



State of Wisconsin Building Commission

TONY EVERS
Governor

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

Wednesday, May 22, 2024

10:00 AM

Room 330SW, State Capitol

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

Wednesday, May 22, 2024

11:00 AM

Room 330SW, State Capitol

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

Wednesday, May 22, 2024

3:00 PM

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

BUILDING COMMISSION REQUESTS / ITEMS

May 22, 2024

Subcommittee

Full Commission

The Secretary requests approval of the minutes of February 28, 2024.

No action required.

DEBT MANAGEMENT

1. General Obligation Refunding Authorizing Resolution – 2024 State of Wisconsin Building Commission Resolution 1 authorizes the sale and issuance of General Obligations in an amount not to exceed \$500,000,000, 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.

2. Transportation Revenue Refunding Authorizing Resolution – 2024 State of Wisconsin Building Commission Resolution 2 authorizes the sale and issuance of Transportation Revenue Refunding Obligations in an amount not to exceed \$300,000,000 to refund outstanding transportation revenue bonds.

3. Environmental Improvement Fund Revenue Bond Authorizing Resolution – 2024 State of Wisconsin Building Commission Resolution 3 authorizes the sale and issuance of Environmental Improvement Fund Revenue Bonds in an amount not to exceed \$150,000,000 for providing State match on federal capitalization grants and funding or refinancing loans under the clean water fund and safe drinking water loan programs.

No action required.

No action required.

No action required.

May 22, 2024

Subcommittee

Full Commission

ADMINISTRATIVE AFFAIRS

Department of Administration

4. FY25 Space Rental Rates – Request approval to maintain the existing FY24 uniform space rental rates for all state-owned facilities whose operation and maintenance costs are financed by the 20.505(5) (ka) appropriation (DOA Space Rental Program) for FY25.

In May 2023, the SBC approved maintaining the existing FY23 uniform space rental rates for all state-owned facilities until June 30, 2024.

In May 2022, the SBC approved to adjust/decrease the existing FY22 uniform space rental rates for all state-owned facilities by 5% until June 30, 2023.

In May 2021, the SBC approved maintaining the existing FY21 uniform space rental rates for all state-owned facilities until June 30, 2022.

In October 2016, September 2013 and April 2010, the SBC approved revised space rental rates for DOA managed state facilities for all space classifications.

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

AGENCY: Department of Administration

DOA CONTACT: Sanjay Olson, (608) 264-9560, sanjay.olson1@wisconsin.gov

DFD CONTACT: Joshua Bernardini, (608) 266-8824, joshua.bernardini@wisconsin.gov

LOCATION: Statewide

PROJECT REQUEST: Request approval to maintain the existing FY24 uniform space rental rates for all state-owned facilities whose operation and maintenance costs are financed by the 20.505(5) (ka) appropriation (DOA Space Rental Program) for FY25.

The current rates are in effect until June 30, 2024. The requested implementation date is for FY25 (beginning July 1, 2024 and ending on June 30, 2025). The below table shows the existing and proposed space rental rates for FY25.

| Space Classification | FY24 Rates | Proposed FY25 Rates |
|-----------------------------|-------------------|----------------------------|
| Class A - Office | \$26.24 | \$26.24 |
| Class B - Office | \$18.09 | \$18.09 |
| Class C - Storage | \$7.52 | \$7.52 |
| Class D - Rec Ctr Storage | \$8.61 | \$8.61 |
| LAB | \$34.57 | \$34.57 |
| Data Center | \$56.75 | \$56.75 |

PROJECT DESCRIPTION:

In accordance with s. 16.84(12), the Division of Facilities & Transportation Services (DFTS) has determined that no increase is needed at this time to make space rate adjustments. The Department would like to keep the proposed space rate structure in place for one year – until June 30, 2025. DOA's space rental rates apply to state agencies occupying space in DOA owned and operated facilities in Madison and six outer cities. Current projections show that DFTS will collect approximately \$65.4M in rent for FY25.

DOA is in the process of planning and implementing Vision 2030's goals to revitalize, consolidate and reorganize the State's building portfolio. DFTS will continue to examine and determine rent collections and expenditures projections as a result of agency space consolidations and will evaluate what space rate adjustments may be needed for the fiscal year beginning July 1, 2025 (FY26).

PROJECT JUSTIFICATION:

The current space rental rates are in effect until June 30, 2024. SBC approval is needed to ensure that the 20.505(5) (ka) appropriation (DOA Space Rental Program) has funding to properly maintain and operate state owned facilities for the upcoming fiscal year. The space rental program supports all facility portfolio costs including building debt service, as well as operational costs associated with the facilities maintenance in DOA owned buildings, State Capitol Police, Renewable Energy and DOA Mail Transportation.

The impact of agency space consolidations begins in FY25 with the closure of the State Education Building (GEF III) and the reorganization of DWD operations to the 4th floor at the State Industry & Labor Building (GEF I). Recent debt service estimates from the Capital Finance Office reflect a \$2M increase in FY25 (\$24,300,000) from FY24 debt service for the DOA Space Rental Program. Additionally, operational costs have risen due to inflation and increased costs for wages, building supplies, materials, and utilities. However, it has been determined that the current space rental rates and revenue collections will be sufficient for FY25.

Budget/schedule: N/A

Previous Action: In May 2023, the SBC approved maintaining the existing FY23 uniform space rental rates for all state-owned facilities until June 30, 2024.

In May 2022, the SBC approved to adjust/decrease the existing FY22 uniform space rental rates for all state-owned facilities by 5% until June 30, 2023.

In May 2021, the SBC approved maintaining the existing FY21 uniform space rental rates for all state-owned facilities until June 30, 2022.

In October 2016, September 2013 and April 2010, the SBC approved revised space rental rates for DOA managed state facilities for all space classifications.

BUILDING COMMISSION REQUESTS / ITEMS

May 22, 2024

Subcommittee

Full Commission

Department of Corrections

5. Stanley Correctional Institution – New Health Services Unit (Increase) – Request authority to increase the project budget by \$1,333,600 EX-GFSB to accept bids received for a revised estimated total cost of \$17,834,600 GFSB for the New Health Services Unit at the Stanley Correctional Institution.

In December 2022, the SBC approved the Design Report, authorized a budget increase of \$2,375,000 EX-GFSB, and provided authority to construct the new Health Services Unit for a revised estimated total cost of \$16,501,000 GFSB.

In May 2021, the SBC authorized the release of \$481,000 BTF-Planning to prepare preliminary plans and a Design Report.

This project was enumerated in 2019 Wisconsin Act 9 for \$10,633,000 GFSB and the enumeration was increased to \$14,126,000 in 2021 Wisconsin Act 58.

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

AGENCY: Department of Corrections

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

DFD CONTACT: Joshua Bernardini, (608) 266-8824, joshua.bernardini@wisconsin.gov

LOCATION: Stanley Correctional Institution, Chippewa County

PROJECT REQUEST: Request authority to increase the project budget by \$1,333,600 EX-GFSB to accept bids received for a revised estimated total cost of \$17,834,600 GFSB for the New Health Services Unit at the Stanley Correctional Institution.

PROJECT NUMBER: 19I2Q

PROJECT DESCRIPTION:

This project will construct a new 24,848 GSF Health Services Unit (HSU). The building will be located between Buildings D and K. The new facility will provide health services, psychological services, dental services, therapeutic services, and lab services. The new facility will also provide space for ancillary services associated with a health services unit such as medication pass, and programming space along with the goal to provide services 24 hours a day.

PROJECT JUSTIFICATION:

Stanley Correctional Institution is currently serviced by a 6,000 GSF HSU that is undersized for the population that it serves. Psychological services are currently in a different building because of inadequate space. Issues relating to the current space layout can contribute to potential HIPPA violations and hamper the ability of the correctional institution to meet ADA standards.

This project was bid on December 21, 2023, there were sufficient funds to accept bids received and start construction, however there were not sufficient funds left to maintain an adequate construction contingency. This budget increase will allow for construction to continue under the previously approved scope without any future delays due to funding. These additional funds will be provided through money available through DOC projects that were previously enumerated and completed but did not spend all of their enumerated funds.

BUDGET/SCHEDULE:

| | |
|--------------|---------------------|
| Construction | \$13,527,673 |
| Design | \$1,210,700 |
| DFD Mgt | \$595,300 |
| Contingency | \$1,352,627 |
| Equipment | \$1,130,000 |
| Other Fees | \$18,300 |
| TOTAL | \$17,834,600 |

| | |
|------------------------|----------|
| SBC Approval | Dec 2022 |
| A/E Selection | Jan 2022 |
| Design Report | Dec 2022 |
| Bid Opening | Dec 2023 |
| Start Construction | Mar 2024 |
| Substantial Completion | Aug 2026 |
| Final Completion | Sep 2026 |

PREVIOUS ACTION: In December 2022, the SBC approved the Design Report, authorized a budget increase of \$2,375,000 EX-GFSB, and provided authority to construct the new Health Services Unit for a revised estimated total cost of \$16,501,000 GFSB.

In May 2021, the SBC authorized the release of \$481,000 BTF-Planning to prepare preliminary plans and a Design Report.

This project was enumerated in 2019 Wisconsin Act 9 for \$10,633,000 GFSB and the enumeration was increased to \$14,126,000 in 2021 Wisconsin Act 58.

BUILDING COMMISSION REQUESTS / ITEMS

May 22, 2024

| Subcommittee | Full Commission |
|--------------|-----------------|
|--------------|-----------------|

Department of Health Services

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

| | | |
|--|--|---------------------|
| Facility Maintenance and Repair | | \$6,856,200 |
| WRC | Hughes Hall Unit 7 Air Tempering (\$2,996,600 SEG REV) | \$2,996,600 |
| CWC | Patient Lift Equipment Replacement (\$977,000 SEG REV) | \$977,000 |
| MMHI | Telephone System Improvements (\$1,158,600 SEG REV) | \$1,158,600 |
| WRC | Non-Lethal Electric Fence Repairs (\$1,724,000 SEG REV) | \$1,724,000 |
| Utility Repair and Renovation | | \$4,838,600 |
| MMHI | Heating Plant Mechanical Improv (\$4,838,600 SEG REV) | \$4,838,600 |
| TOTAL | | \$11,694,800 |

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

AGENCY: Department of Health Services

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

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

LOCATION: Statewide

PROJECT REQUEST: Request the following:

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

| Facility Repair and Maintenance | | | |
|--|------------------|------------------------------------|--------------------|
| LOCATION | PROJ. NO. | PROJECT TITLE | SEG REV |
| Wisconsin Resource Center (Winnebago Co.) | 22B2B | Hughes Hall Unit 7 Air Tempering | \$2,996,600 |
| Central Wisconsin Center (Dane Co.) | 23K2W | Patient Lift Equipment Replacement | \$977,000 |
| Mendota Mental Health Institute (Dane Co.) | 24A1X | Telephone System Improvements | \$1,158,600 |
| Wisconsin Resource Center (Winnebago Co.) | 22L1F | Non-Lethal Electric Fence Repairs | \$1,724,000 |
| Facility Repair and Maintenance Total | | | \$6,856,200 |

| Utility Repair and Renovation | | | |
|--|------------------|---------------------------------------|--------------------|
| LOCATION | PROJ. NO. | PROJECT TITLE | SEG REV |
| Mendota Mental Health Institute (Dane Co.) | 23E3P | Heating Plant Mechanical Improvements | \$4,838,600 |
| Utility Repair and Renovation Total | | | \$4,838,600 |

TOTAL **\$11,694,800**

Wisconsin Resource Center – Hughes Hall Unit 7 Air Tempering (22B2B):

Project Description and Justification:

This project provides air tempering to reduce temperature and humidity during hot weather for Hughes Hall Building B Unit 7. Work will construct a new penthouse to house a new packaged air handling unit. The project installs new supply air, return air, and exhaust air distribution

systems. The scope includes extending chilled water piping from the existing chilled water system. Associated controls and electrical work will support the new HVAC installation.

This project is needed to improve the environment to treat the psychiatric illnesses of persons sent to the Wisconsin Resource Center (WRC). The WRC is a secure treatment center providing individualized mental health services to offenders transferred from the Department of Corrections (DOC). The WRC's mission is to provide specialized mental health care, treatment, rehabilitation, education, and supervision to offenders serving criminal sentences with the DOC whose behavior poses a risk to themselves or to others in a correctional environment. Many of the patients are on psychotropic medications to treat their mental illness. Psychotropic medications can limit the patient's ability to regulate body temperature. These individuals can suffer serious medical consequences when located in areas where the temperature and humidity levels are not regulated during periods of very warm weather.

Budget/Schedule:

| | |
|--------------|--------------------|
| Construction | \$2,321,200 |
| Design | \$217,000 |
| DFD Mgt | \$106,900 |
| Contingency | \$350,000 |
| Other Fees | \$1,500 |
| TOTAL | \$2,996,600 |

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

Previous Action: None.

Central Wisconsin Center – Patient Lift Equipment Replacement (23K2W):

Project Description and Justification:

This project replaces ceiling mounted bariatric lifts, shower trolleys, floor lifts, and related handling equipment in patient care buildings at the Central Wisconsin Center (CWC). The CWC staff will procure and install the patient lifts using a state procurement contract.

Patient lifts are used on a regular basis to assist staff at the CWC to service patients with developmental disabilities, and much of the patient lift equipment is at the end of life. Current equipment has been discontinued and repair components are not available. This project is required to reduce manual lift tasks and facilitate safer transfers of residents. Replacement of these lifts will greatly reduce the risk of injury to residents and staff.

Budget/Schedule:

| | |
|--------------|------------------|
| DFD Mgt | \$500 |
| Equipment | \$976,500 |
| TOTAL | \$977,000 |

| | |
|------------------------|----------|
| SBC Approval | May 2024 |
| Start Construction | Jun 2024 |
| Substantial Completion | Oct 2024 |
| Final Completion | Dec 2024 |

Previous Action: None.

Mendota Mental Health Institute – Telephone System Improvements (24A1X):

Project Description and Justification:

This project upgrades an existing legacy telephone system at the Mendota Mental Health Institute (MMHI) and the Central Wisconsin Center. This project will follow the DHS plan for telephone system progression by improving campus-wide telephone system equipment and migrating its voice platform to voice over internet protocol (VoIP). This includes new hardware and new IP phones that deliver voice, messaging, conferencing, and collaboration applications. Old copper voice equipment and unused wiring will be removed. The MMHI staff will procure and install the new telephone system using a state procurement contract.

The existing telephone communication system is antiquated and uses old copper infrastructure. The new voice platform provides many benefits, including cost savings by eliminating certain charges associated with a traditional phone system. The new system is much more efficient and offers better integration with other technology, scalability, flexibility, and voice quality using a single shared network cable to each workstation and user PC. This allows existing voice cabling infrastructure to be removed, freeing up wall space for other needs.

Budget/Schedule:

| | |
|--------------|--------------------|
| Construction | \$87,000 |
| DFD Mgt | \$4,000 |
| Contingency | \$13,100 |
| Equipment | \$1,054,500 |
| TOTAL | \$1,158,600 |

| | |
|------------------------|----------|
| SBC Approval | May 2024 |
| Start Construction | Jun 2024 |
| Substantial Completion | Dec 2024 |
| Final Completion | Mar 2025 |

Previous Action: None.

Wisconsin Resource Center – Non-Lethal Electric Fence Repairs (22L1F):

Project Description and Justification:

This project repairs the existing stun fence security system that surrounds the perimeter of the Wisconsin Resource Center (WRC). Repairs and upgrades include replacing the fence wiring array, replacing communication cabling and conduit around the fence, replacing system controller cabinets and parts, and miscellaneous repairs to deteriorated structural fence members.

Many physical components of the stun fence security system need repair or replacement. The existing controller cabinets are corroded and insulation on existing high voltage stun fence wiring array has broken down over time due to weathering. The existing communication network between controller cabinets is routed in underground conduit, which has been compromised and existing cabling has been damaged. This project is required to maintain an adequate level of security and provide long-term system reliability at the site.

Budget/Schedule:

| | |
|--------------|--------------------|
| Construction | \$1,362,000 |
| Design | \$95,000 |
| DFD Mgt | \$62,700 |
| Contingency | \$204,300 |
| TOTAL | \$1,724,000 |

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

Previous Action: None.

Mendota Mental Health Institute – Heating Plant Mechanical Improvements (23E3P):**Project Description and Justification:**

This project upgrades mechanical systems in the heating plant at the Mendota Mental Health Institute. This includes updating the HVAC system by providing new makeup air units, exhaust fans, and air handling equipment. It also includes a new deaerator tank preheater and a new condensate storage tank. Condensate piping, pumps, controls, and valving will be updated. A fuel oil heater will be added to the fuel oil system to maintain temperature in the above ground exterior fuel oil storage tank. This project renovates an existing men’s locker room and bathroom. A second locker room and bathroom will be constructed within the heating plant for women. Both bathrooms will be ADA accessible for staff and visitors. The mezzanine platform next to Boiler #4 will be modified to facilitate safer access to boiler components above floor level.

This project is required to address mechanical deficiencies in the heating plant. The existing air handling equipment is original to the plant and is not large enough to ventilate the heating plant with recent building additions and newer equipment. The existing plant condensate capacity is not adequate. The condensate piping and valving is older vintage and needs to be replaced. The fuel oil can solidify in winter and requires heating to maintain proper flow. The plant has one existing bathroom which is original to the building. The existing space, fixtures, and plumbing require replacement due to age and accessibility requirements. Some existing valves and equipment around Boiler #4 are not easily accessible. Modifying the mezzanine will allow access for maintenance and minimize the use of ladders and lifts. These upgrades will enhance operations at the heating plant.

Budget/Schedule:

| | |
|--------------|--------------------|
| Construction | \$3,680,000 |
| Design | \$247,000 |
| DFD Mgt | \$176,600 |
| Contingency | \$735,000 |
| TOTAL | \$4,838,600 |

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

Previous Action: None.

BUILDING COMMISSION REQUESTS / ITEMS

May 22, 2024

Subcommittee

Full Commission

Department of Military Affairs

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

| | | |
|--|---|--------------------|
| Facility Maintenance and Repair | | \$2,585,700 |
| Racine | Replace Steam Boiler and AC (\$1,092,550 SEG REV; \$1,092,550 FED) | \$2,185,100 |
| West Bend | Replace Built-Up Roof (\$441,850 SEG REV; \$441,850 FED) | \$883,700 |
| TOTAL | \$1,534,400 SEG \$1,534,400 FED | \$3,068,800 |
| | REV | |

**AGENCY REQUEST FOR
STATE BUILDING COMMISSION ACTION
MAY 2024
REQUEST #7**

AGENCY: Department of Military Affairs

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

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

PROJECT REQUEST: Request the following:

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

| Facility Maintenance and Repair | | | | | |
|--|------------------|---|--------------------|--------------------|--------------------|
| LOCATION | PROJ. NO. | PROJECT TITLE | SEG REV | FED | TOTAL |
| Racine Readiness Center (Racine Co.) | 21D1W | Replace Steam Boiler and Air Conditioning | \$1,092,550 | \$1,092,550 | \$2,185,100 |
| West Bend Readiness Center (Washington Co.) | 22I2V | Replace Built-Up Roof | \$441,850 | \$441,850 | \$883,700 |
| Facility Maintenance and Repair Total | | | \$1,534,400 | \$1,534,400 | \$3,068,800 |

Racine Readiness Center – Replace Steam Boiler and Air Conditioning (21D1W):

Project Description and Justification:

This project converts the new steam boiler installed in 2021 to a hot water hydronic system by converting the boiler and heating components. This includes providing additional hot water boilers, zoning, circulation pumps, piping, control valves, fittings, and the fin tube distribution system throughout the facility to include assembly area and vehicle entrance. All new piping will be insulated, and any accessories required for the conversion will be included. The new system will require the addition of a water conditioning unit for controlling contamination. The project will also remove window AC units and install an HVAC system to provide AC within offices, classrooms, and supply room, with updates to electrical panels being made as required. The new HVAC and boiler systems shall have DDC controls capable of being monitored and controlled remotely on the intranet, including control of the existing Make-up Air Unit (MAU) located within the drill area.

The Readiness Center was built in 1955 and the piping for the heating system is over 60 years old. The existing equipment is more than 25 years old, inefficient, costly to operate, and major repairs are not economical. Currently, most of the steam pipes are routed in confined spaces and cannot be reached for maintenance or inspection, and piping and fitting conditions are unknown throughout the building, due to limited access through the confined tunnel system. If a new system is installed, existing piping will likely need to be replaced, due to the rust build-up in the

condensing unit. New boiler and HVAC units will improve energy efficiency, reduce associated electricity costs, increase comfort, provide required ventilation, and provide better control.

Budget/Schedule:

| | |
|--------------|--------------------|
| Construction | \$1,684,400 |
| Design | \$170,500 |
| DFD Mgt | \$77,500 |
| Contingency | \$252,700 |
| TOTAL | \$2,185,100 |

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

Previous Action: None.

West Bend Readiness Center – Replace Built-Up Roof (22I2V):

Project Description and Justification:

This project removes and replaces the built-up roof with a new Ethylene propylene diene monomer (EPDM) membrane on the low-slope roofs of the West Bend Readiness Center.

The existing roof was installed when the building was originally constructed in 1960 and has never been replaced, well past the roof’s life expectancy of 20 years. It has had a multitude of leaks patched and several other repairs in recent years. This project is being requested to preempt catastrophic failure of the roof and protect the equipment, electronics, and other contents of the facility.

Budget/Schedule:

| | |
|--------------|------------------|
| Construction | \$666,500 |
| Design | \$86,500 |
| DFD Mgt | \$30,700 |
| Contingency | \$100,000 |
| TOTAL | \$883,700 |

| | |
|------------------------|----------|
| SBC Approval | May 2024 |
| A/E Selection | Aug 2023 |
| Bid Opening | Oct 2024 |
| Start Construction | Apr 2025 |
| Substantial Completion | Oct 2025 |
| Final Completion | Nov 2025 |

Previous Action: None.

BUILDING COMMISSION REQUESTS / ITEMS

May 22, 2024

Subcommittee

Full Commission

Department of Natural Resources

8. Wisconsin Rapids Service Center – Equipment Storage –

Request the following:

- a) Approve the Design Report; and
- b) Authority to construct the Wisconsin Rapids Equipment Storage for an estimated total cost of \$2,040,300 CON SEGB.

This project was enumerated in 2021 Wisconsin Act 58 for \$2,040,300 CON SEGB.

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

AGENCY: Department of Natural Resources

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

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

LOCATION: Wisconsin Rapids Service Center, Wood County

PROJECT REQUEST: Request the following:

- a) Approve the Design Report; and
- b) Authority to construct the Wisconsin Rapids Equipment Storage for an estimated total cost of \$2,040,300 CON SEGB.

PROJECT NUMBER: 23E2S

PROJECT DESCRIPTION:

This project will construct a new 12,040 SF equipment storage building at the DNR Service Center property within the City of Wisconsin Rapids. The storage building will be unheated and include approximately eight drive-thru bays for storing large equipment and vehicles. Additional storage space and shelving within the unheated drive-thru garage will be installed to store various hand tools, equipment, and supplies. Site work will include concrete aprons plus additional gravel and asphalt drive lanes for perimeter building access.

PROJECT JUSTIFICATION:

A new storage facility is necessary to provide enclosed, secure housing for costly equipment used by six DNR programs on multiple DNR properties. The current storage buildings at the adjacent Griffith State Nursery are undersized for the field equipment and are in poor condition. They are also susceptible to vandalism, theft, and pest/rodent damage. This new enclosed storage will reduce weather-related wear for equipment that is currently stored outside, increasing life span for the equipment. This facility will protect the DNR's investment in field operations equipment and provide a sustainable building which will function to assist staff in a more efficient, safe, and effective job on the landscape.

The Wisconsin Rapids Service Center and a second building are located on 40 acres within the City of Wisconsin Rapids. The Service Center houses offices and cubicles for DNR staff, forestry dispatch, and customer service counter. The second building has storage bays for large and small equipment, a heated area for record documents, multiple bays for the Forestry Fire program and is the location of emergency services. This existing building is full and has no room for the equipment that is being housed in nearby state nursery buildings. Current storage is lacking or inadequate to meet the needs of multiple DNR programs, including Fisheries, Water Resources, Natural Heritage Conservation, Environmental Assessment, and Wildlife Management.

BUDGET/SCHEDULE:

| | |
|--------------|--------------------|
| Construction | \$1,559,000 |
| Design | \$145,700 |
| DFD Mgt | \$71,800 |
| Contingency | \$233,800 |
| Equipment | \$20,000 |
| Other Fees | \$10,000 |
| TOTAL | \$2,040,300 |

| | |
|------------------------|----------|
| SBC Approval | May 2024 |
| A/E Selection | May 2023 |
| Design Report | May 2024 |
| Bid Opening | Oct 2024 |
| Start Construction | Apr 2025 |
| Substantial Completion | Dec 2025 |
| Final Completion | Jan 2026 |

PREVIOUS ACTION: This project was enumerated in 2021 Wisconsin Act 58 for \$2,040,300 CON SEGB.

DESIGN REPORT

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

May 22, 2024

Equipment Storage Building
Wisconsin Rapids Service Center
Wisconsin Rapids, WI

Project Number: 23E2S

For the: Natural Resources

Project Manager: Reiny Yahnke

Architect/Engineer: Angus-Young
Janesville, WI

1. Project Description:

This project will construct a new 12,040 SF equipment storage building at the DNR Service Center property within the City of Wisconsin Rapids. The storage building will be unheated and include approximately eight-drive through bays for storing various large equipment and vehicles. Additional storage space and shelving within the un-heated drive through garage will be necessary to store various hand tools, equipment and supplies. Site work to include concrete aprons plus additional gravel and asphalt drive lanes for perimeter building access.

2. Authorized Budget and Funding Source:

This project was enumerated in 2021 Wisconsin Act 58 for \$2,040,300 CON SEGB.

3. Schedule:

| | |
|-------------------------------------|----------|
| Bid Opening: | Oct 2024 |
| Start of Construction: | Apr 2025 |
| Substantial Completion / Occupancy: | Dec 2025 |

4. Budget Summary:

| | |
|----------------------------|--------------------|
| Construction: | \$1,559,000 |
| A/E Fees: | \$145,700 |
| DFD Mgt: | \$71,800 |
| Contingency: | \$233,800 |
| Equipment: | \$20,000 |
| Other Fees | \$10,000 |
| Total Project Cost: | \$2,040,300 |

BUILDING COMMISSION REQUESTS / ITEMS

May 22, 2024

| Subcommittee | Full Commission |
|--------------|-----------------|
|--------------|-----------------|

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

| | | |
|--|---|--------------------------|
| Facility Maintenance and Repair | | \$3,364,100 |
| TGT Fish Pond Liner Replacements | | \$2,968,200 |
| Hatchery | (\$2,968,200 CON SEGB) | |
| | | |
| Kettle Moraine NU | Roof and Window Replacements (Incr) \$365,900 STWD | \$365,900 |
| Utility Repair and Renovation | | \$927,100 |
| Statewide | Northern Region Bridge Repr/Repl (\$927,100 SEG REV) | \$927,100 |
| | | |
| TOTAL | \$2,968,200 CON SEGB | \$927,100 SEG REV |
| | \$365,900 STWD | \$4,261,200 |

In August 2023, the SBC authorized construction for the Kettle Moraine State Forest Northern Unit Roof and Window Replacements project for an estimated total cost of \$716,500 STWD.

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

AGENCY: Department of Natural Resources

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

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

PROJECT REQUEST: Request the following:

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

| Facility Maintenance and Repair | | | | | | |
|---|------------------|---|--------------------|----------------|------------------|--------------------|
| LOCATION | PROJ. NO. | PROJECT TITLE | CON SEGB | SEG REV | STWD | TOTAL |
| Governor Tommy G. Thompson State Fish Hatchery (Washburn Co.) | 21L3G | Pond Liner Replacements | \$2,968,200 | \$0 | \$0 | \$2,968,200 |
| Kettle Moraine State Forest Northern Unit (Fond du Lac Co.) | 22F2H | Roof and Window Replacements (Increase) | \$0 | \$0 | \$365,900 | \$365,900 |
| Facility Maintenance and Repair Total | | | \$2,968,200 | \$0 | \$365,900 | \$3,364,100 |

| Utility Repair and Renovation | | | | | | |
|--|------------------|---|-----------------|------------------|-------------|------------------|
| LOCATION | PROJ. NO. | PROJECT TITLE | CON SEGB | SEG REV | STWD | TOTAL |
| Statewide | 22G1W | Northern Region Bridge Repairs and Replacements | \$0 | \$927,100 | \$0 | \$927,100 |
| Utility Repair and Renovation Total | | | \$0 | \$927,100 | \$0 | \$927,100 |

| | CON SEGB | SEG REV | STWD | TOTAL |
|--------------|--------------------|------------------|------------------|--------------------|
| TOTAL | \$2,968,200 | \$927,100 | \$365,900 | \$4,261,200 |

Governor Tommy G. Thompson State Fish Hatchery – Pond Liner Replacements (21L3G):

Project Description and Justification:

This project includes replacement of pond liners at approximately 14 acres of the 43 acres of rearing ponds, including associated liner removals and new liners and appurtenances. Heavy

equipment is needed to roll out the liners, place them, tape/seal the seams, and trench and bury the edges.

Pond liner replacement is necessary to continue walleye and muskellunge production to stock Wisconsin’s public waters. The ponds are especially important to grow larger walleye for higher stocking survival. The installation of new pond liners cannot occur in winter, and six to eight ponds will be under construction while maintaining stocking goals.

Governor Tommy G. Thompson Fish Hatchery is not only the state's largest cool water facility, but it is also the world’s largest musky (muskellunge) hatchery. In many years, the hatchery produces more than half the muskellunge and walleye stocked throughout the state. With 46 rearing ponds, the facility may produce 200,000 to 2.5 million small walleye, 100,000 to 350,000 larger walleye, 35,000 to 60,000 large musky, and an average of 21 million white sucker fry to feed the young walleye and musky in a typical year.

Budget/Schedule:

| | |
|--------------|--------------------|
| Construction | \$2,299,000 |
| Design | \$218,500 |
| DFD Mgt | \$105,800 |
| Contingency | \$344,900 |
| TOTAL | \$2,968,200 |

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

Previous Action: None.

Kettle Moraine State Forest Northern Unit – Roof and Window Replacements (Increase) (22F2H):

Project Description and Justification:

This project includes the replacement of roof assemblies and associated components, restoration/replacement of windows, masonry repairs on the Forest Headquarters and Mauthe Lake Stone Shop buildings, and the replacement of garage doors on the Mauthe Lake Stone Shop, Residence and Mechanic Shop buildings.

This project is necessary to improve security and safeguard the integrity of the Forest Headquarters and associated Mauthe Lake Stone Shop. Replacement of all windows and roofs will improve facility security, construction integrity, and energy efficiency, as well as serve to preserve the historic value of the building.

Bids for this project were initially received on February 21, 2024, and there were insufficient funds to accept bids received and maintain an adequate construction contingency. The project was rebid on May 1 and this requested increase will allow bids to be accepted for the previously approved scope and provide an appropriate post-bid contingency to address any unforeseen conditions that may arise during construction.

Budget/Schedule:

| | |
|--------------|--------------------|
| Construction | \$850,000 |
| Design | \$65,800 |
| DFD Mgt | \$39,100 |
| Contingency | \$127,500 |
| TOTAL | \$1,082,400 |

| | |
|------------------------|----------|
| SBC Approval | May 2024 |
| A/E Selection | Aug 2022 |
| Bid Opening | May 2024 |
| Start Construction | Jun 2024 |
| Substantial Completion | Jan 2025 |
| Final Completion | Feb 2025 |

Previous Action: In August 2023, the SBC authorized construction for this project for an estimated total cost of \$716,500 STWD.

Statewide – DNR Northern Region Bridge Repairs and Replacements (22G1W):**Project Description and Justification:**

This project will repair two bridges at Brunet Island State Park, replace one bridge on the Bearskin State Trail, and replace one bridge at Council Grounds State Park with twin arch culvert pipes. This project will be bid in three separate phases at the respective locations. This project is needed as the bridges to be repaired are reaching a state of deterioration that if left untended will result in replacement as the only alternative. The project will also ensure a safe roadway along with ensuring the trail system will remain open.

Brunet Island State Park is located on a 169-acre island on the Chippewa River, and provides a site for people to camp, hike, and boat. There are two bridges within the park that will require rehabilitation or replacement as part of this project.

Council Grounds State Park is a 509-acre park on the Wisconsin River. Most of the park road is a one-way road that travels through the park. There is a small traffic bridge that travels over a runoff creek. This bridge will need to be replaced with an appropriate structure to carry traffic over the creek.

Bearskin State Trail is a rail-to-trails facility that has many recreational uses. Many of the bridges along this trail system are old railroad trestle bridges with unique names. The bridge in this project is in need of replacement due to the deterioration and age of the structure.

Budget/Schedule:

| | |
|--------------|------------------|
| Construction | \$631,000 |
| Design | \$102,500 |
| DFD Mgt | \$29,100 |
| Contingency | \$94,700 |
| Other Fees | \$69,800 |
| TOTAL | \$927,100 |

| | |
|------------------------|----------|
| SBC Approval | May 2024 |
| A/E Selection | Aug 2022 |
| Bid Opening | Jun 2024 |
| Start Construction | Aug 2024 |
| Substantial Completion | Aug 2025 |
| Final Completion | Sep 2025 |

Previous Action: None.

BUILDING COMMISSION REQUESTS / ITEMS

May 22, 2024

Subcommittee

Full Commission

Department of Public Instruction

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

| | |
|---|--------------------|
| Facility Maintenance and Repair | \$1,087,500 |
| WSDHH Hannon Hall Roof Replacement (\$1,087,500 SEG REV) | \$1,087,500 |

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

AGENCY: Department of Public Instruction

DPI CONTACT: Holly Berry, (608) 295-3389, holly.berry@dpi.wi.gov

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

LOCATION: Wisconsin School for the Deaf and Hard of Hearing, Walworth County

PROJECT REQUEST: Request the following:

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

| Facility Maintenance and Repair | | | |
|--|------------------|------------------------------|--------------------|
| LOCATION | PROJ. NO. | PROJECT TITLE | SEG REV |
| Wisconsin School for the Deaf and Hard of Hearing (Walworth Co.) | 23B1A | Hannon Hall Roof Replacement | \$1,087,500 |
| Facility Maintenance and Repair Total | | | \$1,087,500 |

PROJECT DESCRIPTION:

This project will remove the existing built-up roof system and replace it with a new EPDM membrane. The existing brick masonry chimney will also be removed to roof level and capped. Masonry above this roof will also be repaired and the roof access doors and frames will be replaced.

PROJECT JUSTIFICATION:

The roof at Hannon Hall has outlived its useful life, is damaged, leaking, and complete failure is inevitable without replacement. Roof failure could result in injury to the staff and students at the school as well as cause additional expense by further damage to the interior spaces.

BUDGET/SCHEDULE:

| | |
|--------------|--------------------|
| Construction | \$847,700 |
| Design | \$73,600 |
| DFD Mgt | \$39,000 |
| Contingency | \$127,200 |
| TOTAL | \$1,087,500 |

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

PREVIOUS ACTION: None.

BUILDING COMMISSION REQUESTS / ITEMS

May 22, 2024

Subcommittee

Full Commission

Department of Veterans Affairs

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

| | |
|---|--------------------|
| Programmatic Remodeling and Renovation | \$2,500,000 |
| Union Dispensaries Renovation | \$2,500,000 |
| Grove (\$1,348,600 PRSB; \$1,151,400 SEG REV) | |

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

AGENCY: Department of Veterans Affairs

DVA CONTACT: Christy Roberts (608) 219-4700, christy.roberts@dva.wisconsin.gov

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

LOCATION: Wisconsin Veterans Home at Union Grove, Racine County

PROJECT REQUEST: Request the following:

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

| Programmatic Remodeling and Renovation | | | | | |
|---|------------------|-------------------------|--------------------|--------------------|--------------------|
| LOCATION | PROJ. NO. | PROJECT TITLE | PRSB | SEG REV | TOTAL |
| Wisconsin Veterans Home at Union Grove (Racine Co.) | 22L2C | Dispensaries Renovation | \$1,348,600 | \$1,151,400 | \$2,500,000 |
| Programmatic Remodeling and Renovation Total | | | \$1,348,600 | \$1,151,400 | \$2,500,000 |

PROJECT DESCRIPTION:

This project will renovate seven existing food storage rooms for use as dispensary kitchens. Six dispensaries in Boland Hall will have new food service equipment for plating and tray service, hand washing sinks, and refrigeration. Modifications to the rooms will improve accessibility and include renovations to mechanical, electric, and plumbing utilities. The dispensary at Gates Hall will have the same renovations and will include a dishwasher.

PROJECT JUSTIFICATION:

This project is in conjunction with and a necessary complement to the Kitchen Renovations project in Maurer Hall. The dispensaries will allow Union Grove to distribute meals in the member wings in an efficient manner, and not have to rely on food deliveries from the Veterans Home at King. Having food produced and distributed on-site at Union Grove is expected to increase quality and satisfaction for residents at the Veterans Home and will increase efficiency of food production for both the King and Union Grove campuses.

BUDGET/SCHEDULE:

| | |
|--------------|--------------------|
| Construction | \$1,559,900 |
| Design | \$222,000 |
| DFD Mgt | \$73,600 |
| Contingency | \$280,000 |
| Equipment | \$360,000 |
| Other Fees | \$4,500 |
| TOTAL | \$2,500,000 |

| | |
|------------------------|----------|
| SBC Approval | May 2024 |
| A/E Selection | Mar 2023 |
| Bid Opening | Jun 2024 |
| Start Construction | Aug 2024 |
| Substantial Completion | Oct 2025 |
| Final Completion | Jan 2026 |

PREVIOUS ACTION: None.

BUILDING COMMISSION REQUESTS / ITEMS

May 22, 2024

Subcommittee

Full Commission

Non-State Grant

12. Versiti Blood Research Institute SEG REV Release – Request the release of \$10,000,000 SEG REV to Versiti Blood Research Institute to construct at 79,000 GSF addition to its facility in Wauwatosa.

This project was enumerated in 2023 Wisconsin Act 19 for \$63,500,000 (\$10,000,000 SEG REV and \$53,500,000 GIFTS/GRANTS).

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

AGENCY: Non-State Grant

NSG CONTACT: Bartholomew Reuter, (414) 937-6418, breuter@versiti.org

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

LOCATION: Versiti Blood Research Institute, Milwaukee County

PROJECT REQUEST: Request the release of \$10,000,000 SEG REV to Versiti Blood Research Institute to construct a 79,000 GSF addition to its facility in Wauwatosa.

PROJECT NUMBER: 24D5F

PROJECT DESCRIPTION:

This project constructs a 79,000 GSF addition to its existing footprint at the Milwaukee Regional Medical Campus (MRMC) in Wauwatosa to build capacity for the new principal investigators, laboratories, and supporting services. The addition will expand its research activities, specifically in the areas of blood cancers, benign hematology, cellular therapy and immunology. Expanding Versiti research in immunology and cellular therapy will contribute to developing novel, less toxic and more effective immunotherapies to treat cancers. This research will not only improve patient outcomes for underserved Wisconsinites, but also for underserved populations throughout the nation. By expanding its research work, appropriate resources can be devoted to diseases, such as sickle cell disease, thrombosis and hemophilia, which disproportionately affect the underserved, to improve health outcomes and reduce health care spending.

An architectural firm and a general construction contractor for the project has been chosen, and the City of Wauwatosa's Design Review Board approved the project's plans on April 4. Groundbreaking is projected to occur later in 2024, with construction projected to be complete in 2026.

PROJECT JUSTIFICATION:

Together with other campus provider partners, the Blood Research Institute (BRI) forms the MRMC, the largest medical campus in the state. The BRI collaborates widely with the other MRMC institutions and expanding research capacity will benefit the entire campus. Of particular importance, the expansion of the BRI should increase chances of the Medical College of Wisconsin's Cancer Center's being granted a designation from the National Cancer Institute.

Versiti is a nonprofit, community-based organization and critical component of Wisconsin's healthcare supply chain. It is the primary supplier of blood and blood products to 57 hospitals across Wisconsin, which uses those products to care for critically ill patients whose lives depend on access to these resources.

Versiti receives nearly \$20 million in annual grants from the National Institutes of Health (NIH). Grants awarded by the NIH do not include funds for capital projects and so the expansion of the BRIs research capacity depends upon funding support from the State of Wisconsin. The company has indicated that the capital grant will effectively unlock more than \$12 million annually in federal grants available to Versiti from the NIH, benefitting the State of Wisconsin. As the expansion is completed, Versiti says it plans to increase its current team of 31 principal scientists to approximately 50 in the next 5-7 years. Each new scientist is expected to bring a team of up to 10 new colleagues, increasing research capacity, and bringing the total number of researchers and staff from approximately 200 to more than 350, increasing tax revenue for the state and in southeastern Wisconsin.

RELEASE REQUEST:

This request is consistent with the provisions of 2023 Wisconsin Act 19 requiring the grantee to document the existence of additional funding from non-state sources and provide construction plans to the DOA for review and approval. The existence of non-state funding has been identified by the grantee and the DOA staff has determined that the plans are consistent with the project as described. Upon SBC approval, a grant agreement between the Versiti Blood Research Institute and the DOA will be executed to allow for the release of funding.

The funding for the Children’s Wisconsin Dental Expansion outlined below:

| | As Enumerated |
|------------------------|---------------------|
| State Grant | \$10,000,000 |
| Required Grantee Match | \$53,500,000 |
| Total | \$63,500,000 |

PREVIOUS ACTION: This project was enumerated in 2023 Wisconsin Act 19 for \$63,500,000 (\$10,000,000 SEG REV and \$53,500,000 GIFTS/GRANTS).

May 22, 2024

Subcommittee

Full Commission

HIGHER EDUCATION

University of Wisconsin System

13. UW-Stevens Point – Schmeeckle Reserve Garage –

Request the following:

- a) Authority for Friends of Schmeeckle Reserve to construct a storage garage at Schmeeckle Reserve and approval of the building pursuant to Wis. Stats § 16.85(12); and
- b) Authority to accept a gift-in-kind of the completed structure at an estimated value of \$60,000.

In February 2018, the SBC allowed Portage County to construct a trailhead shelter, restrooms, and a parking lot addition at the Schmeeckle Reserve under a land use agreement with the Board of Regents pursuant to Wis. Stats. s.13.48 (12), and approval of the building pursuant to Wis. Stats. s.16.85 (12); as well as authority to accept a gift-in-kind of the completed structures for an estimated value of \$700,000.

In December 2017, the SBC authorized the construction of an amphitheater at the Schmeeckle Reserve under a land use agreement with the Board of Regents and approval of the building pursuant to Wis. Stats § 16.85(12), as well as authority to accept a gift-in-kind of the completed structure at an estimated value of \$235,000.

In October 2017, the SBC authorized to Execute a Temporary Land Use Agreement for Construction of an Amphitheater in the Schmeeckle Reserve and to Accept the Completed Facility as a Gift-in-Kind.

In April 2011, the SBC granted authority to accept the donation of a 0.52 acre parcel of unimproved land immediately adjoining the university’s Schmeeckle Reserve, a nature conservancy.

In November 2007, the SBC granted authority to accept a donation of two separate adjoining parcels of land approximately 6.63 acres in size on the northeast corner of campus to become a part of the University’s Schmeeckle Reserve Nature Conservancy.

May 22, 2024

Subcommittee

Full Commission

(Item 13 Previous Actions Continued...)

In April 1999, the SBC granted authority to accept a 42.6-acre parcel of land from the City of Stevens Point for the Schmeeckle Reserve Nature Conservancy. A 1998 independent appraisal valued the parcel at \$221,600.

In October 1996, the SBC approved the revised request including authorization to use \$18,000 of University Schmeeckle Reserve Program Revenue funds as part of a University contribution to match a DNR stewardship-urban rivers grant; and to accept two parcels of land totaling 22.13 acres, as a gift from Portage County to become part of the Schmeeckle Reserve Nature Conservancy.

In September 1990, the SBC recommended the acceptance of a gift-in-kind from the Wisconsin Conservation Hall of Fame Foundation, Inc. for constructions of a Schmeeckle Reserve Visitor Center addition, valued at \$90,000, under terms of a Use Permit with the Board of Regents, with the Division of State Facilities Management to have final approval of plans and specifications.

In April 1981, the SBC granted authority to purchase a parcel of land, as an addition to the Schmeeckle Reserve at a cost of \$80,710 from the federal LAWCON funds (\$38,500 Non-GPR) and \$42,210 State Land Acquisition Funds, which includes appraisal fees and closing costs.

In May 1980, the SBC granted authority to purchase a 3 1/3-acre parcel of unimproved land from Arthur Waldowski at a cost of \$18,000 as an additional to the Schmeeckle Reserve, with \$8,150 of LAWCON- Non-GPR funds and \$9,850 of GPR supported General Obligation Bonding.

In September 1978, the SBC granted authority to acquire two parcels of land as additions to the Schmeeckle Reserve and to request Heritage Conservation and Recreation Service funding Support (LAWCON).

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

AGENCY: University of Wisconsin System

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

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

LOCATION: UW-Stevens Point, Portage County

PROJECT REQUEST: Request the following:

- a) Authority for Friends of Schmeeckle Reserve to construct a storage garage at Schmeeckle Reserve and approval of the building pursuant to Wis. Stats § 16.85(12); and
- b) Authority to accept a gift-in-kind of the completed structure at an estimated value of \$60,000.

PROJECT DESCRIPTION:

This project constructs a new 1,040 GSF garage on the grounds of Schmeeckle Reserve. The building will be primarily for vehicle, equipment, and tool storage. The footprint will be 26 feet by 40 feet with 10-foot-high uninsulated walls and a steel roof. It will have two steel overhead doors, one service door, clerestory windows for light, seamless gutters, and on-center groove exterior plywood siding. It will be constructed to accommodate future electrical service. The existing driveway from the road to the new garage will be straightened for easier vehicular access. The existing asphalt will be removed and replaced with fractured dense graded base to allow for better drainage.

The DOA has reviewed and approved the plans and specification for the proposed building to ensure that it meets the standards for a state-owned building per Wis. Stats § 16.85(12). Construction is anticipated to begin in the spring of 2024 and be completed soon after.

PROJECT JUSTIFICATION:

Schmeeckle Reserve is dedicated to programs of research on the ecology, management, conservation, and preservation of central Wisconsin's natural resources. Their goals include transferring information on natural resources management conservation and preservation to students of all ages and enhance public awareness of current natural resource issues. In addition, the Reserve has become a valuable campus and community outdoor recreation destination.

The Reserve currently has no storage for large groundskeeping equipment. With the increase in land management activities and the addition of facilities like the Green Circle Trailhead restroom, shelter building and amphitheater, the need for additional groundskeeping equipment is necessary. The Friends of Schmeeckle Reserve is an active nonprofit organization dedicated to the improvement and expansion of this community resource.

PREVIOUS ACTIONS: In February 2018, the SBC allowed Portage County to construct a trailhead shelter, restrooms, and a parking lot addition at the Schmeeckle Reserve under a land use agreement with the Board of Regents pursuant to Wis. Stats. s.13.48 (12), and approval of the building pursuant to Wis. Stats. s.16.85 (12); as well as authority to accept a gift-in-kind of the completed structures for an estimated value of \$700,000.

In December 2017, the SBC authorized the construction of an amphitheater at the Schmeeckle Reserve under a land use agreement with the Board of Regents and approval of the building pursuant to Wis. Stats § 16.85(12), as well as authority to accept a gift-in-kind of the completed structure at an estimated value of \$235,000.

In October 2017, the SBC authorized to Execute a Temporary Land Use Agreement for Construction of an Amphitheater in the Schmeeckle Reserve and to Accept the Completed Facility as a Gift-in-Kind.

In April 2011, the SBC granted authority to accept the donation of a 0.52 acre parcel of unimproved land immediately adjoining the university's Schmeeckle Reserve, a nature conservancy.

In November 2007, the SBC granted authority to accept a donation of two separate adjoining parcels of land approximately 6.63 acres in size on the northeast corner of campus to become a part of the University's Schmeeckle Reserve Nature Conservancy.

In April 1999, the SBC granted authority to accept a 42.6-acre parcel of land from the City of Stevens Point for the Schmeeckle Reserve Nature Conservancy. A 1998 independent appraisal valued the parcel at \$221,600.

In October 1996, the SBC approved the revised request including authorization to use \$18,000 of University Schmeeckle Reserve Program Revenue funds as part of a University contribution to match a DNR stewardship-urban rivers grant; and to accept two parcels of land totaling 22.13 acres, as a gift from Portage County to become part of the Schmeeckle Reserve Nature Conservancy.

In September 1990, the SBC recommended the acceptance of a gift-in-kind from the Wisconsin Conservation Hall of Fame Foundation, Inc. for constructions of a Schmeeckle Reserve Visitor Center addition, valued at \$90,000, under terms of a Use Permit with the Board of Regents, with the Division of State Facilities Management to have final approval of plans and specifications.

In April 1981, the SBC granted authority to purchase a parcel of land, as an addition to the Schmeeckle Reserve at a cost of \$80,710 from the federal LAWCON funds (\$38,500 Non-GPR) and \$42,210 State Land Acquisition Funds, which includes appraisal fees and closing costs.

In May 1980, the SBC granted authority to purchase a 3 1/3-acre parcel of unimproved land from Arthur Waldowski at a cost of \$18,000 as an additional to the Schmeeckle Reserve, with \$8,150 of LAWCON- Non-GPR funds and \$9,850 of GPR supported General Obligation Bonding.

In September 1978, the SBC granted authority to acquire two parcels of land as additions to the Schmeckle Reserve and to request Heritage Conservation and Recreation Service funding Support (LAWCON).

BUILDING COMMISSION REQUESTS / ITEMS

May 22, 2024

| Subcommittee | Full Commission |
|--------------|-----------------|
|--------------|-----------------|

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

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

| | | |
|---|---|---------------------|
| Facility Maintenance and Repair | | \$3,629,200 |
| MIL | Klotsche Ctr Arena Bleacher Repl (\$2,453,600 PRSB) | \$2,453,600 |
| STO | Central HP Chimney Repr (Incr) (\$1,175,600 SEG REV) | \$1,175,600 |
| Utility Repair and Renovation | | \$6,240,200 |
| MSN | Lakeshore Path Limnology Bypass (\$1,765,200 PR-CASH) | \$1,765,200 |
| MIL | Concrete Box Conduit & Utility Pit Repl (\$1,147,400 SEG REV; \$323,600 PRSB) | \$1,471,000 |
| STP | Trainer Cooling Tower 4 Reno (Incr) (\$389,200 SEG REV; \$150,800 PRSB) | \$540,000 |
| WTW | Steam & Condensate Utility Repl (1A-3) (\$1,355,200 SEG REV; \$1,108,800 PRSB) | \$2,464,000 |
| Programmatic Remodeling and Renovation | | \$2,535,000 |
| STP | Dreyfus Univ Ctr Laird Room Reno (\$2,535,000 PRSB) | \$2,535,000 |
| TOTAL | \$4,067,400 SEG REV \$6,571,800 PRSB \$1,765,200 PR-CASH | \$12,404,400 |

In August 2023, the SBC approved the UW-Stout Central Heating Plant Chimney Repair project for an estimated total cost of \$1,824,400 GFSB.

In December 2023, the SBC approved the UW-Stevens Point Trainer Natural Resources Cooling Tower No. 4 Renovation project for an estimated total cost of \$1,265,000 (\$910,800 SEG REV and \$354,200 PRSB).

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

AGENCY: University of Wisconsin System

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

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

LOCATION: UW System, Statewide

PROJECT REQUEST: Request the following:

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

FACILITY MAINTENANCE AND REPAIR

| INST | PROJ. NO. | PROJECT TITLE | SEG REV | PRSB | PR-CASH | TOTAL |
|--|-----------|---|--------------------|--------------------|------------|--------------------|
| MILWAUKEE (Milwaukee Co.) | 23B1G | Klotsche Center Arena Bleacher Replacement | \$0 | \$2,453,600 | \$0 | \$2,453,600 |
| STOUT (Dunn Co.) | 22B3H | Central Heating Plant Chimney Repair (Increase) | \$1,175,600 | \$0 | \$0 | \$1,175,600 |
| FACILITY MAINTENANCE AND REPAIR SUBTOTALS | | | \$1,175,600 | \$2,453,600 | \$0 | \$3,629,200 |

UTILITY REPAIR AND RENOVATION

| INST | PROJ. NO. | PROJECT TITLE | SEG REV | PRSB | PR-CASH | TOTAL |
|--|-----------|--|--------------------|--------------------|--------------------|--------------------|
| MADISON (Dane Co.) | 22A2N | Lakeshore Path Limnology Bypass | \$0 | \$0 | \$1,765,200 | \$1,765,200 |
| MILWAUKEE (Milwaukee Co.) | 23J6F | Concrete Box Conduit & Utility Pit Replacement | \$1,147,400 | \$323,600 | \$0 | \$1,471,000 |
| STEVENS POINT (Portage Co.) | 23C1A | Trainer Natural Resources Cooling Tower No. 4 Renovation (Increase) | \$389,200 | \$150,800 | \$0 | \$540,000 |
| WHITEWATER (Walworth Co.) | 23J2I | Steam & Condensate Utility Replacement (Pits 1A-3) | \$1,355,200 | \$1,108,800 | \$0 | \$2,464,000 |
| UTILITY REPAIR AND RENOVATION SUBTOTALS | | | \$2,891,800 | \$1,583,200 | \$1,765,200 | \$6,240,200 |

PROGRAMMATIC REMODELING AND RENOVATION

| INST | PROJ. NO. | PROJECT TITLE | SEG REV | PRSB | PR-CASH | TOTAL |
|---|-----------|---|------------|--------------------|------------|--------------------|
| STEVENS POINT (Portage Co.) | 23C2Z | Dreyfus University Center Laird Room Renovation | \$0 | \$2,535,000 | \$0 | \$2,535,000 |
| PROGRAMMATIC REMODELING AND RENOVATION SUBTOTALS | | | \$0 | \$2,535,000 | \$0 | \$2,535,000 |

| SEG REV | PRSB | PR-CASH | TOTAL |
|--------------------|--------------------|--------------------|---------------------|
| \$4,067,400 | \$6,571,800 | \$1,765,200 | \$12,404,400 |

MAY 2024 TOTALS

UW-Milwaukee - Klotsche Center Arena Bleacher Replacement (23B1G):

Project Description and Justification:

This project replaces in-kind the telescopic bleacher systems and portable bleacher systems in the Klotsche Fieldhouse. Project work includes installing new wall-attached telescopic bleachers on the West and East walls and new portable bleacher banks to the North and South ends of the fieldhouse. The seating types will be equivalent to the current seating, including foldable chair seating with armrests, bench seating, and benches with backrests. The new bleachers will conform to all applicable codes. Electrical power will also be reconfigured to serve the new wall-attached telescopic bleachers.

The Klotsche Center opened in 1977 and houses academic, athletic, and recreation facilities, programs, and services. The arena is a 49,431 SF multipurpose activity space with two sections of wall-mounted bleacher systems, and eight sections of portable bleachers. These bleacher systems provide seating capacity for approximately 3,350 people, making it the largest on-campus seating venue. Bleacher seating was included as part of the building project when the facility was originally constructed. The original bleachers were replaced during the summer of 1998 due to normal wear and lifespan. The 1998 bleacher seating, which consists of both typical bench style bleachers and some chair back seats, have now reached the end of their useful lifespan. The bleachers have been appropriately maintained and annually inspected but are now obsolete. The wear is becoming more apparent, prompting safety concerns, and replacement parts are difficult to find on the secondary resale market. Some of the chair back seats have had to be converted to bench seating in order to provide parts to repair the remaining chair back seats.

Budget/Schedule:

| | | | |
|--------------|--------------------|------------------------|----------|
| Construction | \$1,908,200 | SBC Approval | May 2024 |
| Design | \$158,500 | A/E Selection | Mar 2023 |
| DFD Mgt | \$87,800 | Bid Opening | Sep 2024 |
| Contingency | \$286,300 | Start Construction | May 2025 |
| Other Fees | \$12,800 | Substantial Completion | Jul 2025 |
| TOTAL | \$2,453,600 | Final Completion | Jan 2026 |

Previous Action: None.

UW-Stout - Central Heating Plant Chimney Repair (Increase) (22B3H):

Project Description and Justification:

This project repairs the central heating plant chimney and appurtenances. Project work includes brick replacement, tuckpointing, painting, caulking, lightning protection system inspection/repair, concrete cap replacement, and breeching duct connection repair. The project will also demolish and rebuild the top 35-vertical feet of the stack, which will be rebuilt to a height of 200-vertical feet (VF). A new 60 VF stainless-steel stack will be fabricated and installed, to be mounted on the roof of the heating plant and connected to Boiler No. 4. The new stainless-steel stack will facilitate continuous central plant operation while the repair work is completed on the main masonry stack.

Bids were received for this project on April 30, 2024. This request increases the project budget by \$1,175,600 SEG REV for a revised total cost of \$3,000,000 (\$1,824,400 GFSB and \$1,175,600 SEG REV) to accept bids. This budget increase is needed to complete the originally approved project scope and intent.

Budget/Schedule:

| | | | |
|--------------|--------------------|------------------------|----------|
| Construction | \$2,300,000 | SBC Approval | May 2024 |
| Design | \$127,500 | A/E Selection | Apr 2022 |
| DFD Mgt | \$111,700 | Bid Opening | Mar 2024 |
| Contingency | \$460,800 | Start Construction | Sep 2024 |
| TOTAL | \$3,000,000 | Substantial Completion | Sep 2025 |
| | | Final Completion | Mar 2026 |

Previous Action: In August 2023, the SBC approved this project for an estimated total cost of \$1,824,400 GFSB.

UW-Madison - Lakeshore Path Limnology Bypass (22A2N):

Project Description and Justification:

The project improves the Lakeshore Path bicycle path around the Hasler Laboratory of Limnology. The current path is combined with vehicle traffic through the parking lot, which causes vehicle and bicycle conflicts, as well as safety issues. This project creates a dedicated bicycle path around the south side of the Laboratory of Limnology. The area on the south side of the Laboratory of Limnology will be widened by construction of a retaining wall to support the adjacent hillside. Project work includes construction of an asphalt surface path, asphalt parking area, path lighting, landscaping, retaining wall, signage and striping, stormwater management, and related restoration.

The Howard Temin Lakeshore Path is a popular destination and major thoroughfare for pedestrians and cyclists that follows the south shore of Lake Mendota on the UW-Madison campus. With UW Housing developments on the near west campus and new resident halls, the path has become an even more important commuter route. New users are coming to the university from the west end of campus, the Health Sciences campus, Shorewood Hills, and the many new apartments and housing further west, travelling the Blackhawk Path to the Temin Path. The Hasler Limnology building's location along the route connecting the path to these amenities creates a bottleneck that results in traffic hazards and conflicts with pedestrians and loading and service traffic that limit the efficacy and safety of the route for bicyclists. The sidewalk adjacent to the north side of the Limnology building is currently not wide enough to safely accommodate both pedestrians and cyclists. Cyclists are instead directed around the south end of the building and through Parking Lot 8, where they access North Park Street via the service drive into the lot. This route forces cyclists to navigate a pinch point west of the building, pass a building exit door and loading zone, and turn several blind corners into and out of the parking lot. Transportation Services receive frequent reports of near misses in Parking Lot 8 between cyclists and pedestrians, motorists, and other cyclists. The proposed south bike path design will allow better flow and visibility by providing a wider path with designated routes for

both pedestrian and bicycle path users and reduce conflicts with vehicles and Limnology storage areas.

Budget/Schedule:

| | |
|--------------|--------------------|
| Construction | \$1,200,000 |
| Design | \$314,500 |
| DFD Mgt | \$55,200 |
| Contingency | \$180,000 |
| Other Fees | \$15,500 |
| TOTAL | \$1,765,200 |

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

Previous Action: None.

UW-Milwaukee - Concrete Box Conduit and Utility Pit Replacement (23J6F):

Project Description and Justification:

This project replaces approximately 350 LF of steam box conduit from the utility tunnel to Merrill Hall and 200 LF of steam box conduit from the utility tunnel to Norris Hall. The current utility tunnel and mechanical room piping will be modified to incorporate new direct buried conduit systems.

The utility pit is believed to have been constructed in 1969 and the associated concrete box conduit systems and intersection access station were constructed in 1980. The utility pit access is through the parking lot surface without ventilation, as is the intersection access station near Holton Hall and Merrill Hall. Due to age and lack of ventilation through the concrete box conduit systems and utility pit, the steam piping and support/guide/anchor points as well as the steelwork ancillaries such as joints, traps, and valves are badly corroded due to water and winter salt treatment penetration. Although some repairs were completed during 2003 inside the concrete box conduit system to Merrill Hall from the utility pit, condensate and steam piping leaks have reoccurred within the same section and it is believed that the rest of the systems are also at the end of their useful lives. The last steam piping failure caused a loss of heating service at the Downer Buildings, but fortunately it was at the tail end of the heating season, so emergency repairs were completed in time to avoid building freeze problems.

Budget/Schedule:

| | |
|--------------|--------------------|
| Construction | \$1,117,000 |
| Design | \$134,000 |
| DFD Mgt | \$51,500 |
| Contingency | \$168,500 |
| TOTAL | \$1,471,000 |

| | |
|------------------------|----------|
| SBC Approval | May 2024 |
| A/E Selection | Nov 2023 |
| Bid Opening | Aug 2024 |
| Start Construction | Nov 2024 |
| Substantial Completion | May 2025 |
| Final Completion | Dec 2025 |

Previous Action: None.

UW-Stevens Point - Trainer Natural Resources Cooling Tower No. 4 Renovation (Increase) (23C1A):

Project Description and Justification:

This project installs approximately 540 lineal feet of new underground chilled water supply and return piping. The project also provides cooling tower basin repairs to Cooling Tower #4 located on the roof of the Trainer Natural Resources Building. This project will replace associated piping, electrical, and infrastructure as needed.

Bids were received for this project on February 29, 2024. This request increases the project budget by \$540,000 (\$389,200 SEG REV and \$150,800 PRSB) for a revised estimated total cost of \$1,805,000 (\$1,300,000 SEG REV and \$505,000 PRSB) to accept bids received. This budget increase is needed to complete the originally approved project scope and intent.

Budget/Schedule:

| | | | |
|--------------|--------------------|------------------------|----------|
| Construction | \$1,486,000 | SBC Approval | May 2024 |
| Design | \$105,600 | A/E Selection | Apr 2023 |
| DFD Mgt | \$65,400 | Bid Opening | Feb 2024 |
| Contingency | \$148,000 | Start Construction | Aug 2024 |
| TOTAL | \$1,805,000 | Substantial Completion | Mar 2025 |
| | | Final Completion | Sep 2025 |

Previous Action: In December 2023, the SBC approved this project for an estimated total cost of \$1,265,000 (\$910,800 SEG REV and \$354,200 PRSB).

UW-Whitewater – Steam & Condensate Utility Replacement (Pit 1A-Pit 3) (23J2I):

Project Description and Justification:

This project replaces approximately 1,000 LF of steam box conduit from Pit 1A to Pit 3 with new direct buried steam and pumped condensate conduits. Existing steam pit piping will be modified to incorporate new direct buried conduit systems. Disturbed sections of road, pedestrian walkway, patio area, and landscape will be replaced. The utility path crosses Starin Road, owned by the City of Whitewater, and runs east to west through campus. All design, construction, and road closures will be coordinated with the city.

Within the concrete box conduit, the condensate line is deteriorated and leaking. During the recent reconstruction of Pit 2, it was noted that the box conduit is being infiltrated with ground water and is in poor shape. Replacement of the condensate line without replacing the box conduit would not be recommended as the ground water in the box conduit will again deteriorate the piping along with the insulation on the steam and condensate lines. Pit 1A is also in poor shape due to age and past flooding instances. The pit walls are cracking and collapsing. The current electrical service does not meet current code requirements and creates an unsafe condition. There is no permanent lighting for the space and the access ladder is unsafe and rusting.

This project is required to assure the adequacy of the steam supply throughout the campus for area heating and production of domestic hot water. The utility piping is one of the few remaining

sections of the distribution system that has not been replaced since its original installation. Replacing this section of the distribution system will maintain reliable supply of steam to campus.

Budget/Schedule:

| | |
|--------------|--------------------|
| Construction | \$1,915,000 |
| Design | \$170,800 |
| DFD Mgt | \$88,200 |
| Contingency | \$290,000 |
| TOTAL | \$2,464,000 |

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

Previous Action: None.

UW-Stevens Point - Dreyfus University Center Laird Room Renovation (23C2Z):

Project Description and Justification:

This project renovates the Laird Room (9,192 SF) to replace finishes and moveable partitions, improve storage areas, provide expanded electrical distribution, and upgrade technology. Project work includes installing new flooring, wall finishes, and paint. Underutilized casework on the south end will be replaced with new storage closets. The movable partitions to subdivide the room will be replaced and maintain current locations and configurations. New theatrical lighting and perimeter wall wash accent lighting will be installed to replace the current lighting systems. Components of the audio-visual systems will also be upgraded to accommodate campus technology needs and standards. The adjacent catering kitchen will receive a new three-compartment sink, casework, and upgraded lighting systems. The inoperable sliding fire door located along the south side corridor will also be replaced if the current manufacturer is unable to resolve its functional issues.

Demands to increase revenues and to serve as common gathering place for the campus community logically led to the proposal to renovate the largest ballroom in the Dreyfus University Center. The Laird Room serves as the premier location for large-scale campus events (Chancellor's Address, Homecoming Alumni & Athletic banquets, Regent's Meetings), student focused events (student organization fairs, concerts, dances, cultural dinners & programs), and community events (blood drives, weddings & receptions, community speakers). The renovation to the space is needed to update and repair existing structures.

The current floor has passed its end-of-life expectancy. As seasons change, the floor buckles and creates a serious tripping hazard throughout the room. The Laird Room can be divided into five separate rooms with movable wall partitions. The manufacturer of the current partitions is no longer in business. Repairs are becoming more frequent, and the partitions are nearing the end of life. The proposed renovation supports the third phase of updating the lighting in the room to change fluorescent alcove lights with color changing LED fixtures and relocating stage lighting. It also includes an updated audio/visual setup and replacement of projection screens. The furniture is used daily in the room and receives a substantial amount of wear and tear. The proposed renovation will include new conference chairs, two matching lecterns, soft furniture for

the Laird pre-function area, and updating the waste receptacle. All these updates will assist in making the space more marketable to potential new students, campus event planners, and to community members. The new flooring will have the largest impact to the room, allowing for the room to be completely open or divided into smaller sections. The lighting update will allow for a more professional entertainment experience for attendees.

Budget/Schedule:

| | |
|--------------|--------------------|
| Construction | \$1,610,200 |
| Design | \$134,000 |
| DFD Mgt | \$74,100 |
| Contingency | \$241,600 |
| Equipment | \$469,000 |
| Other Fees | \$6,100 |
| TOTAL | \$2,535,000 |

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

Previous Action: None.