or variable rate form, to fund the construction or improvements of facilities, grants, and acquisition of land for state-wide purposes, and amends borrowing purposes of a prior authorizing resolution.	No action required.	
2. General Obligation Refunding Authorizing Resolution - 2020 State of Wisconsin Building Commission Resolution 4 authorizes the issuance and sale of General Obligations in an amount not to exceed $300,000,000, in fixed or variable rate form, to refund outstanding general obligation bonds previously issued for construction or improvement of facilities, grants, and acquisition of land for state-wide purposes.	No action required.	
3. Transportation Revenue Refunding Authorizing Resolution - 2020 State of Wisconsin Building Commission Resolution 5 authorizes the sale and issuance of Transportation Revenue Refunding Obligations in an amount not to exceed $225,000,000 to refund outstanding transportation revenue bonds.	No action required.	

Subcommittee	Full Commission

ADMINISTRATIVE AFFAIRS

Department of Administration

4. Wiscraft, Inc. Leases – Request authority to enter into two lease agreements at 5316 and 5504 West State Street in Milwaukee, WI with Wiscraft, Inc. (d/b/a Beyond Vision) for a combined total of 42,562 GSF at $0.11/GSF for total annual revenue of $4,613.96.

   In June 2008, the SBC approved the transfer of 5316 & 5504 W. State Street, Milwaukee from the Department of Health Services to the Department of Administration (DOA) and allowed DOA to enter into a lease amendment with Wiscraft (d/b/a Beyond Vision) for the lease of the property and buildings.

   In May 1985, the SBC approved a Department of Health Services 25-year lease at 5316 and 5504 W. State Street in Milwaukee to Wiscraft, under which Wiscraft is responsible for routine maintenance and repairs.

   In 1964, the SBC approved the purchase of 5316 & 5504 W. State Street in Milwaukee for use by the Department of Public Welfare (now the Department of Health Services) to accommodate the Workshop for the Blind program (now known as Wiscraft).

AGENCY REQUEST FOR
STATE BUILDING COMMISSION ACTION
MAY 2020
REQUEST #4

AGENCY: Department of Administration

DOA CONTACT: Marcel Maul, (608) 261-7072, marcel.maul@wisconsin.gov
DFDM CONTACT: RJ Binau, (608) 267-6927, rj.binau@wisconsin.gov

LOCATION: Milwaukee, Milwaukee County

PROJECT REQUEST: Request authority to enter into two lease agreements at 5316 and 5504 West State Street in Milwaukee, WI with Wiscraft, Inc. (d/b/a Beyond Vision) for a combined total of 42,562 GSF at $0.11/GSF for total annual revenue of $4,613.96.

Tenant	Building	Location	GSF	$/GSF	Annual Rent	Lease Start Date	Lease End Date
Wiscraft	Workshop / Admin Building	5316 W. State Street	36,547	$0.11	$3,962.01	7/1/2020	6/30/2030
Wiscraft	Workshop Annex	5504 W. State Street	6,015	$0.11	$651.95	7/1/2020	6/30/2030
Totals:			**42,562**		**$4,613.96**		

PROJECT DESCRIPTION:
The Workshop/Administration Building has 36,547 GSF and is located at 5316 West State Street in Milwaukee. It is a combined one- and two-story building. The Workshop was constructed in 1951; and the Administration section of the building was constructed in 1946 with an addition occurring in 1952. The 6,015 GSF Workshop Annex, located at 5504 West State Street in Milwaukee is a one-story building that was built in 1931 with an addition occurring in 1959. The two properties were purchased by action of the State Building Commission in 1964 for use by the Department of Public Welfare (now the Department of Health Services (DHS)) to accommodate the Workshop for the Blind Program (now known as Wiscraft).

In 1985, Wiscraft was converted to a 501(c)(3) non-profit corporation. Prior to this, its operations had been part of Department of Health Services. At that time, DHS entered into a 25-year lease agreement with Wiscraft – beginning July 1, 1985 and ending June 30, 2010 for the two West State Street locations. In June 2008, the State Building Commission (SBC) approved the transfer of the properties to the Department of Administration (DOA) and in January 2010, and DOA entered into a 10-year lease amendment with Wiscraft to enable the continued use of the two properties to June 30, 2020.

DOA would like to enter into a 10-year lease agreement with Wiscraft for each location, with terms beginning July 1, 2020 and ending June 30, 2030. The proposed leases provide no renewal

options, contain a right to terminate that may not occur before June 30, 2022, and require a 180-day termination notice by Wiscraft or a 365-day notice by DOA.
Under the proposed leases, Wiscraft is responsible for all operating and facility maintenance costs, including existing debt service. Wiscraft is also responsible for the performance and cost of repairs, alterations, and improvements necessary to ensure that the premises and building systems remain in good order during the lease term. However, if DOA, at its discretion, performs repairs, maintenance, alternations, or improvements to the premises, both lease agreements contain provisions regarding the inclusion of additional debt service in rent payments.

PROJECT JUSTIFICATION:
Wiscraft has operated as a sheltered workshop for the visually impaired at the West State Street, Milwaukee locations since 1965. It provides employment opportunities for people with vision loss and for those who are legally blind. The premises are currently used for offices, storage, equipment and manufacturing (machine shop, assembly & packaging, and communication center business units). Wiscraft provides work/services for the federal government and for local industries such as Briggs & Stratton, Harley-Davidson, Caterpillar, GE, and others.

The current lease agreement expires on June 30, 2020 and Wiscraft has reached out to the DOA and requested a new lease. DOA believes that Wiscraft's mission and operations are in the public interest and wishes to continue leasing the two properties to them.

Pursuant to s. 13.48(2)(b)(3), the SBC is authorized to lease state-owned property to non-profit organizations at an "annual rent which shall not be less than the cost of operating, maintaining, and amortizing the construction cost of the leased space." The proposed leases meet this statutory requirement by providing Wiscraft with responsibility for all costs to operate, maintain and repair the properties, as well as rent payments that equal the amortized debt service for DOA projects at the two properties over the lease term.

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

PREVIOUS ACTION: In June 2008, the SBC approved the transfer of 5316 & 5504 W. State Street, Milwaukee from the Department of Health Services to the Department of Administration (DOA) and allowed DOA to enter into a lease amendment with Wiscraft (d/b/a Beyond Vision) for the lease of the property and buildings.

In May 1985, the SBC approved a Department of Health Services 25-year lease at 5316 and 5504 W. State Street in Milwaukee to Wiscraft, under which Wiscraft is responsible for routine maintenance and repairs.

In 1964, the SBC approved the purchase of 5316 & 5504 W. State Street in Milwaukee for use by the Department of Public Welfare (now the Department of Health Services) to accommodate the Workshop for the Blind program (now known as Wiscraft).

Subcommittee	Full Commission

5. <u>Various All Agency Projects</u> – Request the following:
   a) Authority to construct various All Agency maintenance and repair projects for an estimated total cost of $2,387,200 ($236,000 GFSB and $2,151,200 PRSB); and
   b) Permit the Division of Facilities Development and Management to adjust individual project budgets.

Facility Maintenance and Repair		**$1,571,700**
Capitol	Fire Alarm System Upgrades (Incr) ($236,000 GFSB)	$236,000
Waukesha	Heat Pump System Replacement ($1,335,700 PRSB)	$1,335,700
Utility Repair and Renovation		**$815,500**
Eau Claire	Parking Lot, Sidewalk, Ext. Light Repl ($815,500 PRSB)	$815,500

AGENCY REQUEST FOR
STATE BUILDING COMMISSION ACTION
MAY 2020
REQUEST #5

AGENCY: Department of Administration

DOA CONTACT: Paula Veltum, (608) 266-3086, paula.veltum@wisconsin.gov
DFDM CONTACT: RJ Binau, (608) 267-6927, rj.binau@wisconsin.gov

PROJECT REQUEST: Request the following:

a) Authority to construct various All Agency maintenance and repair projects for an estimated total cost of $2,387,200 ($236,000 GFSB and $2,151,200 PRSB); and
b) Permit the Division of Facilities Development and Management to adjust individual project budgets.

Facility Repair and Renovation					
LOCATION	**PROJ. NO.**	**PROJECT TITLE**	**GFSB**	**PRSB**	**TOTAL**
State Capitol (Dane Co.)	18C1V	Fire Alarm System Upgrades (Increase)	$236,000	$0	$236,000
Waukesha State Office Building (Waukesha Co.)	19L1B	Heat Pump System Replacement	$0	$1,335,700	$1,335,700
Facilities Repair and Renovation Total			**$236,000**	**$1,335,700**	**$1,571,700**

Utility Repair and Renovation					
LOCATION	**PROJ. NO.**	**PROJECT TITLE**	**GFSB**	**PRSB**	**TOTAL**
Eau Claire State Office Building (Eau Claire Co.)	19H2H	Parking Lot, Sidewalk, and Exterior Lighting Replacement	$0	$815,500	$815,500
Utility Repair and Renovation Total			**$0**	**$815,500**	**$815,500**

Facility Maintenance and Repair

State Capitol – Fire Alarm System Upgrades (Increase) (18C1V):

Project Description and Justification:
This project updates the existing fire alarm system technology at the State Capitol from a MXL fire alarm system to a new FireFinder XLS system and also replaces approximately 1,500 fire alarm initiation devices and associated panel cards

Bids were received for this project on February 25, 2020. No additional program deductions are available to value engineer the project to help reduce costs. Therefore, the additional funds requested are required to accept bids received and allow for an appropriate post-bid contingency.

This was included in a Capital Budget Project Overview provided to the State Capitol & Executive Residence Board (SCERB) at its February 11, 2019 meeting.

Budget/Schedule:

Construction	$652,100
Design	$47,000
DFDM Mgt	$28,700
Contingency	$65,200
TOTAL	**$793,000**

SBC Approval	May 2020
A/E Selection	May 2018
Bid Opening	Feb 2020
Start Construction	Jul 2020
Substantial Completion	Jun 2021
Final Completion	Jul 2021

Previous Action: In May 2019, the SBC granted authority to construct the project for an estimated total cost of $557,000 GFSB.

Waukesha State Office Building – Heat Pump System Replacement (19L1B):

Project Description and Justification:
This project replaces 80 existing heat pumps in the Lee S. Dreyfus (Waukesha) State Office Building (WSOB). HVAC work includes the installation of new heat pumps, isolation valves, balancing valves, and flexible hoses for connection to the existing hydronic and drain piping systems. Units shall be connected to the existing supply air distribution system. Three existing 7.5 hp distribution pumps require replacement. Current building controls will be re-used to service the new units. The existing heat pump hydronic system will remain and needs no upgrades. Electrical work in the project includes disconnecting power from the existing heat pump units and reconnecting power to the new heat pump units. The existing wiring, from the electrical panels to the disconnected switch, located above the ceiling, will be re-used. New power wiring from the existing disconnected switch to the new heat pump is required. Project work also provides for the removal and re-installation of existing ceiling tiles and grids as needed for heating pump replacement. Additionally, there are two first floor locations where heat pump units were installed above drywall ceilings that will require removal and replacement of drywall and paint. The project will be phased to allow equipment replacement to be completed during normal work hours. The 2002 east building addition is not included in the project.

The WSOB was originally constructed in 1982-1983 with approximately 100,000 GSF. A 70,000 GSF addition was constructed in 2002. The current facility has four above ground stories with 169,976 GSF of space. Current state tenants include the Departments of Health Services, Children and Families, Natural Resources, Safety & Professional Services, and Transportation. The heating system was installed in 1983 (37 years old) and has exceeded their useful life and are experiencing compressor and circuit board failures with replacement parts becoming difficult to obtain. Eight heat pumps were installed in 2001 and are nearing the end of their useful life. Additionally, three existing 7.5 hp distribution pumps serving the heat pump system are original construction and have exceeded their useful lifespan.

Budget/Schedule:

Construction	$1,096,000
Design	$81,800
DFDM Mgt	$48,300
Contingency	$109,600
TOTAL	**$1,335,700**

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

Previous Action: None.

Utility Repair and Renovation

Eau Claire State Office Building – Parking Lot, Sidewalk, and Exterior Lighting Replacement (19H2H):

Project Description and Justification:
The project scope removes approximately 13,225 square yards of existing degraded asphalt paving and installs new paving for access drives, sidewalks, and two parking lots located at the Eau Claire State Office Building (ECSOB). Approximately 3,110 lineal feet of concrete curb and gutter and 4,530 square feet of sidewalk will also be replaced. Nine sidewalk ramps will be installed to improve wheelchair access. Sixteen existing light fixtures will be removed, and 15 new energy savings LED pole mounted fixtures and two new energy savings LED ground mount flagpole fixtures are included in the project. The existing direct buried electrical wiring for parking lot lighting will be removed and 1,900 lineal feet of new conduit wiring will be installed. Additionally, two new lighting circuits will be installed and routed back to the exiting building panelboard and a conduit pathway for two future electric vehicles charging stations will be installed and routed to inside the building. Previously abandoned meter pedestal/power distribution center and engine heater receptacles will be removed. The project also provides inlet protection, parking lot pavement markings, mobilization, and traffic control. Due to the size of the project, work will be phased to allow for the continued use of the parking lots and loading dock and to minimize impact to building tenants.

The existing 31-year-old (1989) asphalt pavement in the drives, parking lots and sidewalks at the ECSOB is at the end of its useful service life. The asphalt shows considerable deterioration with both transverse and longitudinal cracking that is the result of age, use, and temperature cycling variances that occur in this climate. In the past, damage, including sink holes, had occurred in the rear employee parking lot due to leaks from an underground UW-Eau Claire high pressure condensate return line. This line is no longer in use and has been abandoned. The concrete surfaces of the 50+ year old sidewalks and curbs/gutters are failing and uneven in several locations. Replacement is required to ensure pedestrian safety. In order to improve ADA access, nine ramps will be installed in various sidewalk locations. Additionally, the installation of new conduit wiring, two new lighting circuits and LED light fixtures will improve the reliability and lighting levels in all areas of parking lots and drives. The existing, inefficient 400-watt halide lighting system is 50+ years old and has experienced numerous breaks in the underground wiring system in recent years.

Budget/Schedule:

Construction	$653,400
Design	$70,900
DFDM Mgt	$28,500
Contingency	$58,800
Other Fees	$3,900
TOTAL	**$815,500**

SBC Approval	May 2020
A/E Selection	Sep 2019
Bid Opening	Jul 2020
Start Construction	Sep 2020
Substantial Completion	Nov 2020
Final Completion	Dec 2020

Previous Action: None.

Subcommittee | Full Commission

Department of Corrections

6. Various Locations – Building Trust Funds (BTF)-Planning Release – Request the release of $543,000 Building Trust Funds (BTF)-Planning to prepare preliminary plans and a Design Report.

BTF-Planning Release		**$543,000**
MSDF	Ventilation Improvements ($243,000 BTF)	$243,000
WCGP	Campus-wide Water System Improv ($300,000 BTF)	$300,000

The Milwaukee Secure Detention Facility Ventilation Improvements project was enumerated in 2019 Wisconsin Act 9 for $8,100,000 GFSB.

AGENCY REQUEST FOR
STATE BUILDING COMMISSION ACTION
MAY 2020
REQUEST #6

AGENCY: Department of Corrections

DOC CONTACT: Jane Zavoral, (608) 240-5410, jane.zavoral@wisconsin.gov
DFDM CONTACT: RJ Binau, (608) 267-6927, rj.binau@wisconsin.gov

LOCATION: Various

PROJECT REQUEST: Request the release of $543,000 Building Trust Funds (BTF)-Planning to prepare preliminary plans and a Design Report.

BTF-Planning Release			
LOCATION	**PROJ. NO.**	**PROJECT TITLE**	**BTF**
Milwaukee Secure Detention Facility (Milwaukee Co.)	19G2Z	Ventilation Improvements	$243,000
Waupun Central Generating Plant (Dodge Co.)	19K2K	Campus-wide Water System Improvements	$300,000
BTF-Planning Release Total			**$543,000**

PROJECT DESCRIPTION:

Milwaukee Secure Detention Facility: This project will address conditions within the MSDF that have contributed to identified ventilation deficiencies and heat stress related issues for inmates and staff by expanding, enhancing, and unifying the existing ventilation equipment throughout the facility. This includes air handling modifications, chilled water modifications and additions, upgrading obsolete chilled water units, eliminating some less efficient direct expansion cooling units, modernizing the heating and ventilation (HV) system controls, and upgrading controlled devices to operate on direct digital electronic controls. Electrical additions and enhancements will be required with this project as well.

Estimated Budget: $8,100,000

Waupun Central Generating Plant - Campus-wide Water System Improvements (19K2K): This project will plan, design, permit, and construct a water treatment plant to remove/reduce radionuclides to a level below the drinking water standard. The water system currently includes two wells and two elevated tanks. One of the wells has exceeded the rolling average standard for combined radium triggering a Notice of Violation and Public Notification from DNR. A consent order for corrective action will be developed by DNR. The project will commence with pre-design planning in advance of an enumeration request in the 2021-2023 biennial budget by updating the study done in 2008 including evaluation of:

- Water supply (wells) – capacity and quality of existing water; location and capacity of an additional well.

- Water storage versus fire demand and average daily use; condition and adequacy of the elevated tanks.
- Water quality at the wells, storage and buildings including biological indicator testing and biological activity testing as well as radionuclides, metals and other contaminants.
- Firm water supply for both WCI and DCI (not independent systems) including the water system connection(s) between the institutions and CGP.
- Type, location and size of the treatment plant and pilot testing of at least 2 treatment vessel media brands.

Estimated Budget: TBD

PREVIOUS ACTION: The Milwaukee Secure Detention Facility Ventilation Improvements project was enumerated in 2019 Wisconsin Act 9 for $8,100,000 GFSB.

Subcommittee	Full Commission

7. Various All Agency Projects – Request the following:
   a) Authority to construct various All Agency maintenance and repair projects for an estimated total cost of $3,589,300 GFSB;
   b) Transfer all approved GFSB All Agency Allocations to the DOC Infrastructure Maintenance appropriation; and
   c) Permit the Division of Facilities Development and Management to adjust individual project budgets.

Facility Maintenance and Repair		**$2,844,300**
LH/CL	Living Unit Window/Door Repl ($2,844,300 GFSB)	$2,844,300
Utility Repair and Renovation		**$745,000**
DCI	Chiller Replacement ($745,000 GFSB)	$745,000

AGENCY REQUEST FOR
STATE BUILDING COMMISSION ACTION
MAY 2020
REQUEST #7

AGENCY: Department of Corrections

DOC CONTACT: Jane Zavoral, (608) 240-5410, jane.zavoral@wisconsin.gov
DFDM CONTACT: RJ Binau, (608) 267-6927, rj.binau@wisconsin.gov

PROJECT REQUEST: Request the following:

a) Authority to construct various All Agency maintenance and repair projects for an estimated total cost of $3,589,300 GFSB;
b) Transfer all approved GFSB All Agency Allocations to the DOC Infrastructure Maintenance appropriation; and
c) Permit the Division of Facilities Development and Management to adjust individual project budgets.

Facility Maintenance and Repair			
LOCATION	**PROJ. NO.**	**PROJECT TITLE**	**GFSB**
Lincoln Hills/Copper Lake (Lincoln Co.)	19G3B	Living Unit Window and Door Replacement	$2,844,300
Facility Maintenance and Repair Total			**$2,844,300**

Utility Repair and Renovation			
LOCATION	**PROJ. NO.**	**PROJECT TITLE**	**GFSB**
Dodge Correctional Institution (Dodge Co.)	19F2S	Chiller Replacement	$745,000
Utility Repair and Renovation Total			**$745,000**

Facility Maintenance and Repair

Lincoln Hills/Copper Lake School – Living Unit Window and Door Replacement (19G3B):

Project Description and Justification:
This project will replace all exterior door and window assemblies in eight housing units with new security grade energy efficient units. Each housing unit has five exterior doors and approximately 50 single hung aluminum frame windows. The doors and windows are 50-year-old original construction with non-tempered glass that leak air and are past their useful life. Project work includes demolition and disposal of existing units, installation of new units, repairing or replacing interior and exterior finishes and all associated trim, flashings and sealants.

The 12 housing cottages at LHS/CLS were constructed in 1969. The exterior doors and windows are original to construction of the buildings and have exceeded their useful life. The doors have been modified / repaired several times and can no longer be economically maintained. The

aluminum single hung windows are not security grade, no longer seal properly, and require constant maintenance for broken spring balances.

Budget/Schedule:

Construction	$2,402,600
Design	$95,600
DFDM Mgt	$105,800
Contingency	$240,300
TOTAL	**$2,844,300**

SBC Approval	May 2020
A/E Selection	Sep 2019
Bid Opening	Aug 2020
Start Construction	Oct 2020
Substantial Completion	Nov 2021
Final Completion	Dec 2021

Previous Action: None.

Utility Repair and Renovation

Dodge Correctional Institution (DCI) – Chiller Replacement (19F2S):

Project Description and Justification:
This project replaces the existing water-cooled chiller and associated pumps and equipment with a new water-cooled chiller and associated pumps and equipment. Included is associated electrical work, structural work and wall removal and reinstallation to facilitate getting the new chiller into the building.

The absorption chiller at DCI provides air conditioning to the Infirmary, Primary Care (Health Services Unit), and administrative offices using steam that is generated year-round at the Waupun Central Generating Plant. The absorption chiller was installed as part of the original construction of the West end of the institution opening in 1995 and has reached the end of its useful life. Approximately 10% of the tubes in the unit were leaking and have been capped over the past two years. Despite this, the system is still not operational due to leaks that have evaded detection. Short-term efforts to identify and plug the leaking tubes are ongoing while this project develops plans for repair or replacement.

Budget/Schedule:

Construction	$600,000
Design	$59,000
DFDM Mgt	$26,400
Contingency	$60,000
TOTAL	**$745,400**

SBC Approval	May 2020
A/E Selection	Sep 2019
Bid Opening	Jul 2020
Start Construction	Sep 2020
Substantial Completion	May 2021
Final Completion	Jun 2021

Previous Action: None.

Subcommittee	Full Commission

Department of Health Services

8. Winnebago Mental Health Institute – Personal Duress System Replacement – Request the following:
   a) Authority to increase the budget by $399,400 GFSB for the Personal Duress System Replacement project to accept bids received for a revised estimated total cost of $1,449,600 GFSB;
   b) Transfer all approved GFSB all agency allocation to the DHS Infrastructure Maintenance appropriation; and
   c) Permit the Division of Facilities Development and Management to adjust individual project budgets.

   In February 2019, the SBC granted authority to construct the project for $1,050,200 GFSB.

AGENCY REQUEST FOR
STATE BUILDING COMMISSION ACTION
MAY 2020
REQUEST #8

AGENCY: Department of Health Services

DHS CONTACT: Mark Zaccagnino, (608) 266-2902, mark.zaccagnino@wisconsin.gov
DFDM CONTACT: RJ Binau, (608) 267-6927, rj.binau@wisconsin.gov

LOCATION: Winnebago Mental Health Institute, Winnebago County

PROJECT REQUEST: Request the following:

a) Authority to increase the budget by $399,400 GFSB for the Personal Duress System Replacement project to accept bids received for a revised estimated total cost of $1,449,600 GFSB;
b) Transfer all approved GFSB all agency allocation to the DHS Infrastructure Maintenance appropriation; and
c) Permit the Division of Facilities Development and Management to adjust individual project budgets.

PROJECT NUMBER: 17L1K

PROJECT DESCRIPTION:
This project will replace the existing personal duress system at the Winnebago Mental Health Institute. The new system will be installed in Sherman Hall, Gordon Hall, Petersik Hall, North and South Cottages, Food Service, the Chapel, and in the underground tunnels connecting the buildings. System coverage must also be provided in some outdoor locations where patients may be present. The new duress system will allow staff to quickly request assistance during time of need and instantly relay user location and identification to security staff to allow immediate and effective response. The system will include duress transmitters, repeaters/ transponders/receivers, central monitoring, and related infrastructure improvements.

Bids were received for this project on March 17, 2020. The project was rebid twice after value engineering, but still requires additional funding to accept bids received. This increase will provide sufficient post bid contingency.

PROJECT JUSTIFICATION:
The existing personal duress system does not operate reliably. The existing system sometimes fails to receive signals from an individual and lacks the sophistication to identify the location of the staff member in need of assistance. The need for a reliable duress system has increased as more forensic patients have been admitted. This new system will enhance the safety and security of patients and staff.

BUDGET/SCHEDULE:

Construction	$1,181,450
Design	$98,000
DFDM Mgt	$52,000
Contingency	$118,150
TOTAL	**$1,449,600**

SBC Approval	May 2020
A/E Selection	Jan 2018
Bid Opening	Mar 2020
Start Construction	Jul 2020
Substantial Completion	Jan 2021
Final Completion	Feb 2021

PREVIOUS ACTION: In February 2019, the SBC granted authority to construct the project for $1,050,200 GFSB.

Subcommittee	Full Commission

Department of Military Affairs

9. Milwaukee Readiness Center – Renovation Phase II – Request the following:
   a) Approve the Design Report; and
   b) Authority to construct the Milwaukee Readiness Center Renovation Phase II project for an estimated total cost of $6,491,800 ($3,245,900 GFSB and $3,245,900 FED).

   In August 2018, the SBC approved the release of $250,000 BTF-Planning to prepare a Design Report for the Milwaukee Readiness Center Renovation Phase II project.

   This project was enumerated in 2017 Wisconsin Act 59 for $6,491,800 ($3,245,900 GFSB and $3,245,900 FED).

AGENCY REQUEST FOR
STATE BUILDING COMMISSION ACTION
MAY 2020
REQUEST #9

AGENCY: Department of Military Affairs

DMA CONTACT: COL Jelora J. Coman, (608) 242-3365, jelora.j.coman.mil@mail.mil
DFDM CONTACT: RJ Binau, (608) 267-6927, rj.binau@wisconsin.gov

LOCATION: Milwaukee Readiness Center, Milwaukee County

PROJECT REQUEST: Request the following:

a) Approve the Design Report; and
b) Authority to construct the Milwaukee Readiness Center Renovation Phase II project for an estimated total cost of $6,491,800 ($3,245,900 GFSB and $3,245,900 FED).

PROJECT NUMBER: 17D2P

PROJECT DESCRIPTION:
This project will remodel approximately 35,000 GSF of the Milwaukee Army National Guard Readiness Center. This project is Phase II of a three-part Master Plan. The scope of work includes renovation of office and classroom spaces; renovate and add new toilet and shower rooms, new finishes; replacement of all windows; new elevator and new accessible entrance on the south side of the building. Phase I is substantially complete and included a new fire protection, plumbing, HVAC, lighting, power and communications systems.

PROJECT JUSTIFICATION:
The Readiness Center located at 4108 N. Richards Street in Milwaukee, was constructed in 1927. The three-story readiness center lacks the authorized administrative, classroom, kitchen, toilets, showers, and locker rooms for the assigned units. The facility and site do not currently meet the Americans with Disabilities Act (ADA) or current Antiterrorism Force Protection (AT/FP) standards. The existing facility consists of approximately 99,674 GSF which does not meet the authorized requirement of 121,699 GSF and is inadequate to meet the training needs of the units housed in this facility. The renovation and layout change of the current space will allow for a much more efficient and usable space.

BUDGET/SCHEDULE:

Construction	$4,940,000
Design	$494,000
DFDM Mgt	$218,000
Contingency	$494,000
Equipment	$296,400
Other Fees	$49,400
TOTAL	**$6,491,800**

SBC Approval	May 2020
A/E Selection	May 2018
Design Report	May 2020
Bid Opening	Sep 2020
Start Construction	Nov 2020
Substantial Completion	Nov 2021
Final Completion	Dec 2021

PREVIOUS ACTION: In August 2018, the SBC approved the release of $250,000 BTF-Planning to prepare a Design Report for the Milwaukee Readiness Center Renovation Phase II project.

This project was enumerated in 2017 Wisconsin Act 59 for $6,491,800 ($3,245,900 GFSB and $3,245,900 FED).

DESIGN REPORT

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

May 20, 2020

Readiness Center Renovation Phase II
Milwaukee, WI

Project Number: 17D2P

For the: Department of Military Affairs

Project Manager: David Hoffman

Architect/Engineer: Boer Architects, Inc.
Milwaukee, WI

1. Project Description:

This project will remodel approximately 35,000 GSF of the Milwaukee Army National Guard Readiness Center. This project is Phase II of a three-part Master Plan. The scope of work includes renovation of office and classroom spaces; renovate and add new toilet and shower rooms, new finishes; replacement of all windows; new elevator and new accessible entrance on the south side of the building. Phase I is substantially complete and included a new fire protection, plumbing, HVAC, lighting, power and communications systems.

2. Authorized Budget and Funding Source:

This project was enumerated in 2017 Wisconsin Act 59 for $6,491,800 ($3,245,900 GFSB and $3,245,900 FED).

3. Schedule:

Bid Opening	Sep 2020
Start of Construction	Nov 2020
Substantial Completion / Occupancy	Nov 2021

4. Budget Summary

Construction	$4,940,000
A/E Fees	$494,000
DFDM Mgmt	$218,000
Contingency	$494,000
Equipment	$296,400
Other Fees	$49,400
Total Project Cost	**$6,491,800**

	Subcommittee	Full Commission
10. Viroqua Readiness Center – Building Trust Funds (BTF)-Planning Release - Request the release of $596,900 ($149,200 Building Trust Funds (BTF)– Planning and $447,700 FED) to prepare preliminary plans and a Design Report for the Viroqua National Guard Readiness Center Replacement project. This project was allocated $596,900 ($149,200 BTF and $447,700 FED) for preliminary design in 2017 Wisconsin Act 59.		

AGENCY REQUEST FOR
STATE BUILDING COMMISSION ACTION
MAY 2020
REQUEST #10

AGENCY: Department of Military Affairs

DMA CONTACT: COL Jelora J. Coman, (608) 242-3365, jelora.j.coman.mil@mail.mil
DFDM CONTACT: RJ Binau, (608) 267-6927, rj.binau@wisconsin.gov

LOCATION: Viroqua Readiness Center, Vernon County

PROJECT REQUEST: Request the release of $596,900 ($149,200 Building Trust Funds (BTF)-Planning and $447,700 FED) to prepare preliminary plans and a Design Report for the Viroqua National Guard Readiness Center Replacement project.

PROJECT NUMBER: 18K1G

PROJECT DESCRIPTION:
This project will construct a new National Guard Readiness Center; an approximately 40,000 GSF building and 20,000 GSF unheated vehicle storage building, on the existing site. The project work will include site amenities, training/ classroom, administrative, storage, maintenance, toilet/shower, and locker room space to ensure the readiness of the 107th Maintenance Company housed at Viroqua. The project will include all plumbing, heating, ventilation, air conditioning, and electrical systems necessary for the facility. Reconfigured parking areas, access roads, sidewalks, and utilities will also be included. The building design will reflect NGB design guidelines and security determination and guidelines by the Wisconsin National Guard in effect on July 1, 2020.

PROJECT JUSTIFICATION:
The Viroqua Army National Guard Readiness Center is currently located at 600 Dyson Street, Viroqua, Wisconsin, in a masonry building constructed in 1966. With minimal work since original construction, the facility currently provides only 44% of the space authorized per NG Pam 415-12. The existing facility consists of approximately 17,606 GSF total readiness center space, which is inadequate to meet the training needs of the units housed in this facility. Current setbacks do not meet updated AT/FP requirements, and military vehicle parking and facilities are inadequate.

Estimated Budget: $23,168,000

PREVIOUS ACTION: This project was allocated $596,900 ($149,200 BTF and $447,700 FED) for preliminary design in 2017 Wisconsin Act 59.

Subcommittee	Full Commission

11. Various All Agency Projects - Request the following:
    a) Authority to construct various All Agency maintenance and repair projects for an estimated total cost of $5,720,400 ($1,837,900 GFSB and $3,882,500 FED);
    b) Transfer all approved GFSB all agency allocation to the DMA Infrastructure Maintenance appropriation; and
    c) Allow the Division of Facilities Development and Management to adjust individual project budgets.

Facility Maintenance and Repair		**$4,089,200**
Mosinee	MVSC Expansion ($281,700 GFSB; $845,100 FED)	$1,126,800
Wright St.	Remodel Phase II ($740,600 GFSB; $2,221,800 FED)	$2,962,400
Utility Repair and Renovation		**$1,631,200**
Marshfield	POV Parking Improvements ($540,000 GFSB; $540,000 FED)	$1,080,000
Eau Claire	Reconstruct/Expand POV Parking ($275,600 GFSB; $275,600 FED)	$551,200

AGENCY REQUEST FOR
STATE BUILDING COMMISSION ACTION
MAY 2020
REQUEST #11

AGENCY: Department of Military Affairs

DMA CONTACT: COL Jelora Coman, (608) 242-3365, jelora.j.coman.mil@mail.mil
DFDM CONTACT: RJ Binau, (608) 267-6927, rj.binau@wisconsin.gov

LOCATION: Statewide

PROJECT REQUEST: Request the following:

a) Authority to construct various All Agency maintenance and repair projects for an estimated total cost of $5,720,400 ($1,837,900 GFSB and $3,882,500 FED);
b) Transfer all approved GFSB all agency allocation to the DMA Infrastructure Maintenance appropriation; and
c) Allow the Division of Facilities Development and Management to adjust individual project budgets.

Facility Maintenance and Repair					
LOCATION	**PROJ. NO.**	**PROJECT TITLE**	**GFSB**	**FED**	**TOTAL**
Mosinee Readiness Center (Marathon Co.)	18L1S	MVSC Expansion	$281,700	$845,100	$1,126,800
Wright Street Readiness Center (Dane Co.)	18I1C	Remodel Phase II	$740,600	$2,221,800	$2,962,400
Facility Maintenance and Repair Total			**$1,022,300**	**$3,066,900**	**$4,089,200**

Utility Repair and Renovation					
LOCATION	**PROJ. NO.**	**PROJECT TITLE**	**GFSB**	**FED**	**TOTAL**
Marshfield Readiness Center (Wood Co.)	19C1X	Private Vehicle Parking Improvements	$540,000	$540,000	$1,080,000
Eau Claire Readiness Center (Eau Claire Co.)	18K1V	Reconstruct/ Expand Private Vehicle Parking Lot	$275,600	$275,600	$551,200
Utility Repair and Renovation Total			**$815,600**	**$815,600**	**$1,631,200**

Facility Maintenance and Repair

Mosinee Readiness Center – Motor Vehicle Storage Compound Expansion (18L1S):

Project Description and Justification:
This project constructs 5,000 square yards of motor vehicle storage compound (MVSC) with aggregate surface lot and the personal owned vehicle (POV) asphalt parking lot will be reconfigured and reconstructed. Included are 790 linear feet of seven-foot chain link fence topped with three strands of barbed wire, two 24-foot cantilevered manual gates. The surface lots would include stormwater basin, storm sewer, all site prep work, lighting, and landscaping.
Unit is authorized 6,125 SY of MVSC parking. Currently, they have 1,228 SY of MVSC parking. Due to lack of parking space, military vehicles are stored off-site. Lack of on-site parking space hinders the unit's ability to maintain equipment and maintain solider proficiency.
Unit is authorized 3,010 SY of POV parking. Currently, they have 1,560 SY of POV parking. Inadequate on-site parking negatively affects the unit during drills and summer annual training. Dumpsters are kept along the perimeter of the POV lot without security fencing.

Budget/Schedule:

Construction	$906,300
Design	$108,800
DFDM Mgt	$38,700
Contingency	$61,000
Other Fees	$12,000
TOTAL	**$1,126,800**

SBC Approval	May 2020
A/E Selection	Jul 2019
Bid Opening	Sep 2020
Start Construction	May 2021
Substantial Completion	Sep 2021
Final Completion	Oct 2021

Previous Action: None.

Wright Street Readiness Center – Remodel Phase II (18I1C):

Project Description and Justification:
This project completes the remaining work for the building space renovations and related building systems throughout the Wright Street Readiness Center from the previous project phase. This project will remodel training and administrative spaces; make extensive upgrades to existing toilet and shower rooms; and replace selected mechanical, electrical and plumbing equipment and controls in the remodeled areas. Exterior work includes site drainage improvements and low maintenance landscaping at both entries.
This the 2nd phase of the remodeling of the 1420 Wright Street facility. Phase I was completed in 2017 and retrofitted the major building systems of the facility. The facility was turned over for state use after the Armed Forces Reserve Center was completed in 2015.

Budget/Schedule:

Construction	$2,388,400
Design	$230,000
DFDM Mgt	$105,100
Contingency	$238,900
TOTAL	**$2,962,400**

SBC Approval	May 2020
A/E Selection	Oct 2018
Bid Opening	Aug 2020
Start Construction	Nov 2020
Substantial Completion	Aug 2021
Final Completion	Oct 2021

Previous Action: None.

Utility Repair and Renovation

Marshfield Readiness Center – Private Vehicle Parking Improvements (19C1X):

Project Description and Justification:
The project consists of reconstruction of existing parking lot pavement and base with reduction in overall paved surface; construction of site grading improvements including installation of pipe underdrains and bio infiltration basins; retrofit of existing outdoor lighting with LED fixtures; construction of concrete sidewalk; and surface restoration including line painting, flag pole replacement and turf restoration. This project is needed due to poor soils and site drainage which have damaged parking and driveway areas at the site subsurface conditions on the site are poor. Pavement is experiencing extreme heaving up to six inches during the winter months. The flagpole is out of plumb due to foundation settlement. Concrete pavement is cracked and broken, and asphalt pavement is deteriorated with large open cracks at numerous locations. The project is needed to improve support and drainage conditions for parking areas and to replace deteriorated pavements.

Budget/Schedule:

Construction	$878,000
Design	$66,800
DFDM Mgt	$38,700
Contingency	$87,800
Other Fees	$8,700
TOTAL	**$1,080,000**

SBC Approval	May 2020
A/E Selection	Jul 2019
Bid Opening	Sep 2020
Start Construction	May 2021
Substantial Completion	Sep 2021
Final Completion	Oct 2021

Previous Action: None.

Eau Claire Readiness Center Reconstruct/Expand Private Vehicle Parking Lot (18K1V):

Project Description and Justification:
This project includes demolition of an existing parking lot and construction of a new approximately 35,000 SF asphalt pavement parking lot. Work includes grading, new parking lot lighting and storm water quality treatment (via a ditch). The new layout places the parking lot on DMA property and provides the most efficient use of space.

The Eau Claire armory site is occupied by Headquarters Company, 1-128 Infantry Battalion and Field Maintenance Shop #7 (FMS). The unit's privately-owned vehicle (POV) parking area consists of 68 stalls on deteriorated asphalt pavement. Part of the existing POV parking lot is located on airport property. There is a desire to return this parking area back to natural grass surface and have all the facility's parking area on DMA State owned property. The authorized POV parking area for the site is 5,400 SY. The site currently has 4,033 SY, which is 1,367 SY less than authorized. The existing lot lacks ADA parking and is inadequate for drill weekend parking needs. Backups caused by freezing cause sewage overflow onto the armory boiler room floor and threaten essential mechanical and electrical equipment in the room.

Budget/Schedule:

Construction	$412,000
Design	$50,000
DFDM Mgt	$18,500
Contingency	$41,200
Other Fees	$29,500
TOTAL	**$551,200**

SBC Approval	May 2020
A/E Selection	May 2019
Bid Opening	Sep 2020
Start Construction	May 2021
Substantial Completion	Aug 2021
Final Completion	Oct 2021

Previous Action: None.

Subcommittee | Full Commission

Department of Natural Resources

12. Various All Agency Projects - Request the following:
    a) Authority to construct various All Agency maintenance and repair projects for an estimated total cost of $3,958,300 ($1,049,200 STWD, $2,301,650 GFSB, $157,000 CON SEGB, and $450,550 SEG-CASH);
    b) Transfer all approved GFSB all agency allocation to the DNR Infrastructure Maintenance appropriation; and
    c) Permit the Division of Facilities Development and Management to adjust individual project budgets.

Facility Maintenance and Repair		**$3,057,300**
Potawatomi State Park	ADA Fishing Pier Repl (Incr) ($26,500 STWD)	$26,500
Crex Meadows	New Mess Hall/Multipurp Fac (Incr) ($173,100 STWD)	$173,100
Horicon Marsh	Palmatory Picnic Shelter (Incr) ($157,000 CON SEGB)	$157,000
Statewide	Trail/Bridge Washout Repairs ($1,851,100 GFSB)	$1,851,100
Sand Lake	Boat Launch Renovation ($362,400 STWD)	$362,400
Pelican Lake	Boat Launch Repair ($487,200 STWD)	$487,200
Utility Repair and Renovation		**$901,100**
Wyalusing State Park	Resurface Cathedral Tree Drive ($450,550 GFSB; $450,550 SEG-CASH)	$901,100

AGENCY REQUEST FOR
STATE BUILDING COMMISSION ACTION
MAY 2020
REQUEST #12

AGENCY: Department of Natural Resources

DNR CONTACT: Dan Olson, (608) 264-6055, daniel.olson@wisconsin.gov
DFDM CONTACT: RJ Binau, (608) 267-6927, rj.binau@wisconsin.gov

PROJECT REQUEST: Request the following:

a) Authority to construct various All Agency maintenance and repair projects for an estimated total cost of $3,958,400 ($1,049,200 STWD, $2,301,650 GFSB, $157,000 CON SEGB, and $450,550 SEG-CASH);
b) Transfer all approved GFSB all agency allocation to the DNR Infrastructure Maintenance appropriation; and
c) Permit the Division of Facilities Development and Management to adjust individual project budgets.

Facility Maintenance and Repair							
LOCATION	**PROJ. NO.**	**PROJECT TITLE**	**STWD**	**GFSB**	**CON SEGB**	**SEG-CASH**	**TOTAL**
Potawatomi State Park (Door Co.)	17L1Q	ADA Fishing Pier Repl (Increase)	$26,500	$0	$0	$0	$26,500
Crex Meadows Wildlife Area (Burnett Co.)	18L2X	New Mess Hall and Multi-purpose Facility (Increase)	$173,100	$0	$0	$0	$173,100
Horicon Marsh Wildlife Area (Dodge Co.)	17L1O	Palmatory Picnic Shelter (Increase)	$0	$0	$157,000	$0	$157,000
Statewide	18K1Z	Trail and Bridge Washout Repairs	$0	$1,851,100	$0	$0	$1,851,100
Sand Lake (Sawyer Co.)	19F2O	Boat Launch Renovation	$362,400	$0	$0	$0	$362,400
Pelican Lake (Oneida Co.)	19F1Z	Boat Launch Repair	$487,200	$0	$0	$0	$487,200
Facility Maintenance and Repair Total			**$1,049,200**	**$1,851,100**	**$157,000**	**$0**	**$3,057,300**

Utility Repair and Renovation							
LOCATION	**PROJ. NO.**	**PROJECT TITLE**	**STWD**	**GFSB**	**CON SEGB**	**SEG-CASH**	**TOTAL**
Wyalusing State Park (Grant Co.)	19G3J	Resurface Cathedral Tree Drive	$0	$450,550	$0	$450,550	$901,100
Utility Repair and Renovation Total			**$0**	**$450,550**	**$0**	**$450,550**	**$901,100**

Facility Maintenance and Repair

Potawatomi State Park – ADA Fishing Pier Replacement (Increase) (17L1Q):

Project Description and Justification:
This project will replace an existing fishing pier with a new fully accessible pier. The previous floating system was repeatedly damaged by wave action and was removed annually for winter storage. The proposed permanent pier will utilize fixed steel/rock landings and be connected via pedestrian bridge gangways. Existing paved walkways from the parking area to the west will be reconstructed in compliance with federal Americans with Disabilities Act (ADA) guidelines.

Property users use the accessible fishing pier for fishing and viewing of the bay. Currently, the existing fishing pier is not usable and visitors are using the shoreline for water view. However, the water there is too shallow for adequate fishing.

Bids were received for this project on February 25, 2020. No additional program deductions are available to value engineer the project to help reduce costs. Therefore, additional funds are required to accept bids received and allow for a post-bid contingency.

Budget/Schedule:

Construction	$509,300
Design	$38,900
DFDM Mgt	$22,400
Contingency	$50,000
Other Fees	$30,600
TOTAL	**$651,200**

SBC Approval	May 2020
A/E Selection	Jan 2018
Bid Opening	Feb 2020
Start Construction	May 2020
Substantial Completion	Oct 2020
Final Completion	Nov 2020

Previous Action: In June 2019, the SBC approved the construction of the accessible ADA fishing pier replacement at Potawatomi State Park for an estimated total cost of $464,700 ($200,000 FED, $80,000 GIFTS, and $184,700 STWD). In February 2020, the project was administratively increased by $160,000 ($80,000 FED and $80,000 GIFTS).

Crex Meadows Mess Hall and Multipurpose Facility (Increase) (18L2X):

Project Description and Justification:
This project will construct a new multipurpose building for use on Crex Meadows Wildlife Area. The building will act as a mess hall for the Northwest Wisconsin Concentrated Employment Program (NWCEP) summer camp program. During the remainder of the year the building will be utilized for wildlife education and outdoor skills events. These events include trapper education camps, dog trials, scouting events, learn to hunt programs, and other overnight programs. Attendees will be on-site for extended periods of time and benefit from having a place where food can be served along with having access to educational facilities. The building will have modest kitchen facilities with the ability to seat up to 30 people for programing as well as meals.

The NWCEP has administered federal, state, and private foundation-funded workforce development programs for over 50 years. Their mission is to strengthen the economy of Northwest Wisconsin, by providing effective and efficient workforce development services to businesses and workers.

Crex Meadows Wildlife Area is the largest state-owned wildlife area in Wisconsin. It is comprised of wetlands, oak/pine barrens (also called brush prairies), and forests scattered across a gently rolling landscape in western Burnett County. Abundant wildlife viewing and recreational opportunities make Crex one of the most popular wildlife areas the state.

Bids were received for this project on February 26, 2020. No additional program deductions are available to value engineer the project to help reduce costs. Therefore, additional funds are required to accept bids received and allow for a post-bid contingency.

Budget/Schedule:

Construction	$571,400
Design	$47,300
DFDM Mgt	$25,200
Contingency	$57,200
Equipment	$80,200
Other Fees	$1,200
TOTAL	**$782,500**

SBC Approval	May 2020
A/E Selection	Jan 2019
Bid Opening	Feb 2020
Start Construction	May 2020
Substantial Completion	Oct 2020
Final Completion	Nov 2020

Previous Action: In October 2019, the SBC approved the construction of the Crex Meadows Mess Hall and Multipurpose Facility for an estimated total cost of $609,400 ($310,300 STWD and $299,100 GIFTS).

Horicon Marsh Wildlife Area – Palmatory Picnic Shelter (Increase) (17L1O):

Project Description and Justification:
This project will construct a new picnic shelter at Horicon Marsh Wildlife Area. The shelter will be comprised of a four-season vestibule with heated restrooms, a mechanical room, and a covered outside picnic shelter area.

This project will enhance the popular Palmatory overlook area which provides exceptional wildlife viewing and trail connectors within the property. The shelter design will also accommodate future development and design to enhance the site in the future.

Bids were received for this project on March 4, 2020. No additional program deductions are available to value engineer the project to help reduce costs. Therefore, additional funds are required to accept bids received and allow for a post-bid contingency.

Budget/Schedule:

Construction	$516,200
Design	$67,900
DFDM Mgt	$22,800
Contingency	$51,700
TOTAL	**$658,600**

SBC Approval	May 2020
A/E Selection	Jan 2018
Bid Opening	Mar 2020
Start Construction	Jun 2020
Substantial Completion	Nov 2020
Final Completion	Dec 2020

Previous Action: In May 2019, the SBC approved the construction of the Horicon Marsh Palmatory Picnic Shelter for an estimated total cost of $501,600 ($500,000 STWD and $1,600 PR-CASH).

Statewide – Trail and Bridge Washout Repairs (18K1Z):

Project Description and Justification:
This project will repair or replace multiple structures in the trail system as well as restore trails sections that were washed out or damaged during the August 2018 storm event. Work will include, but is not limited to: grading, riprap, concrete masonry, removing debris, replacing two bridges, culverts, constructing knee walls, and site restoration.

- The 400 State Trail will have the Baraboo River bridge inspected and design abutment repairs using the existing structure.
- The Elroy-Sparta State Trail work will include repair of three trail washout areas adjacent to the river; inspection of all bridges, culverts and crossings from Elroy to Norwalk, which includes thirty-five bridges, and make design repairs as needed; repair of landslides along the trail in two locations.
- The Hillsboro State Trail needs repair on the abutments of bridge number three as the flooding and rapid current undermined the slope of the bridge footings.

Due to the unprecedented flooding and storm damage in the area, many sections of the trails are closed, and will continue to be closed, for the safety of the public utilizing the trails and provide the public with numerous outdoor recreational opportunities. These three trails are very popular and are used by thousands on a yearly basis. Repairs and maintenance are required to completely open the trails. Claims have been made for FEMA reimbursement on the sections and infrastructure that were damaged directly by the flooding and storm damage, and the amount and timing of payments have not been finalized.

Budget/Schedule:

Construction	$1,390,700
Design	$170,100
DFDM Mgt	$61,000
Contingency	$132,400
Other Fees	$96,900
TOTAL	**$1,851,100**

SBC Approval	May 2020
A/E Selection	Dec 2018
Bid Opening	Aug 2020
Start Construction	Oct 2020
Substantial Completion	Aug 2021
Final Completion	Sep 2021

Previous Action: None.

Sand Lake – Boat Launch Renovation (19F2O):

Project Description and Justification:
This project entails upgrading and expanding the current boat launch at Sand Lake. The department acquired the adjacent lot a few years ago allowing for a better aligned ramp and larger parking lot. The existing concrete panel launch will be removed and a new cast-in-place monolithic concrete ramp 40' in length will built, which will be surrounded by riprap to prevent undermining and erosion due to wave and motor action. With the adjacent parcel, the parking lot will be upgraded from five truck-trailer stalls to sixteen. The lot will have new paved asphalt with a concrete pad for a portable toilet.

Sand Lake is approximately 900 acres in size with only one public access point. With the proposed upgrades and expansions, the boat launch and parking lot will be able to provide a greater amount of access to the lake. In addition, the design and scope will mitigate the need for maintenance in the future. The Lake Association of Sand Lake supports the acquisition and expansion of the boat launch and parking lot and has committed to the contribution of the purchase of the adjacent parcel.

Budget/Schedule:

Construction	$264,800
Design	$44,600
DFDM Mgt	$12,200
Contingency	$39,800
Other Fees	$1,000
TOTAL	**$362,400**

SBC Approval	May 2020
A/E Selection	Jul 2019
Bid Opening	Jun 2020
Start Construction	Sep 2020
Substantial Completion	Nov 2020
Final Completion	Dec 2020

Previous Action: None.

Pelican Lake – Boat Launch Repair (19F1Z):

Project Description and Justification:
This project will replace and upgrade the existing boat access site on Pelican Lake. The new ramp will be cast-in-place, monolithic concrete launch with keyways, which reduce the impact of ice shoves. The dual concrete launch will be 80' in length with medium riprap on the exterior sides to protect the undermining of the concrete from wave action and power loading. The ramp will extend an additional 10' past the new 40' floating dock for additional protection from power loading. In addition, the project will enhance the existing asphalt parking lot by extending the functional life by chip sealing the entire twenty-one truck-trailer and two car only lot. Lastly, the current wooden restrooms will be demolished and replaced with a new vault and pre-cast concrete structure with two unisex stalls.

Pelican Lake is one of the more popular lakes in eastern Oneida County, consists of approximately 3,500 acres with five public boat launches. Located off County Road G with easy access to State Highway 45. This launch is particularly popular and receives heavy use. The upgrades to the lot and launch will assist with reducing maintenance that comes with aging and normal wear and tear. Overall, the project has high interest and support from the Pelican Lake

Property Owner's association and will vastly improve public access and safety for thousands of yearly users at the boat launch.

Budget/Schedule:

Construction	$370,500
Design	$46,500
DFDM Mgt	$16,400
Contingency	$37,100
Other Fees	$16,700
TOTAL	**$487,200**

SBC Approval	May 2020
A/E Selection	Jul 2019
Bid Opening	Jun 2020
Start Construction	Aug 2020
Substantial Completion	Oct 2020
Final Completion	Nov 2020

Previous Action: None.

Utility Repair and Renovation

Wyalusing State Park – Resurface Cathedral Tree Drive (19G3J):

Project Description and Justification:
The project scope includes pulverizing 25,800 square yards of existing degraded asphalt paving and installing new paving on approximately 1.9 miles of two-lane, 20' wide driving surface on Cathedral Tree Drive, Group Camp Drive, Homestead Drive, and three parking lots located in Wyalusing State Park. The project also includes 20,300 lineal feet of a 6-inch gravel shoulder, parking lot pavement markings, concrete wheel stops, mobilization and traffic control. Due to the size of the project, work will be phased to minimize the impact to group camping sites.

Cathedral Tree Drive is a heavily used road in Wyalusing State Park. It is the only means of access to the Hugh Harper Indoor Group Camp which houses 8,000 to 10,000 campers per year; the group camp is expected to be updated and modernized in 2021, and this project will maintain safe access to it for customers and park operations. Cathedral Tree Drive is used as a cross-country ski route, affording a beautiful view of the Mighty Mississippi. It is also the only means of access to Henneger Point, a popular picnic and day use area of the park.

Budget/Schedule:

Construction	$738,000
Design	$64,700
DFDM Mgt	$31,900
Contingency	$59,100
Other Fees	$7,400
TOTAL	**$901,100**

SBC Approval	May 2020
A/E Selection	Oct 2019
Bid Opening	Jul 2020
Start Construction	Sep 2020
Substantial Completion	Nov 2020
Final Completion	Dec 2020

Previous Action: None.

Subcommittee | Full Commission

Educational Communications Board

13. Various All Agency Projects – Request the following:
    a) Authority to construct various All Agency maintenance and repair projects for an estimated total cost of $2,392,600 GFSB; and
    b) Permit the Division of Facilities Development and Management to adjust individual project budgets.

Facility Maintenance and Repair		**$2,392,600**
WHWC-TV	ATSC 3.0 Transmitter Power Upgrade ($614,200 GFSB)	$614,200
WLEF-TV	ATSC 3.0 Transmitter Power Upgrade ($614,200 GFSB)	$614,200
WHRM-TV	ATSC 3.0 Transmitter Power Upgrade ($1,614,200 GFSB)	$1,164,200

AGENCY REQUEST FOR
STATE BUILDING COMMISSION ACTION
MAY 2020
REQUEST #13

AGENCY: Educational Communications Board

ECB CONTACT: Marta Bechtol, (608) 264-9733, marta.bechtol@ecb.org
DFDM CONTACT: RJ Binau, (608) 267-6927, rj.binau@wisconsin.gov

LOCATION: Statewide

PROJECT REQUEST: Request the following:

a) Authority to construct various All Agency maintenance and repair projects for an estimated total cost of $2,392,600 GFSB; and
b) Permit the Division of Facilities Development and Management to adjust individual project budgets.

Facility Maintenance and Repair			
LOCATION	**PROJ. NO.**	**PROJECT TITLE**	**GFSB**
WHWC-TV Equipment (Dunn Co.)	20B3X	ATSC 3.0 Transmitter Power Maximization Upgrade	$614,200
WLEF-TV Equipment (Price Co.)	20B3W	ATSC 3.0 Transmitter Power Maximization Upgrade	$614,200
WHRM-TV Equipment (Marathon Co.)	20B3V	ATSC 3.0 Transmitter Power Maximization Upgrade	$1,164,200
Facility Maintenance and Repair Total			**$2,392,600**

PROJECT DESCRIPTION AND JUSTIFICATION:
These projects will replace legacy full power TV transmitters at the WLEF-TV (Park Falls), WHWC-TV (Menomonie) and WHRM-TV (Wausau) transmitter sites to achieve the FCC's approved Construction Permit for doubling signal power from each facility. These replacements will also enable these transmitters for ATSC 3.0/NextGenTV transmission standard capabilities.

The FCC has authorized a one-time limited opportunity for ECB to double signal power for its Menomonie, Wausau and Park Falls TV facilities. The proposed projects will fund the equipment necessary to enable the power increases. This equipment will provide increased population coverage, improve the reliability of TV signals, and provide ATSC 3.0/NextGenTV-ready capabilities. These projects also improve and expand the statewide AMBER/Emergency Alert System (EAS) delivery network. Collectively, these projects increase statewide viewing audience by 103,995 people.

These projects must be completed by or before the expiration of the permits granted by the FCC to ECB. Failure to complete construction and go on the air with the authorized service prior to the expiration of the permits results in automatic cancellation of the authorization. The FCC does not grant extensions to construction permits.

BUDGET/SCHEDULE:

Construction	$139,500
DFDM Mgt	$44,100
Contingency	$10,500
Equipment	$2,198,500
TOTAL	**$2,392,600**

SBC Approval	May 2020
Bid Opening	Jan 2021
Start Construction	Jun 2021
Substantial Completion	Dec 2021
Final Completion	Jan 2022

PREVIOUS ACTION: None.

Subcommittee	Full Commission

Wisconsin Historical Society

14. Villa Louis Historical Site - Demolition – Request authority to demolish the Villa Louis Carriage House (Museum of Prairie du Chien).

AGENCY REQUEST FOR
STATE BUILDING COMMISSION ACTION
MAY 2020
REQUEST #14

AGENCY: Wisconsin Historical Society

WHS CONTACT: Kelly Frawley, (608) 264-6581, kelly.frawley@wisconsinhistory.org
DFDM CONTACT: RJ Binau, (608) 267-6927, rj.binau@wisconsin.gov

LOCATION: Villa Louis Historical Site, Crawford County

PROJECT REQUEST: Request authority to demolish the Villa Louis Carriage House (Museum of Prairie du Chien).

PROJECT NUMBER: 20D2J

PROJECT DESCRIPTION:
Periodic floods at Villa Louis have compromised the Villa Louis Carriage House structure. After the 2019 flood, a structural engineer was retained through the State's risk management insurance program to evaluate the condition of the Villa Louise Carriage House. The engineer recommended demolition of the building.

The Wisconsin Historical Society's intent was to demolish the building in late spring or early summer 2020 to avoid any potential flooding issues. Prior to scheduling this demolition, the northerly section of the Carriage House (Museum of Prairie du Chien) collapsed. The actual work for the demolition will occur as a small project and be funded with funds received from the insurance carrier.

This building is considered to be of historic significance and is included on listings of historic properties prepared by the State Historic Preservation Office. Therefore, SBC approval is required to demolish the facility. The building is listed in the WHS Architecture and History Inventory as the Villa Louis – Carriage House and as the Hercules Dousman II Estate Carriage House. The facility is listed as an Astylistic Utilitarian Building architectural style.

PROJECT JUSTIFICATION:
The Wisconsin Historical Society has complied with Wis. Stats. 44.40. The State Historic Preservation Officer (SHPO) reviewed and finds the proposed state undertaking will be an adverse impact on a building listed on the National Register of Historic Places (NRHP). The SHPO understands the building has been recently damaged beyond repair due to recent flooding events. As such, the SHPO recognizes the desire to demolish the building because of safety issues and anticipated weather-related flooding events. As part of the mitigation plans, the SHPO requests the bricks be salvaged as safely, and practicable for future use at the Villas Louis site or offered to other appropriate historic properties in Prairie du Chien for repair. As such, it is the opinion of the SHPO the proposed state undertaking may proceed as planned. Should demolition plans change, or cultural material or human remains are encountered during the

construction phase, all work should cease, and the SHPO will be notified to continue the consultation process.

SCHEDULE:

SBC Approval	May 2020
Start Construction	Jun 2020
Substantial Completion	Jul 2020
Final Completion	Aug 2020

PREVIOUS ACTION: None.

	Subcommittee	Full Commission
HIGHER EDUCATION		
University of Wisconsin		
15. UW-Madison – Bernard Court Land Purchase – Request authority to purchase a 0.064-acre parcel of land and improvements located at 209 Bernard Court in the City of Madison for $752,000 PR-CASH plus closing costs.		

AGENCY REQUEST FOR
STATE BUILDING COMMISSION ACTION
APRIL 2020
REQUEST #15

AGENCY: University of Wisconsin System

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

LOCATION: UW-Madison, Dane County

PROJECT REQUEST: Request authority to purchase a 0.064-acre parcel of land and improvements located at 209 Bernard Court in the City of Madison for $752,000 PR-CASH plus closing costs.

PROJECT NUMBER: 20B3U

PROJECT DESCRIPTION:
This project will acquire a 0.064-acre parcel of land within the UW-Madison campus boundary that is located at 209 Bernard Court in the City of Madison, south of the Grainger Hall School of Business. The property is improved with a two and a half-story house constructed in 1904 that is currently being used as a three-unit apartment building. No relocation costs are associated with this acquisition. The anticipated closing will occur after State Building Commission (SBC) approval.

Two real estate appraisals of the property were completed and the purchase price was negotiated to be $752,000. A preliminary environmental audit of the property found no observational evidence of contaminants or unacceptable environmental hazards; however, based upon the age of the house, lead-based paint and asbestos may be present. A future project will be done for the demolition of improvements at 209 Bernard Court. Prior to demolition, the UWS intends to conduct a historic property investigation under s. 44.40 and will also test for asbestos and lead and provide any abatement measures needed.

PROJECT JUSTIFICATION:
The UW-Madison Campus Master Plan, which was updated in 2015, identified the city block bound by N. Park Street, W. Johnson Street, W. Dayton Street, and N. Brooks Street in Madison for future expansion. The proposed acquisition is located south of Grainger Hall and within the campus boundary. The site provides a portion of the space needed for the future location for 350 stall parking structure; an academic building to house departments relocating from the Mosse Humanities Building and Sterling Hall; and a potential future addition to be constructed above a portion of the proposed parking ramp.

If this request is approved, five parcels will remain to be purchased. As part of the campus development plan, 15 adjacent properties have been previously approved and acquired for redevelopment. Continued long term acquisition is planned for the remaining parcels as funding is identified and parcels become available from willing sellers. SBC action is requested to lock-in the purchase until closing.

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

SCHEDULE:
SBC Approval: May 2020
Closing: No later than August 2022

PREVIOUS ACTION: None.

	Subcommittee	Full Commission
16. <u>UW-Madison – Clymer Place Land Purchase</u> – Request authority to purchase a 0.072-acre parcel of land and improvements located at 923 Clymer Place in the City of Madison for $750,000 PR-CASH plus closing costs.		

AGENCY REQUEST FOR
STATE BUILDING COMMISSION ACTION
MAY 2020
REQUEST #16

AGENCY: University of Wisconsin System

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

LOCATION: UW-Madison, Dane County

PROJECT REQUEST: Request authority to purchase a 0.072-acre parcel of land and improvements located at 923 Clymer Place in the City of Madison for $750,000 PR-CASH plus closing costs.

PROJECT NUMBER: 20C1G

PROJECT DESCRIPTION:
This project will acquire a 0.072-acre parcel of land within the UW-Madison campus boundary that is located at 923 Clymer Place in the City of Madison, south of the Grainger Hall School of Business. The property is improved with a two-story house constructed in 1884 that is currently being used as a two-unit apartment building. No relocation costs are associated with this acquisition. The anticipated closing will occur after State Building Commission (SBC) approval.

Two real estate appraisals of the property were completed, and the purchase price was negotiated to be $750,000. A preliminary environmental audit of the property found no evidence of contaminants or unacceptable environmental hazards; however, based upon the age of the house, lead-based paint and asbestos may be present. A future project will be done for the demolition of improvements at 911 Clymer Place. Prior to demolition, the UWS intends to conduct a historic property investigation under s. 44.40 and will also test for asbestos and lead and provide any abatement measures needed.

PROJECT JUSTIFICATION:
The UW-Madison Campus Master Plan, which was updated in 2015, identified the city block bound by N. Park Street, W. Johnson Street, W. Dayton Street, and N. Brooks Street in Madison for future expansion. The proposed acquisition is located south of Grainger Hall and within the campus boundary. The site provides a portion of the space needed for the future location for 350 stall parking structure; an academic building to house departments relocating from the Mosse Humanities Building and Sterling Hall; and a potential future addition to be constructed above a portion of the proposed parking ramp.

If this request is approved, five parcels will remain to be purchased. As part of the campus development plan, 15 adjacent properties have been previously approved and acquired for redevelopment. Continued long term acquisition is planned for the remaining parcels as funding is identified and parcels become available from willing sellers. SBC action is requested to lock-in the purchase until closing.

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

SCHEDULE:
SBC Approval: May 2020
Closing: No later than August 2022

PREVIOUS ACTION: None.

	Subcommittee	Full Commission
17. <u>UW-Madison – Gymnasium/Natatorium Replacement</u> – Request the following: a) Approve the Design Report; b) Authority to demolish the original Gymnasium/Natatorium building; and c) Authority to construct the Gymnasium and Natatorium Replacement project for an estimated total cost of $126,391,000 ($89,791,000 PRSB and $36,600,000 GIFTS). This project was enumerated in 2019 Wisconsin Act 9 for $126,391,000 ($91,991,000 PRSB and $34,400,000 GIFTS).		

AGENCY REQUEST FOR
STATE BUILDING COMMISSION ACTION
MAY 2020
REQUEST #17

AGENCY: University of Wisconsin

UWSA CONTACT: Alex Roe, (608) 265-0551, aroe@uwsa.edu
DFDM 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;
b) Authority to demolish the original Gymnasium/Natatorium building; and
c) Authority to construct the Gymnasium/Natatorium Replacement project for an estimated total cost of $126,391,000 ($89,791,000 PRSB and $36,600,000 GIFTS).

PROJECT NUMBER: 18H3E

PROJECT DESCRIPTION:
This project demolishes the original Gymnasium/Natatorium building, prepares the site, and constructs a new 272,586 GSF replacement facility with an adaptive fitness laboratory for the Kinesiology program, basketball courts, an ice sheet with spectator seating, an indoor track, multi-purpose activity spaces, racquetball courts, expanded fitness areas for cardio and strength training, and a wellness center for recreational sports. These amenities are prevalent at peer institutions. Although the modest net square footage increase will still not meet the National Intramural and Recreational Sports Association (NIRSA) standards for square footage per student, it will allow the recreational sports program to grow and provide increased accessibility, visibility, and utilization by students.

Completion of this project will also allow Intercollegiate Athletics, as per their master plan, to repurpose and fully occupy the Camp Randall Sports Center, a space that is currently shared with recreational sports. A new ice arena with a singular new sheet of ice will be in the proposed new Gymnasium/Natatorium, effectively relocating the sheet of ice currently located in the Sports Center. The campus has secured a gift donation to be dedicated specifically to the creation of a new ice arena.

PROJECT JUSTIFICATION:
The original facility was constructed in an era and for a purpose vastly different than current physical activity demands. The building was designed to host men-only physical education classes and activity. It was expanded with single-use activity rooms, long windowless corridors between activity spaces, and men's restrooms. The Gymnasium/Natatorium boasts annual participation by 1.5 million campus users and 100,000 users from the hosted special events. It provides facilities for robust fitness and wellness programs and a multitude of sports, swimming, and group-based activities options.

Prior to construction of the new building, abatement and demolition of the 249,579 GSF existing Natatorium building will need to occur. The project needs to perform an extensive amount of asbestos abatement prior to demolition in order to prepare the remaining building materials for crushing and compacting for recycling. It is estimated that it will take up to four months to accomplish this work. The project needs to be posted for bidding in early June, in order to begin construction by late August.

In order to keep the project on schedule an early bid package will be released as the design team finishes the construction documents for the replacement building. This sequencing will help facilitate an expedited project schedule to meet donor expectations of a late 2022 opening for the new facility.

BUDGET/SCHEDULE:

Construction	$87,500,000
Design	$6,632,000
DFDM Mgt	$4,357,400
Contingency	$21,433,600
Equipment	$5,204,000
Other Fees	$1,264,000
TOTAL	**$126,391,000**

SBC Approval	May 2020
A/E Selection	Apr 2019
Design Report	May 2020
Bid Opening	Dec 2020
Start Construction	Aug 2020
Substantial Completion	Dec 2022
Final Completion	Jun 2023

PREVIOUS ACTION: This project was enumerated in 2019 Wisconsin Act 9 for $126,391,000 ($91,991,000 PRSB and $34,400,000 GIFTS).

DESIGN REPORT

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

May 20, 2020

Gymnasium Natatorium Replacement
UW-Madison
Madison, WI

Project Number: 18H3E

For the: Division of Facilities Development & Management

Project Manager: Wendy von Below

Architect/Engineer: Kahler Slater, Inc in association with HOK
Milwaukee, WI

1. Project Description:

This project demolishes the original Gymnasium/Natatorium building, prepares the site, and constructs a new 272,586 GSF replacement facility with an adaptive fitness laboratory for the Kinesiology program, basketball courts, an ice sheet with spectator seating, an indoor track, multi-purpose activity spaces, racquetball courts, expanded fitness areas for cardio and strength training, and a wellness center for recreational sports. These amenities are prevalent at peer institutions. Although the modest net square footage increase will still not meet the National Intramural and Recreational Sports Association (NIRSA) standards for square footage per student, it will allow the recreational sports program to grow and provide increased accessibility, visibility, and utilization by students. Completion of this project will also allow Intercollegiate Athletics, as per their master plan, to repurpose and fully occupy the Camp Randall Sports Center, a space that is currently shared with recreational sports. A new ice arena with a singular new sheet of ice will be in the proposed new Gymnasium/Natatorium, effectively relocating the sheet of ice currently located in the Sports Center. The campus has secured a gift donation to be dedicated specifically to the creation of a new ice arena.

2. Authorized Budget and Funding Source:

This project was enumerated in 2019 Wisconsin Act 9 for $126,391,000 ($91,991,000 PRSB and $34,400,000 GIFTS).

3. Schedule:

Bid Opening	Dec 2020
Start of Construction	Aug 2020
Substantial Completion	Dec 2022

4. Budget Summary:

Construction	$87,500,000
A/E Fees	$6,632,000
DFDM Mgmt	$4,357,400
Contingency	$21,433,600
Equipment	$5,204,000
Other Fees	$1,264,000
Total Project Cost	**$126,391,000**

Subcommittee	Full Commission

18. <u>UW-Eau Claire – Towers Hall Renovation (Increase)</u> – Request authority to increase the project budget by $3,655,000 EX-PRSB to accept bids received for the Towers Hall Renovation project for a revised estimated total cost of $42,624,000 EX-PRSB.

    In August 2018, the SBC approved a budget increase for the Towers Hall Renovation project of $3,000,000 EX-PRSB for a revised estimated total cost of $38,969,000 EX-PRSB.

    In August 2017, the SBC approved a budget increase for the Towers Hall Renovation project of $3,000,000 PRSB to accept bids for a revised estimated total cost of $35,969,000 PRSB.

    In October 2016, the SBC approved the Design Report and granted authority to construct this project for an estimated total cost of $32,969,000 EX-PRSB.

    This project was enumerated in 2015 Wisconsin Act 55 for $32,969,000 EX-PRSB.

AGENCY REQUEST FOR
STATE BUILDING COMMISSION ACTION
MAY 2020
REQUEST #18

AGENCY: University of Wisconsin System

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

LOCATION: UW-Eau Claire, Eau Claire County

PROJECT REQUEST: Request authority to increase the project budget by $3,655,000 EX-PRSB to accept bids received for the Towers Hall Renovation project for a revised estimated total cost of $42,624,000 EX-PRSB.

PROJECT NUMBER: 14H1Z-01

PROJECT DESCRIPTION:
This project renovates both towers of the Karlgaard Residence Hall (formerly Towers North and Towers South). Phase I of the project has been completed and occupied by students. This project phase will modify the HVAC system and associated digital controls in the Karlgaard residence hall to reduce the accumulation of condensation and associated hazardous air quality conditions created by increased moisture.

By phasing the modifications to occur during holidays and summer term the university can maintain necessary resident hall room availability during construction.

As previously reported, a significant number of unforeseen conditions hindered the renovation of the Karlgaard Towers, and the project required additional funds to mitigate those conditions. The university made modifications to the design during construction to keep increased cost at a minimum, while still preserving the original project intent. The south tower renovation was completed in the summer of 2018 and was occupied for the 2018-19 academic year. The north tower was completed and occupied for the 2019-20 academic year.

PROJECT JUSTIFICATION:
During the academic year after construction was completed on the first tower, housing staff noticed a significant increase in condensation on the walls and windows in the newly renovated student rooms. Because similar designs of the newly installed HVAC system had proven successful on previous residence hall renovations, a consultant was hired to understand the cause of the increased condensation. Upon investigation by building scientists, it was determined that the unusual building envelope of Karlgaard, in combination with the building's size and increased efficiency of the building systems, prevented the HVAC system from properly balancing indoor humidity levels. In order to reduce condensation and prevent hazardous air quality conditions from developing, the scientists and engineers proposed a modification to the system that should mitigate these conditions.

Bids were received for this project on April 30, 2020. This budget increase covers bids received to implement the mechanical solution. Since the previous budget increase had not been fully utilized, residual contingency offsets a portion of the increased costs.

BUDGET/SCHEDULE:

Construction	$37,600,000
Design	$3,000,000
DFDM Mgt	$1,524,000
Contingency	$500,000
TOTAL	**$42,624,000**

SBC Approval	May 2016
A/E Selection	Aug 2015
Bid Opening	Apr 2020
Start Construction	Jul 2020
Substantial Completion South Tower	Jan 2021
Substantial Completion North Tower	Aug 2021
Final Completion	Oct 2021

PREVIOUS ACTION: In August 2018, the SBC approved a budget increase for the Towers Hall Renovation project of $3,000,000 EX-PRSB for a revised estimated total cost of $38,969,000 EX-PRSB.

In August 2017, the SBC approved a budget increase for the Towers Hall Renovation project of $3,000,000 PRSB to accept bids for a revised estimated total cost of $35,969,000 PRSB.

In October 2016, the SBC approved the Design Report and granted authority to construct this project for an estimated total cost of $32,969,000 EX-PRSB.

This project was enumerated in 2015 Wisconsin Act 55 for $32,969,000 EX-PRSB.

Subcommittee	Full Commission

19. <u>UW-Whitewater – Fuel Reliability Upgrade (Increase)</u> – Request authority to increase the project budget by $2,600,000 GFSB for the Fuel Reliability Upgrade project to accept bids received for a revised estimated total cost of $9,537,000 ($6,554,000 GFSB and $2,983,000 PRSB).

    In October 2019, the SBC granted authority to construct this project for an estimated total cost of $6,937,000 ($3,954,000 GFSB and $2,983,000 PRSB).

    This project was enumerated in 2019 Wisconsin Act 9 as part of a System-wide Utility Improvement project for $6,937,000 ($3,954,000 GFSB and $2,983,000 PRSB).

AGENCY REQUEST FOR
STATE BUILDING COMMISSION ACTION
MAY 2020
REQEUST #19

AGENCY: University of Wisconsin System

UWSA CONTACT: Alex Roe, (608) 265-0551, aroe@uwsa.edu
DFDM CONTACT: RJ Binau, (608)0267-6927, rj.binau@wisconsin.gov

LOCATION: UW-Whitewater, Walworth County

PROJECT REQUEST: Request authority to increase the project budget by $2,600,000 GFSB for the Fuel Reliability Upgrade project to accept bids received for a revised estimated total cost of $9,537,000 ($6,554,000 GFSB and $2,983,000 PRSB).

PROJECT NUMBER: 18K2S

PROJECT DESCRIPTION:
This project will install new fuel oil burners on boilers #1 and #2 and update the pressure vessels and gas burners to safely, reliably, and efficiently produce steam to serve the entire campus. The project also assures full redundancy of steam production in the event the steam supplied by a third-party co-generation plant is not available. Project work includes installation of new programmable logic boiler controllers, modification and renovation of the boiler feed and condensate pumps, construction of new fuel oil storage and piping, compressed air system renovations, and all necessary electrical service and plumbing system modifications to accommodate the new equipment. New equipment will also be installed to correct the saturated steam supply from the third-party utility provider in the event that contract continues past its current expiration date.

PROJECT JUSTIFICATION:
The steam provided on campus is purchased from a third-party utility provider with the campus central Heating Plant providing primary backup to the purchased steam. Due to the pending expiration of that contract in July 2021 and the unlikely potential of a cost-effective renewal, this project assures that the central heating plant is fully capable of producing the required steam to meet demand and provide full redundancy of service.

Buildings located on all the UW System campuses are served by a variety of utilities, which are critical to their operation, and have a replacement value in the hundreds of millions of dollars. Repair, renovation, and replacement of these systems is a constant process requiring a substantial and consistent investment. Routine maintenance is supported by the operating budget. In addition, each biennium the UW System identifies critical repair and renovation projects to be funded through the capital budget, as well as replacements for systems beyond their expected service life and/or where repairs are no longer feasible. The projects proposed in this request are considered to be the most efficient, practical, and economically justifiable to meet present and future needs of each institution.

Bids were received for this project on April 9, 2020. No program deductions are available to value engineer the project to help reduce costs. Therefore, additional funds are required to accept bids received and allow for a post-bid contingency.

BUDGET/SCHEDULE:

Construction	$7,734,000
Design	$370,300
DFDM Mgt	$350,300
Contingency	$1,022,400
Other Fees	$60,000
TOTAL	**$9,537,000**

SBC Approval	May 2020
A/E Selection	Jan 2019
Bid Opening	Apr 2020
Start Construction	Jul 2020
Substantial Completion	Nov 2021
Final Completion	Dec 2021

PREVIOUS ACTION: In October 2019, the SBC granted authority to construct this project for an estimated total cost of $6,937,000 ($3,954,000 GFSB and $2,983,000 PRSB).

This project was enumerated in 2019 Wisconsin Act 9 as part of a System-wide Utility Improvement project for $6,937,000 ($3,954,000 GFSB and $2,983,000 PRSB).

	Subcommittee	Full Commission
20. <u>UW-River Falls – Building Trust Funds (BTF)-Planning Release</u> – Request the release of $2,000,000 Building Trust Funds (BTF)-Planning to complete advance planning for the River Falls Science and Technology Innovation Center Project. This project was allocated $2,000,000 BTF-Planning for advanced planning in 2019 Wisconsin Act 9.		

AGENCY REQUEST FOR
STATE BUILDING COMMISSION ACTION
MAY 2019
REQUEST #20

AGENCY: University of Wisconsin System

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

LOCATION: UW-River Falls, Pierce County

PROJECT REQUEST: Request the release of $2,000,000 Building Trust Funds (BTF)-Planning to complete advance planning for the River Falls Science and Technology Innovation Center Project.

PROJECT NUMBER: 19I1M

PROJECT DESCRIPTION AND JUSTIFICATION:
This project constructs an approximate 211,647 GSF new home for the Biology, Chemistry, Physics, and Psychology departments, which will be relocated from Centennial Science Hall, and support the following programs: biology, biomedical and health sciences, biomedical engineering, biotechnology, chemistry, environmental engineering, international food business, neuroscience, physics, psychology, and urban agriculture. The new facility will also provide support for agricultural programs (agricultural education, agricultural science, animal science, crop and soil science, and dairy science) and enhance and grow partnerships with businesses and industries through collaborative programming, internships, and innovative product development.

Estimated Budget: $110,932,000

PREVIOUS ACTION: This project was allocated $2,000,000 BTF-Planning for advanced planning in 2019 Wisconsin Act 9.

Subcommittee	Full Commission

21. <u>UW-System – Various All Agency Projects</u> - Request the following:
    a) Authority to construct various All Agency maintenance and repair projects for an estimated total cost of $11,652,500 ($8,702,900 GFSB, $1,524,600 PRSB and $1,425,000 PR-CASH);
    b) Transfer all approved GFSB All Agency Allocations to the UW Infrastructure Maintenance appropriation; and
    c) Permit the Division of Facilities Development and Management to adjust individual project budgets.

Facility Maintenance and Repair		**$10,717,900**
MSN	Mult-Bldg Elevator Jack Repl ($2,925,000 GFSB)	$2,925,000
MSN	Van Hise Hall Stairwell Pressurization ($987,000 GFSB)	$987,000
OSH	Clow/Halsey Roof Replacements ($884,600 GFSB)	$884,600
OSH	Multi-Bldg Elevator Renovation ($2,971,700 GFSB)	$2,971,700
STP	Dreyfus Ctr Elevator Repl/Roof Repr ($992,600 PRSB)	$992,600
SUP	Multi-Res Hall Ext Window Repl ($532,000 PRSB; $1,425,000 PR-CASH)	$1,957,000
Utility Repair and Renovation		**$934,600**
LAX	Fuel Reliability Upgrade (Incr) ($934,600 GFSB)	$934,600

AGENCY REQUEST FOR
STATE BUILDING COMMISSION ACTION
MAY 2020
REQUEST #21

AGENCY: University of Wisconsin System

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

LOCATION: UW System, Statewide

PROJECT REQUEST: Request the following:

a) Authority to construct various All Agency maintenance and repair projects for an estimated total cost of $11,652,500 ($8,702,900 GFSB, $1,524,600 PRSB, and $1,425,000 PR-CASH);
b) Transfer all approved GFSB All Agency Allocations to the UW Infrastructure Maintenance appropriation; and
c) Permit the Division of Facilities Development and Management to adjust individual project budgets.

FACILITY MAINTENANCE AND REPAIR

INST	PROJ. NO.	PROJECT TITLE	GFSB	PRSB	PR-CASH	TOTAL
MSN	18A2C	Multi-Bldg Elevator Single Bottom Jack Repl	$2,925,000	$0	$0	$2,925,000
MSN	19E3L	Van Hise Hall Stairwell Pressurization	$987,000	$0	$0	$987,000
OSH	18K2H	Clow Social Science/Halsey Ctr Roof Repl	$884,600	$0	$0	$884,600
OSH	18K1J	Multi-Building Elevator Renovation	$2,971,700	$0	$0	$2,971,700
STP	19F1X	Dreyfus Univ. Ctr Elevator Repl & Roof Repr	$0	$992,600	$0	$992,600
SUP	19F2P	Multi-Residence Hall Exterior Windows Repl	$0	$532,000	$1,425,000	$1,957,000
		FMR SUBTOTALS	$7,768,300	$1,524,600	$1,425,000	$10,717,900

UTILITY REPAIR AND RENOVATION

INST	PROJ. NO.	PROJECT TITLE	GFSB	PRSB	PR-CASH	TOTAL
LAX	18I1I	Central Heating Plant Fuel Reliability Upgrade (Increase)	$934,600	$0	$0	$934,600
		URR SUBTOTALS	$934,600	$0	$0	$934,600

	GFSB	PRSB	PR-CASH	TOTAL
MAY 2020 TOTALS	$8,702,900	$1,524,600	$1,425,000	$11,652,500

UW-Madison – Multi-Building Elevator Single Bottom Jack Replacements (18A2C):

Project Description and Justification:

This project replaces single bottom jacks in thirty-three elevators located in twenty-five campus facilities. The elevators will be raised to the height necessary to remove current jack and support with straps and rail grips. The piston and jack will be removed with rigging gear and properly disposed. The hole will be examined for casing, depth, cave-in, and other site issues. If the

depth is incorrect, or if a cave-in has occurred, a drilling company will be deployed to correct the conditions. A new jack and piston with casing will be installed, and the piston will be connected to the elevator. A full load test will be required as the City of Madison Fire Department inspects the installation.

In-ground hydraulic elevators have been in use for more than 70 years with numerous design, engineering, and code changes occurring over time to improve reliability and safety. Although mechanically simple, hydraulic elevators are susceptible to a corrosive condition called electrolysis that represents potential liability and significant repair costs to building owners in the event of a breach of the underground hydraulic cylinder. Before 1972, hydraulic cylinders were typically manufactured with a single, flat bottom. This single bottom did not provide adequate safety in the event the breach occurred at the bottom causing a potential, catastrophic failure. The code was revised in 1972 to require that cylinders be manufactured with a "double" bottom with the upper designed as a safety bulkhead. The ages of elevators included in this project range from 1939 to 1974. The project is proceeding at this time due to increasing difficulties in securing qualified elevator repair services, which increases the risk to building occupants, egress, and disruption to building functions.

Budget/Schedule:

Construction	$2,380,000
Design	$167,400
DFDM Mgt	$106,100
Contingency	$271,500
TOTAL	**$2,925,000**

SBC Approval	May 2020
A/E Selection	Dec 2018
Bid Opening	Sep 2020
Start Construction	Dec 2020
Substantial Completion	Jun 2021
Final Completion	Dec 2021

Previous Action: None.

UW-Madison – Van Hise Hall Stairwell Pressurization (19E3L):

Project Description and Justification:
This project renovates the air handling systems to provide positive air pressure in stairwells X00B and X00D between the third and seventeenth floors to improve fire safety and egress performance. Project work includes furnishing and installing two new air handling units with emergency power backup to pressurize stairwells X00B and X00D between the third and seventeenth floors; two heating-only air handling systems to temper the air to 50 degrees Fahrenheit, and an emergency generator to replace the existing unit for back-up power to air handlers. Ductwork and new diffusers will be extended and installed throughout stairwells. Stairwell landings will be core drilled to provide reinforcement as necessary. It is anticipated that a crane or other similar method and equipment will be required to deliver the mechanical equipment to the rooftop.

Van Hise Hall does not have a fire suppression system and the original building structure does not have adequate fire separation between floors. This project addresses the need to positively pressurized stairwells during a fire emergency.

Budget/Schedule:

Construction	$757,200
Design	$81,400
DFDM Mgt	$34,900
Contingency	$113,500
TOTAL	**$987,000**

SBC Approval	May 2020
A/E Selection	Jul 2019
Bid Opening	Aug 2020
Start Construction	Oct 2020
Substantial Completion	Aug 2021
Final Completion	Dec 2021

Previous Action: None.

UW-Oshkosh - Clow Social Science/Halsey Science Center Roof Replacement (18K2H):

Project Description and Justification:
This project replaces the roofing systems for the Clow Social Science lecture halls and the Halsey Science Center Areas 5 and 7. Project work at Clow Social Science Hall includes replacement of the 16,140 SF of polyurea coated built-up roofing on the Clow Social Science lecture halls (Areas 4-7) with a new, fully adhered EPDM roofing system with additional rigid insulation to increase the R value. The existing roofing system is delaminating and will be completely removed to the concrete deck and replaced with all new materials, including roof coverings, insulation, and metal work. Project work at Halsey Science Center includes replacement of the 12,000 SF built-up roofing systems on the Halsey Science Center (Areas 5 and 7) with a new, fully adhered EPDM roofing membrane with additional rigid insulation to increase the R value. Fall protection davits will also be installed on this facility.

This project replaces roof coverings and completes all other associated ancillary work to maintain the building envelope integrity and prevent damage to the building and its contents. Core sampling for R-Value determination may be required. Roofing work must be coordinated around electrical conduits run across the roofing surface, mechanical equipment curbs, and other roof penetrations. Conducting an infrared or nuclear scan of project areas should be considered to determine presence of wet insulation and/or damaged areas.

The Clow Social Science Hall roof sections were repaired in 1977 and encapsulated with a polyurea spray-on coating in 2006. The original built-up roofing materials underneath the spray-on coating are shrinking, delaminating, and pulling away from the concrete deck, which has allowed ice and rainwater infiltration and penetration. A small addition to the building entrance was added in 2016 with the new roof connecting to the existing roof. The unlike materials were spliced using a lap joint which at this time seems to be holding. The roofing under the coating is now failing from both construction abuse and age. Despite attempts by campus to make repairs the roof continues to leak, causing damage to the newly renovated lecture halls. Various and multiple leaks have occurred on both Halsey Science Center roof sections during the past 10 years. It is believed that the original construction used inappropriate ballast material size (3/4" gravel vs. pea-sized), which has caused some of the problems. Operational maintenance costs have been significant and despite all the best efforts of campus staff with guidance and assistance from various roofing contractors, the leaks persist.

Budget/Schedule:

Construction	$690,700
Design	$73,200
DFDM Mgt	$31,000
Contingency	$82,800
Other Fees	$6,900
TOTAL	**$884,600**

SBC Approval	May 2020
A/E Selection	Jan 2019
Bid Opening	Jun 2020
Start Construction	Aug 2020
Substantial Completion	Dec 2020
Final Completion	Jun 2021

Previous Action: None.

UW-Oshkosh - Multi-Building Elevator Renovation (18K1J):

Project Description and Justification:
This project replaces three passenger elevators in two buildings and consolidates three air handling units in one of those buildings to facilitate expansion of the elevator shaft and installation of a larger elevator cab. Project work in Kolf Physical Education includes removing the elevator, expanding and reconstructing the elevator shaft to accommodate a larger cab size, and replacing three air handling units with one new unit that includes variable air volume boxes. The air handling units are being consolidated to allow the reduction in size of the adjacent mechanical room and control room to facilitate the expansion of the elevator shaft. A roof mounted condenser and non-functioning indoor chiller evaporator will be removed and central campus chilled water piping be extended from Taylor Hall to the new air handling unit. Project work in Polk Library includes replacing two original passenger hydraulic elevators, including the hydraulic cylinders, with new double-bottom cylinders with PVC piping, controllers, pumping units, fixtures, and door equipment. The elevator cabs will be torn down to the platform, rebuilt, and all elevator cab surfaces will be replaced; or the cabs will be replaced entirely. Project work includes subdividing existing space into a new code compliant elevator machine room in the lower level for the north elevator as well as code required upgrades to plumbing, HVAC, and electrical systems serving the elevators.

The original elevator in Kolf Physical Education is more than 45 years old. The back side of the elevator has been knocked out and welded back in place a number of times. The cab is extremely small and cannot handle more than two individuals at the same time and is grossly undersized for large events, such as graduation. Increasing the elevator capacity will better facilitate transporting equipment and furniture between floor levels. The air handling units serving the lower gymnasium are also more than 45 years old and are constant volume units. The most logical area from which to expand the elevator shaft is currently allocated to three air handling units. Consolidating these original air handlers will allow expansion of the elevator shaft and installation of a larger elevator cab. Both passenger elevators in Polk Library are original to the facility, constructed in 1962. They are well past their service life expectancy and parts are difficult to acquire. These elevators frequently break down and require significant maintenance. The unplanned maintenance shutdowns are inconvenient for everyone and significantly limit access for individuals who are disabled. In addition, these elevators are not in compliance with current ADA standards.

Budget/Schedule:

Construction	$2,429,000
Design	$180,200
DFDM Mgt	$106,900
Contingency	$242,200
Other Fees	$13,400
TOTAL	**$2,971,700**

SBC Approval	May 2020
A/E Selection	Dec 2018
Bid Opening	Oct 2020
Start Construction	Dec 2020
Substantial Completion	Sep 2021
Final Completion	Dec 2021

Previous Action: None.

UW-Stevens Point - Dreyfus University Center Elevator Replacement & Roof Repairs (19F1X):

Project Description and Justification:
This project replaces the passenger elevator near the Brewhaus in the Dreyfus University Center and repairs two sections of roof above the administration and kitchen areas. Project work includes replacement of the dual-piston, 3-stop passenger elevator with a new traction elevator of the same size and capacity. Project work also includes repair or replacement of approximately 14,000 SF of 60-mil EPDM roofing sections R340 and R371. This project replaces roof coverings and completes 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 run across the roofing surface, mechanical equipment curbs, and other roof penetrations.

The hydraulic elevator (State ID Tag #23775) operates by using dual-piston technology, and one of the two pistons was reduced in length to clear the elevator pit footings. Since the two pistons travel at different speeds, a sync valve and controller board were installed to allow this configuration. However, this installation creates challenges, as it does not allow the elevator to consistently synchronize and level as it should. Throughout the 20-year service of this elevator, complications associated with leveling have caused numerous equipment failures. Since 2013, the university has spent more than $50,000 on maintenance and repairs for this elevator. The roof sections are more than 35 years old. Recent site inspections by the Physical Plant staff and the Division of Facilities Development Management 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.

Budget/Schedule:

Construction	$761,300
Design	$77,500
DFDM Mgt	$35,100
Contingency	$114,200
Other Fees	$4,500
TOTAL	**$992,600**

SBC Approval	May 2020
A/E Selection	Jul 2019
Bid Opening	Aug 2020
Start Construction	Oct 2020
Substantial Completion	Sep 2021
Final Completion	Dec 2021

Previous Action: None.

UW-Superior - Curran, McNeil, & Ostrander Halls Exterior Windows Replacement (19F2P):

Project Description and Justification:
This project replaces all resident room exterior windows and installs new openings and windows within stairwells on three interconnected student residence halls. Project work includes removal and replacement of single pane, uninsulated, aluminum slider window units with new energy efficient, insulated, and thermally broken units. All associated interior jambs, trim, and sills will also be removed and replaced. All exterior caulking and damaged face brick adjacent to the exterior window openings will be removed and replaced. Minor tuckpointing is anticipated to be required at most window openings. Lintels will be repaired and painted or replaced if necessary. New punched window openings will be provided at existing stairwells. Main entry storefronts and interior window treatments will remain and are not included in this proposed scope of work. Project work will be conducted in multiple phases during multiple summer sessions.

Curran, McNeil and Ostrander Halls are student residence halls that are connected and effectively function as a single building. Ostrander Hall was constructed in 1964. Curran Hall and McNeil Hall were constructed in 1966. The exterior windows are original to each building and apart from minor repairs conducted in 1990. The window units are standard aluminum, single pane, sliders with no thermal break and uninsulated frames. The window units have exceeded their useful lives, and since they are more than 50 years old, repair parts are no longer available. The seals and hardware have failed. These units require replacement to improve student comfort and energy savings and to restore the exterior envelope integrity.

Budget/Schedule:

Construction	$1,511,000
Design	$134,000
DFDM Mgt	$69,900
Contingency	$235,600
Other Fees	$6,500
TOTAL	**$1,957,000**

SBC Approval	May 2020
A/E Selection	Aug 2019
Bid Opening	Jan 2021
Start Construction	May 2021
Substantial Completion	Aug 2022
Final Completion	Dec 2022

Previous Action: None.

UW-La Crosse – Central Heating Plant Fuel Reliability Upgrade (Increase) (18I1I):

Project Description and Justification:
This request increases the project budget by $934,600 to accept bids received. The project was bid on April 9, 2020 bids received significantly exceed the authorized budget. This project budget increase is required to complete the originally approved project scope and intent and provide sufficient post bid contingency.

Budget/Schedule:

Construction	$3,801,500
Design	$372,500
DFD Mgt	$174,900
Contingency	$570,200
TOTAL	**$4,919,100**

SBC Approval	May 2020
A/E Selection	Nov 2018
Bid Opening	Mar 2020
Start Construction	May 2020
Substantial Completion	Apr 2021
Final Completion	Aug 2021

Previous Action: In August 2019, the SBC approved the UW-La Crosse Central Heating Plant Fuel Reliability Upgrade project for an estimated total cost of $3,984,500 ($2,032,100 GFSB – Utilities Repair and Renovation and $1,952,500 PR-CASH).