



State of Wisconsin Building Commission

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

Wednesday, May 26, 2021

10:00 a.m.

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

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

Wednesday, May 26, 2021

11:00 a.m.

To be broadcast via WisconsinEye: [wiseye.org/live](https://www.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 26, 2021

3:00 p.m.

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

BUILDING COMMISSION REQUESTS / ITEMS

May 26, 2021

Subcommittee

Full Commission

The Secretary requests approval of the minutes of February 11 and March 17, 2021.

No action required.

DEBT MANAGEMENT

1. General Obligation New Money Authorizing Resolution - 2021 State of Wisconsin Building Commission Resolution 4 authorizes the issuance and sale of General Obligations in an amount not to exceed \$272,560,000, 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.
2. Transportation Revenue Refunding Authorizing Resolution - 2021 State of Wisconsin Building Commission Resolution 5 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.

No action required.

No action required.

May 26, 2021

Subcommittee

Full Commission

ADMINISTRATIVE AFFAIRS

Department of Administration

3. Small Project Program and Building Trust Fund Funding Transfer Request – Request the following:

Small Project Program Funding Request - The Department of Administration requests the release of \$41,000,000 2019-21 All Agency GFSB funding and the authority to allow the Division of Facilities Development to transfer funds between Small Project accounts:

- a) \$10,000,000 Z060 Facilities Repair/Wisbuild to Z070 SP Facility Repair/Renovation;
- b) \$8,000,000 Z080 Utility Repair/Renovation to Z090 SP Utility Repair/Renovation;
- c) \$2,000,000 Z060 Facilities Repair/Wisbuild to Z090 SP Utility Repair/Renovation;
- d) \$7,000,000 Z100 Health & Safety to Z110 SP-Health & Safety;
- e) \$5,000,000 Z060 Facilities Repair/Wisbuild to Z1900 SP Preventive Maintenance;
- f) \$4,000,000 Z060 Facilities Repair/Wisbuild to Z240 SP Road Maintenance; and
- g) \$5,000,000 Z060 Facilities Repair/Wisbuild to Z260 SP Facility Repair Roofing.

DOT Funding Transfer – The Department of Administration, on behalf of the Department of Transportation, is requesting the release of \$565,000 of SEGRB for Department of Transportation Small Projects.

BUILDING COMMISSION REQUESTS / ITEMS

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Building Trust Fund Funding Request - The Department of Administration requests the release of \$4,385,100 Building Trust Fund - Contingent funding (BT60) to the following Building Trust Fund Accounts and allow the Division of Facilities Development to transfer funds between BT90 and Small Project Building Trust Fund accounts:

- a) \$300,100 BT60 Building Trust Fund - Contingent to BTH0 – SP-Contingency-Health & Safety;
- b) \$1,605,000 BT60 Building Trust Fund - Contingent to BT20 – SP-Facilities Repair/Renovation;
- c) \$980,000 BT60 Building Trust Fund – Contingent to BT30 – SP-Utility, Repair and Renovation; and
- d) \$1,500,000 BT60 Building Trust Fund – Contingent to BT90 – Building Trust Fund Consultant Assistant.

**AGENCY REQUEST FOR
STATE BUILDING COMMISSION ACTION
MAY 2021
REQUEST #3**

Date: May 26, 2021
To: SBC Members
From: Naomi De Mers, Secretary
Subject: Small Project Program and Building Trust Fund Funding Transfer Request for the May 2021 State Building Commission Meeting

Small Project Program Funding Request - The Department of Administration requests the release of \$41,000,000 2019-21 All Agency GFSB funding and the authority to allow the Division of Facilities Development to transfer funds between Small Project accounts:

\$10,000,000 Z060 Facilities Repair/Wisbuild to Z070 SP Facility Repair/Renovation

\$8,000,000 Z080 Utility Repair/Renovation to Z090 SP Utility Repair/Renovation

\$2,000,000 Z060 Facilities Repair/Wisbuild to Z090 SP Utility Repair/Renovation

\$7,000,000 Z100 Health & Safety to Z110 SP-Health & Safety

\$5,000,000 Z060 Facilities Repair/Wisbuild to Z1900 SP Preventive Maintenance

\$4,000,000 Z060 Facilities Repair/Wisbuild to Z240 SP Road Maintenance

\$5,000,000 Z060 Facilities Repair/Wisbuild to Z260 SP Facility Repair Roofing

DOT Funding Transfer – The Department of Administration, on behalf of the Department of Transportation, is requesting the release of \$565,000 of SEGRB for Department of Transportation Small Projects.

This request supports the agencies' small projects to maintain and repair existing facilities.

This is the third requested release of funds from the 2019-21 Capital Budget for the Small Project Program. Prior to this request, the last request for a small projects allocation was in August 2020.

State agencies have opened 469 small projects with an estimated budget of \$36.3 million (all funds) from July 2020 to the end of April 2021.

Of this total, UW System campuses were the largest user of the Small Projects Program having opened 164 projects totaling \$12.2 million (all funds), or 34% of the total initiated since July 2020.

Second to UW System, the Department of Corrections opened 85 projects with an estimated budget of \$7.5 million (all funds), representing 21% of the total.

The third largest user of the Small Projects Program has been the Department of Military Affairs. Since July 2020 the Department of Military Affairs opened 60 projects with an estimated budget of \$3.6 million (all funds).

Taken together, these three agencies represent 309 projects, totaling \$23.4 million (all funds) or approximately 65% of the total. The other 9 agencies that have established projects since July 2020 (DOA, DHS, DOT, ECB, etc.) initiated 160 projects with an estimated budget of \$12.9 million (all funds).

Building Trust Fund Funding Request - The Department of Administration requests the release of \$4,385,100 Building Trust Fund - Contingent funding (BT60) to the following Building Trust Fund Accounts and allow the Division of Facilities Development to transfer funds between BT90 and Small Project Building Trust Fund accounts:

\$300,100 BT60 Building Trust Fund - Contingent to BTH0 – SP-Contingency-Health & Safety

\$1,605,000 BT60 Building Trust Fund - Contingent to BT20 – SP-Facilities Repair/Renovation

\$980,000 BT60 Building Trust Fund – Contingent to BT30 – SP-Utility, Repair and Renovation

\$1,500,000 BT60 Building Trust Fund – Contingent to BT90 – Building Trust Fund Consultant Assistant

These funds will assist agencies in arriving at preliminary designs for currently enumerated projects (BT80), All Agency maintenance and repair projects (BT90) and small project planning studies or construction/repair work (BT20, BT30 or BTH0). The preliminary design work will include the development of budget estimates that will be the basis of the requests presented to the SBC for project approval. Only those projects deemed viable by DFD (All Agency and future enumerations) or currently enumerated projects will be eligible for these planning funds.

The Department is requesting the release of these funds to support our efforts to improve the completeness of project scope statements and the accuracy of project budgets that are presented to the Building Commission for review and approval.

The last request of this type was made in February 2018.

BUILDING COMMISSION REQUESTS / ITEMS

May 26, 2021

Subcommittee	Full Commission
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4. Department of Administration Space Rental Rates – Request authority to maintain the existing FY21 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). The current rates are in effect until June 30, 2021. The requested implementation date is July 1, 2021 and covers one year ending on June 30, 2022 (FY22).

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 2021
REQUEST #4**

AGENCY: Department of Administration

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

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

LOCATION: Statewide

PROJECT REQUEST: Request authority to maintain the existing FY21 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). The current rates are in effect until June 30, 2021. The requested implementation date is July 1, 2021 and covers one year ending on June 30, 2022 (FY22). The below table shows the existing (FY21) and proposed (FY22) space rental rates:

Space Classification	FY21 Rates	FY22 Rates
Class A - Office	\$27.57	\$27.57
Class B – Office	\$19.00	\$19.00
Class C – Storage	\$ 7.90	\$ 7.90
Class D - Records Center Storage	\$ 9.05	\$ 9.05
LAB	\$36.32	\$36.32
Data Center	\$59.62	\$59.62

PROJECT DESCRIPTION:

In accordance with s. 16.84(12), the Division of Facilities & Transportation Services (DFTS) reviewed expenditure projections for the space rental program and determined there is no need to increase the existing uniform space rental rates for the upcoming fiscal year. The Department’s space rental rates apply to state agencies occupying space in DOA owned and operated facilities in Madison and six outer cities.

The Department would like to keep the existing space rate structure in place for one year until June 30, 2022. Prior to that date, DOA will review and evaluate whether a need exists for space rate increases for the following fiscal year beginning July 1, 2022 (FY23).

PROJECT JUSTIFICATION:

The current space rental rates are in effect until June 30, 2021. 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 related costs including debt service. Due to the economic impact of the pandemic, DOA has determined that no space rate increases are needed

for the upcoming fiscal year and we will be able to meet our building management planning and operational needs with the existing rate structure. Additionally, 0% space rate increases for FY22 will provide state agencies with some consistency for planning their operational budgets for the upcoming fiscal year.

PREVIOUS ACTION: 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

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Subcommittee

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5. Wisconsin Rapids State Office Building – Special Assessment – Request authority to release the payment of a \$111,000 PR-CASH for a Special Assessment to the City of Wisconsin Rapids for a West Riverbank (Lyons Park) Flood Mitigation Project.

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

AGENCY: Department of Administration

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

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

LOCATION: Wisconsin Rapids State Office Building, Wood County

PROJECT REQUEST: Request authority to release the payment of a \$111,000 PR-CASH for a Special Assessment to the City of Wisconsin Rapids for a West Riverbank (Lyons Park) Flood Mitigation Project.

PROJECT DESCRIPTION:

Pursuant to Wis. Stats. 66.703(6) and 66.0705 (2) regarding Special Assessments by Local Ordinance, if the assessment to a state property is \$50,000 or more, the affected state agency must submit a request to the State Building Commission for review and approval. No project in which the State is assessed at \$50,000 or more may be commenced and no contract on the project may be let without the approval of the assessment by the SBC under sub-section VIII, Part H.

This project will construct a 1,500 linear foot earthen levee for flood protection along the Wisconsin Rapids State Office Building (WRSOB). The new levee will be 2/3 of the length of WRSOB and will be designed to protect the building against 50- and 100-year flood events.

The newly constructed levee will extend from the southern section of Lyons Park and run south ending at the retention wall on the south side of the WRSOB. The project also includes constructing a floodwall along the parking lot located on the northeast side of the WRSOB. The levee will range in size from zero to 3.5 feet tall and 15 to 55 feet wide, with the tallest and widest sections of the levee located near the northwest corner of the WRSOB parking lot. Portions of the levee will have crosses connecting walking trails, temporary flood control measures (i.e., sandbags and stop logs) may be utilized on these areas during flooding events.

The project scope does not anticipate rock excavation or a need to remove groundwater. The project scope does include includes turf restoration with one additional re-seeding due to possible washouts.

PROJECT JUSTIFICATION:

The City of Wisconsin Rapids levied a special assessment on the WRSOB to complete a flood mitigation project in Lyons Park. This area has been prone to major flooding events impacting the roadways surrounding WRSOB. In the past temporary measures, such as sandbags and pumps, have been used during flooding events; however, this solution has proven costly for the City of Wisconsin Rapids and does not provide a permanent solution for flooding events.

Following the last major flood event in 2019, the City and DOA have been evaluating permanent flood mitigation improvements to reduce physical damage from flooding and reduce resources needed for temporary solutions. Once complete, this project will reduce the risk of property damage at WRSOB and provide permanent flood protection for the surrounding area.

BUDGET/SCHEDULE:

This project is joint funded by the City of Wisconsin Rapids and the State. The total project budget is \$197,000; the State will fund \$111,000, or 56%, and the City of Wisconsin Rapids will fund \$86,000, or 44%.

Lyon Park Flood Mitigation Project	Location	Total Assessment	% of Project Cost
<i>Department of Administration</i>	<i>WRSOB</i>	\$ 111,000	56%
City of Wisconsin Rapids	Lyon Park	\$ 86,000	44%
Total Project Cost		\$ 197,000	100%

City of WI Rapids Construction Schedule	
Wisconsin Rapids Approval	Oct. 2020
Bid Date - N/A	Work by City
Start of Construction	Aug. 17, 2021
Final Completion	Sept. 30, 2021

PREVIOUS ACTION: None.





2019 Flooding at WRSOB

BUILDING COMMISSION REQUESTS / ITEMS

May 26, 2021

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6. Tommy G. Thompson Center – WEDC Lease Agreement – Request authority to enter into a lease agreement at the Tommy G. Thompson Center located at 201 W. Washington Avenue in Madison with the Wisconsin Economic Development Corporation for approximately 19,522 SF at the state approved Class A rental rate.

In June 2018, the SBC approved a lease agreement at the Tommy G. Thompson Center with the Wisconsin Economic Development Corporation for 18,989 SF at the state approved Class A rental rate.

In April 2018, the SBC provided DOA with authority to enter into a lease agreement at the Tommy G. Thompson Center with the Wisconsin Housing & Economic Development Authority for 39,245 SF at the state approved Class A rental rate.

In February 2018, the SBC provided DOA with authority to exercise an Option to Purchase contained in the lease agreement with WHEDA for the TGTC for a total cost of \$29,500,000 PRSB for the purchase plus closing costs.

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

AGENCY: Department of Administration

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

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

LOCATION: Tommy G. Thompson Center, Dane County

PROJECT REQUEST: Request authority to enter into a lease agreement at the Tommy G. Thompson Center located at 201 W. Washington Avenue in Madison with the Wisconsin Economic Development Corporation for approximately 19,522 SF at the state approved Class A rental rate.

Potential Tenant	Approx. SF	FY22 \$/SF	Base Annual Rent	Parking Annual Rent	Lease Start Date	Initial Term	Lease End Date	Renewal Options
Wisconsin Economic Development Corp. (WEDC)	19,522	\$27.57	\$ 538,222	\$ 23,940	7/1/2021	2 Years	6/30/2023	Three - One Yr Renewals

Note: The \$27.57/SF is the approved Class A Office space rate in DOA owned and managed facilities. Tenant Parking is based upon the current monthly rental rate of \$105/stall for all tenants in the building.

PROJECT DESCRIPTION:

The Wisconsin Economic Development Corporation (WEDC) headquarters is stationed at the Tommy G. Thompson Center (TGTC) and they would like to remain at this location for the next two years after the current lease agreement expires on June 30, 2021. Under s. 13.48(2)(b)(3), SBC approval is required for DOA to enter into a lease agreement with a non-state agency.

The initial lease term in the new agreement would run for two years, beginning July 1, 2021 and ending on June 30, 2023. There will also be three one-year renewal options included in the lease. Annual rental rates will be established at the approved Class A space rate for state office buildings. In addition to 19,522 SF office space, the lease includes 19 parking stalls for WEDC staff. Payment for the stalls is included in the monthly rent schedule for the duration of the agreement at the approved state rate.

PROJECT JUSTIFICATION:

WEDC was established to promote economic development within the State. The Corporation was created by 2011 Wisconsin Act 7 and is the lead economic development organization in the State. WEDC is responsible for developing and implementing economic programs to provide business support, expertise and financial assistance to companies that are investing and creating jobs in the State.

Entering into a new lease agreement with WEDC will allow DOA to achieve some occupancy and revenue stability at the TGTC during the upcoming two years of the initial lease term. Currently, the remaining space at the TGTC is occupied by the Departments of Children & Families and Tourism and the Wisconsin Housing & Economic Development Authority (WHEDA).

DOA Legal Counsel has reviewed lease documents and found no issues with this transaction.

PREVIOUS ACTION: In June 2018, the SBC approved a lease agreement at the Tommy G. Thompson Center with the Wisconsin Economic Development Corporation for 18,989 SF at the state approved Class A rental rate.

In April 2018, the SBC provided DOA with authority to enter into a lease agreement at the Tommy G. Thompson Center with the Wisconsin Housing & Economic Development Authority for 39,245 SF at the state approved Class A rental rate.

In February 2018, the SBC provided DOA with authority to exercise an Option to Purchase contained in the lease agreement with WHEDA for the TGTC for a total cost of \$29,500,000 PRSB for the purchase plus closing costs.

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7. Department of Administration on behalf of the Department of Corrections – Request authority to purchase a 0.262-acre parcel of land and improvements located at east side of 279 South Madison Street in the City of Waupun for the Department of Corrections for \$24,500 PR-CASH plus closing costs.

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

AGENCY: Department of Administration on the behalf of the Department of Corrections

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

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

LOCATION: Waupun, Dodge County

PROJECT REQUEST: Request authority to purchase a 0.262-acre parcel of land and improvements located at east side of 279 South Madison Street in the City of Waupun for the Department of Corrections for \$24,500 PR-CASH plus closing costs.

PROJECT NUMBER: 21D1Y

PROJECT DESCRIPTION:

This project will acquire a 0.262-acre parcel of land that is located across the street from the Department of Correction's Waupun Correctional Institution (WCI). DOC intends to raze the existing improvements on this parcel and construct an approximately 34-stall surface parking lot for its staff and visitors. The proposed acquisition is located along the east side of a two-lane section of South Madison Street (BUS 151) to the south of Main Street in the City of Waupun, Dodge County. It is directly across from the south-end of the WCI and along the north-end of the Pella Lutheran Church site. The parcel is improved with an older (50+ years), detached, two-stall, 750 SF garage and a concrete paved driveway that is approximately 1,300 SF long and 15 feet wide. The parcel number is 292-1315-0514-103.

An appraisal of the property was completed and the purchase price of \$24,500 was negotiated. Currently, zoning for this parcel is R-4 Central Area single Family Residential District. The seller has requested the City to re-zone the property classification to IN – Institutional District – to allow for the construction and use of the site as a parking lot for the WCI. The Offer to Purchase contains a re-zoning contingency which requires the seller to have the parcel re-zoned prior to closing. A preliminary environmental audit of the property found no observable evidence of contaminants or unacceptable environmental hazards; however, based upon the age of the garage, asbestos may be present. Also, further assessment of a floor drain near the center of the garage floor is needed to confirm whether it is connected to the municipal sewer system. The audit also noted that this site was developed for residential use since the late 1890s, and the City does not have record of the type of heating system used at a former residence on the property. As a result, the audit could not exclude the possibility that a heating oil storage tank may have been used on the property. A future project will be submitted for site demolition and the construction of a parking lot. Prior to demolition, DOC will address the above issues, test for asbestos and lead, and provide any abatement measures needed.

The closing date for this transaction is contingent upon SBC approval but is anticipated to occur no later than August 31, 2021. Upon execution of the Offer to Purchase, a quit claim will be prepared to transfer the land from DOA to DOC as DOC does not have statutory authority for this type of land acquisition.

PROJECT JUSTIFICATION:

The WCI is an all-male maximum security penitentiary. This is a historic facility that had its first permanent building (the South Cell Hall) completed in 1854, which remains in use today. The WCI has had inadequate parking for the past 50 years and would now like to address this problem. The Institution is land-locked by the surrounding residential neighborhood and does not have sufficient vacant acreage to construct additional on-site parking. Currently, the WCI provides 131 on-site parking stalls for employees and visitors. This number of parking stalls is insufficient to accommodate the 440 employees stationed at the Institution.

As a result, many WCI staff and visitors must find parking space in the streets surrounding the Institution, and in the Pella Lutheran Church's parking lot. To date, Pella Lutheran Church has not prohibited such unauthorized parking, although this occasionally interferes with the church's operations. The purposed purchase of 0.262-acres at the Church will provide some relief to WCI's parking problems for staff and area residents through the construction of an approximate 34-stall surface parking lot.

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

SCHEDULE:

SBC Approval: May 2021

Estimated Closing: Anticipated no later than August 31, 2021

PREVIOUS ACTION: None.

BUILDING COMMISSION REQUESTS / ITEMS

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8. Department of Administration on behalf of the Department of Justice – Request authority to lease approximately 15,660 SF at 3125 Gateway Road in the City of Brookfield for a term of 15 years and for initial annual costs of approximately \$450,873.03 or \$28.79/SF.

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

AGENCY: Department of Administration on behalf of the Department of Justice

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

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

LOCATION: Brookfield, Waukesha County

PROJECT REQUEST: Request authority to lease approximately 15,660 SF at 3125 Gateway Road in the City of Brookfield for a term of 15 years and for initial annual costs of approximately \$450,873.03 or \$28.79/SF.

PROJECT DESCRIPTION:

The Department of Justice (DOJ) – Division of Criminal Investigation (DCI) works closely with local, county, tribal, state, and federal officials to investigate and prosecute crimes that are statewide in nature or importance such as homicide, arson, multi-jurisdictional crimes, drug trafficking, and homeland security. Additionally, DCI provides training for law enforcement agencies, and performs special investigations when requested by the Governor or the Legislature. The proposed lease agreement provides DOJ with an existing building that will be dedicated to DCI Milwaukee area operations and will be updated with an approximate 2,800 SF addition.

DOJ space at the proposed facility includes 36 private offices, three shared offices/workstations, one conference room; a conference room/training room, a taskforce room, three interview rooms with a separate detainee restroom, evidence processing, vehicle processing area, firearms work room, case file room, and adequate storage space, etc. The site also provides a complete operating card access system that will be controlled by the State Capitol Police CCure System. Additionally, this location provides 24/7 secured, on-site parking for 45 staff vehicles and two trailers, as well as 10 unsecured parking stalls for visitors.

Lease terms include an initial 15-year lease for 15,660 SF of office (13,035 SF) and evidence and garage space (2,625 SF); two 5-year renewals; an annual base escalation rate of 1.75%; and first year total lease costs of \$450,873.03. Tenant improvements (TIs) in the lease will be amortized over 15 years and are included in the rental rate. TIs include the construction of a building addition, security system equipment, the construction of a secure evidence room, showers, etc. The base lease rate provides for janitorial services, common area maintenance/services, real estate taxes, water and sewer utilities, natural gas, electricity, insurance, etc. Real estate taxes will be subject to an annual reconciliation and DOJ will be responsible for monthly phone and data costs for the premises.

The specific terms of the proposed lease are outlined below:

State Functions at Leased Location	Department of Justice – Division of Criminal Investigation Milwaukee Office
Lease Location	3125 Gateway Road, City of Brookfield, Wisconsin
Type of Negotiation or Process	Request for Proposal
Lessor	PCI – Brookfield Gateway, LLC
Anticipated Occupancy Date	January 1, 2022
Lease Term	Fifteen Years – January 1, 2022 – December 31, 2036
Renewal Option(s)	Two 5-year renewal options
Escalation Rate	1.75 % on the base rent only
Purchase Option	No – Lessor declined a Purchase Option
Space Type	Office Space (13,035 SF) and Evidence/Garage Space (2,625 SF)
Square Feet	15,660 SF.
Gross Cost Per Square Feet	\$28.79 /SF (includes janitorial, CAM, R/E Taxes Utilities, Insurance etc. and Tenant Improvements)
Annual Gross Cost	\$450,873.03

PROJECT JUSTIFICATION:

Currently, DOJ-DCI Milwaukee operations are located in 9,782 SF at 633 West Wisconsin Avenue in Milwaukee. DOJ has been at this location since 1993. The existing lease agreement ends on September 30, 2022 but may be terminated earlier with 180 days’ prior notice. Presently, DOJ pays annual rent costs of \$213,432.51 or \$21.82/SF for base rent and parking. The current Milwaukee DCI location is too small to provide adequate space for staff and for programmatic and/or administrative functions. The existing site does not meet DCI requirements for a separate and specialized evidence prep areas for working with highly toxic narcotics; a laundry area to remove fire scene carcinogens from protective gear and equipment, or for a waterless fire suppression system that could reduce the risk of evidence loss. Additionally, there are security deficiencies associated with DCI sharing common space and elevators with other building tenants when transporting evidence, equipment or witnesses into their offices.

In October 2020, the Department of Administration issued Request for Proposal (RFP) for space for DOJ’s DCI Milwaukee Office operations. Eight responses were received and evaluated with the proposed lease being selected as cost effective and best suited to meet the locational, space needs and specifications for a DOJ Criminal Investigation Office in the Milwaukee area.

DOA Legal Counsel and the State Budget Office have reviewed the lease documents and found no issues with this transaction. Additionally, per s.16.564(5)(a), DOA will also notify the Joint Committee on Finance regarding the proposed lease and will provide information for their review.

PREVIOUS ACTION: None.

BUILDING COMMISSION REQUESTS / ITEMS

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9. Department of Administration on behalf of the Department of Military Affairs – Request authority to purchase approximately 0.92 acres of land and improvements located at 1430 Wright Street in Madison on the behalf of the Department of Military Affairs from the Dane County/Dane County Regional Airport for \$264,750 GFSB.

**AGENCY REQUEST FOR
STATE BUILDING COMMISSION ACTION
MAY 2021
REQUEST #9**

AGENCY: Department of Administration on the behalf of the Department of Military Affairs

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

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

LOCATION: Madison, Dane County

PROJECT REQUEST: Request authority to purchase approximately 0.92 acres of land and improvements located at 1430 Wright Street in Madison on the behalf of the Department of Military Affairs from the Dane County/Dane County Regional Airport for \$264,750 GFSB.

PROJECT NUMBER: 20F2W

PROJECT DESCRIPTION:

The Department of Military Affairs (DMA) requests to purchase approximately 0.92 acres of land and improvements located at 1430 Wright Street in Madison from the Dane County/Dane County Regional Airport (DCRA). This purchase will resolve outstanding encroachment issues associated with the DMA Armed Forces Reserve Center (AFRC) and associated improvements on DCRA land. Two appraisals of the property were completed, and the negotiated purchase price is \$264,750.

A preliminary environmental audit of the property found no evidence of contaminants or unacceptable environmental hazards. Further environmental investigations are deemed unnecessary by DMA since their AFRC building and improvements have encroached onto the DCRA Parcel since 1974. The anticipated closing date for this transaction is August 2021. However, this Offer to Purchase is contingent upon the DCRA obtaining approval of the land sale from the Dane County Board of Supervisors and providing DOA with documentation of approval within four months of the date of receipt of the Offer. Typically, for offers to purchase, the State Building Commission is the final approval; however, DCRA has requested to be provided with a non-contingent, DOA signed offer to purchase that will only require acceptance and execution by the DCRA to become a binding offer to purchase. Upon execution of the Offer to Purchase, a quit claim will be prepared to transfer the land from DOA to DMA as DMA does not have statutory authority to acquire/purchase land.

PROJECT JUSTIFICATION:

In 1942, the U.S. federal government acquired a privately-owned airport (Morey Field) and several hundred surrounding acres and operated this as a training base during World War II. In 1972, DMA entered a lease with the United States of America (USA) for approximately 3.43 acres for use as an AFRC. Under this lease, the USA was required to build an AFRC within two years of the lease date. In 1974, the City transferred ownership of approximately 1,100 acres of land comprising and surrounding the Madison Airport, including the leased USA parcel, to Dane

County (DCRA) via Quitclaim Deed. Also, in 1974, the USA began construction of the DMA AFRC and associated improvements, including driveways, asphalt, and fencing. This facility provides office space, vehicle storage, security, and access for DMA's operations at the larger Wright Street base.

The USA maintained control of the DMA and DCRA Parcels until September 15, 2011, when it terminated both leases. At that time, a survey was performed which showed that the DMA AFRC and improvements encroached onto the DCRA parcel. In March 2012, the USA formally transferred to DMA, its ownership rights to all improvements located on the DMA parcel. However, it excluded rights to any improvements or portions of improvements located on the DCRA parcel. The DMA wishes to resolve this encroachment issue by purchasing the impacted DCRA land and improvements.

DOA, DMA and Dane County Legal Counsel have reviewed the documents for this transaction and found no issues.

SCHEDULE:

SBC Approval: May 2021
Estimated Closing: August 2021 (contingent upon Dane County Board of Supervisors review and approval of transactional documents.)

PREVIOUS ACTION: None.

BUILDING COMMISSION REQUESTS / ITEMS

May 26, 2021

Subcommittee

Full Commission

10. Tommy G. Thompson Center – Comprehensive Building Envelope Rehabilitation – Request authority to construct a Comprehensive Building Envelope Rehabilitation project at the Tommy G. Thompson Center for an estimated total cost of \$2,853,400 PRSB.

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

AGENCY: Department of Administration

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

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

LOCATION: Tommy G. Thompson Center, Dane County

PROJECT REQUEST: Request authority to construct a Comprehensive Building Envelope Rehabilitation project at the Tommy G. Thompson Center for an estimated total cost of \$2,853,400 PRSB.

PROJECT NUMBER: 20G1N

PROJECT DESCRIPTION:

This project provides a comprehensive building envelope rehabilitation at the Tommy G. Thompson Center (TGTC). Scope includes rehabilitation of the curtain wall and replacement of glazing, wall gasket and pressure plates. Additionally, granite plaza deck removal and reinstallation, waterproofing, as well as landing and masonry stair wall repairs are required. Repairs to the limestone panels consist of epoxy injections into the limestone cracks, sealant replacements in the soffits, and cleaning the limestone panels. Staging and mobilization is required for the project and includes the use of cranes, swing stage drops and overhead protection at the building entrances.

PROJECT JUSTIFICATION:

The TGTC was constructed in 1996. The building is 155,823 GSF with eight stories and includes underground parking. The building currently houses the Wisconsin Housing and Economic Development Authority (WHEDA), the Wisconsin Economic Development Corporation (WEDC), and the Departments of Tourism, and Children and Families. A critical evaluation/study of the building envelope was recently completed. The study determined that a global and pro-active replacement of the curtain wall (insulated glass, gasket, and pressure plates) is needed, as well as a comprehensive replacement of sealants.

The study found that the curtain wall assemblies, and insulated glazing appear to have inadequate weeping opportunities, poor product quality and installation deficiencies which has resulted in glass failures and long-term water infiltration. The exterior of the TGTC is comprised of a limestone panel system which relies on interior and exterior sealant joints to maintain weather tightness. The exterior sealant joints have reached the end of their life and require replacement. Also, the area-well wall of the southwest stairwell at the TGTC consists of failed, single wythe masonry construction. This has resulted in chronic water infiltration into the stairwell, finish failures and masonry settlement.

This project corrects the above issues through the replacement and installation of new curtain wall glass, and gasket and pressure plates; the replacement and installation of new exterior sealants in the limestone panel system; the injection of epoxy into localized cracks in the limestone panel system; and the provision of needed repairs and improvements to the area-wall wall of the southwest stairwell, the northeast section of the building near the garage and other areas of the TGTC building envelope..

BUDGET/SCHEDULE:

Construction	\$2,408,000
Design	\$98,400
DFD Mgt	\$106,000
Contingency	\$241,000
TOTAL	\$2,853,400

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

PREVIOUS ACTION: None.

BUILDING COMMISSION REQUESTS / ITEMS

May 26, 2021

Subcommittee

Full Commission

Department of Corrections

11. Stanley Correctional Institution – Health Services Unit BTF-Planning Release – Request the release of \$481,000 Building Trust Funds (BTF)-Planning to prepare preliminary plans and a Design Report for the Health Services Unit project.

This project was enumerated in 2019 Wisconsin Act 9 for \$10,633,000 GFSB.

Subcommittee	Full Commission

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

AGENCY: Department of Corrections

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

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

LOCATION: Stanley Correctional Institution, Chippewa County

PROJECT REQUEST: Request the release of \$481,000 Building Trust Funds (BTF)-Planning to prepare preliminary plans and a Design Report for the Health Services Unit project.

PROJECT NUMBER: 19I2Q

PROJECT DESCRIPTION:

This project will construct a new 26,075 SF building for a Health Services Unit providing space for health, psychological, dental, therapeutic, and lab services for inmates at the Stanley Correctional Institution (SCI). The new building will also provide space for ancillary services including medication pass, and programming spaces along with the goal to provide services 24-hours a day.

PROJECT JUSTIFICATION:

SCI is currently served by a Health Services Unit that is approximately 6,000 SF. This space is dramatically undersized for the inmate population that it serves. Psychological services are located in a different building because of inadequate space. The area that is designated for airborne isolation is used to accommodate supply storage due to a lack of designated storage. Construction of a new Health Services Unit at SCI will not only provide the ability to deliver excellent care for the existing inmate population but allow the institution to make accommodations for the care of the inmates as the population ages and better address the needs of inmates who have been diagnosed with chronic illnesses.

Estimated Budget: \$14,126,000

PREVIOUS ACTION: This project was enumerated in 2019 Wisconsin Act 9 for \$10,633,000 GFSB.

BUILDING COMMISSION REQUESTS / ITEMS

May 26, 2021

Subcommittee	Full Commission
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12. Milwaukee Secure Detention Facility – Ventilation

Improvements – Request the following:

- a) Approve the Design Report;
- b) Authority to increase the project budget by \$1,322,200 GFSB; and
- c) Authority to construct the Ventilation Improvements project for an estimated total cost of \$9,422,200 GFSB.

In May 2020, the SBC approved \$243,000 BTF-Planning to prepare preliminary plans and a Design Report for this project.

This project was enumerated in 2019 Wisconsin Act 9 for \$8,100,000 GFSB.

**AGENCY REQUEST FOR
STATE BUILDING COMMISSION ACTION
MAY 2021
REQUEST #12**

AGENCY: Department of Corrections

DOC CONTACT: Jane Zavoral, (608) 240-5410, jane.zavoral@wisconsin.gov

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

LOCATION: Milwaukee Secure Detention Facility, Milwaukee County

PROJECT REQUEST: Request the following:

- a) Approve the Design Report;
- b) Authority to increase the project budget by \$1,322,200 GFSB; and
- c) Authority to construct the Ventilation Improvements project for an estimated total cost of \$9,422,200 GFSB.

PROJECT NUMBER: 19G2Z

PROJECT DESCRIPTION:

This project will replace the ventilation system at MSDF in order to address identified deficiencies. The project's scope includes replacing and modifying air handling units, modifying and adding capacity to the chilled water system (including removing obsolete chilled water units), modernizing HVAC controls, and upgrading pneumatic controlled devices.

The request includes an increase as a result of additional components to the project scope originally included when the project was enumerated. Additional items added to the scope include: upgrading air filtration, replacing deficient electrical panels, replace air handling unit steam coils, and replacing the air conditioning unit in the security office. The budget increase will be funded by DOC Residual bonding authority.

PROJECT JUSTIFICATION:

The MSDF is a unique, 15-story building in the heart of downtown Milwaukee. The building has sealed (fixed) exterior windows and no outdoor recreation space, making the Heating and Ventilation (HV) system the only source of cooling and fresh air for inmates and staff. The ventilation system at this facility has not been replaced since the facility opened in 2001. With a population exceeding 1,100 inmates, more than half suffer from serious mental illness and around three quarters receive psychotropic drugs on a daily basis. These drugs often create additional health concerns for inmates in high heat index situations. Once complete, this project will provide a more stable ventilation system that meets the needs of the facility's inmate population and staff serving the facility.

BUDGET/SCHEDULE:

Construction	\$7,730,000
Design	\$599,000
DFD Mgt	\$340,200
Contingency	\$753,000
TOTAL	\$9,422,200

SBC Approval	May 2021
A/E Selection	Dec 2019
Design Report	May 2021
Bid Opening	Sep 2021
Start Construction	Dec 2021
Substantial Completion	Dec 2022
Final Completion	May 2023

PREVIOUS ACTION: In May 2020, the SBC approved \$243,000 BTF-Planning to prepare preliminary plans and a Design Report for this project.

This project was enumerated in 2019 Wisconsin Act 9 for \$8,100,000 GFSB.

DESIGN REPORT

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

May 26, 2021

Ventilation Improvements
Milwaukee Secure Detention Facility
Milwaukee, WI

Project Number: 19G2Z

For the: Department of Corrections
Project Manager: Chris Stephan
Architect/Engineer: Grumman/Butkus Associates
Wauwatosa, WI

1. Project Description:

This project will address conditions within the MSDF facility 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. Project includes air handling replacements and modifications. The air handling unit modifications include installation of chilled water coils, replacement of steam heating coils and upgrading air filters in existing units. The chilled water system modifications and additions include installing new air cooled chillers, upgrading obsolete chilled water units and eliminating some less efficient direct expansion cooling units. The HVAC controls are being upgraded with new direct digital controls and upgrading pneumatic controlled devices to operate on direct digital electronic controls. Electrical additions and enhancements are required to support the new HVAC equipment. A short circuit coordination study has identified deficient electrical panels requiring replacement.

2. Authorized Budget and Funding Source:

In May 2020, the SBC approved \$243,000 BTF-Planning to prepare preliminary plans and a Design Report for this project.

This project was enumerated in 2019 Wisconsin Act 9 for \$8,100,000 GFSB.

3. Schedule:

Bid Opening:	Sep 2021
Start of Construction:	Dec 2021
Substantial Completion:	Dec 2022

4. Budget Summary:

Construction:	\$7,730,000
A/E Fees:	\$599,000
DFD Mgmt:	\$340,200
Contingency:	\$753,000
Total Project Cost:	\$9,422,200

BUILDING COMMISSION REQUESTS / ITEMS

May 26, 2021

Subcommittee	Full Commission
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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 \$5,706,000 GFSB;
- b) Transfer all approved GFSB All Agency Allocations to the DOC Infrastructure Maintenance appropriation account; and
- c) Permit the Division of Facilities Development to adjust individual project budgets.

Facility Maintenance and Repair \$1,030,600

SCI Armory Relocation \$457,600
(\$457,600 GFSB)

GBCI Food Service Roof Replacement \$573,000
(\$573,000 GFSB)

Utility Repair and Renovation \$728,000

GCI Bridge Replacement \$728,000
(\$728,000 GFSB)

Capital Equipment Acquisition \$3,947,400

PDCCI/ Radio System Replacement \$1,091,400
CVCTF (\$1,091,400 GFSB)

NLCI Radio System Replacement \$703,800
(\$703,800 GFSB)

GBCI Radio System Replacement \$703,800
(\$703,800 GFSB)

OSCI Radio System Replacement \$724,200
(\$724,200 GFSB)

TCI Radio System Replacement \$724,200
(\$724,200 GFSB)

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

AGENCY: Department of Corrections

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

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

LOCATION: Statewide

PROJECT REQUEST: Request the following:

- a) Authority to construct various All Agency maintenance and repair projects for an estimated total cost of \$5,706,000 GFSB;
- b) Transfer all approved GFSB All Agency Allocations to the DOC Infrastructure Maintenance appropriation account; and
- c) Permit the Division of Facilities Development to adjust individual project budgets.

Facility Maintenance and Repair			
LOCATION	PROJ. NO.	PROJECT TITLE	GFSB
Stanley Correctional Institution (Chippewa Co.)	19K2W	Armory Relocation	\$457,600
Green Bay Correctional Institution (Brown Co.)	19H2G	Food Service Roof Replacement	\$573,000
Facility Maintenance and Repair Total			\$1,030,600

Utility Repair and Renovation			
LOCATION	PROJ. NO.	PROJECT TITLE	GFSB
Gordon Correctional Center (Douglas Co.)	19E3O	Bridge Replacement	\$728,000
Utility Repair and Renovation Total			\$728,000

Capital Equipment Acquisition			
LOCATION	PROJ. NO.	PROJECT TITLE	GFSB
Prairie du Chien Correctional Institution (Crawford Co.) and Chippewa Valley Correctional Treatment Facility (Chippewa Co.)	21C1W	Radio System Replacements	\$1,091,400
New Lisbon Correctional Institution (Juneau Co.)	21C2G	Radio System Replacement	\$703,800
Green Bay Correctional Institution (Brown Co.)	21C2D	Radio System Replacement	\$703,800

Oshkosh Correctional Institution (Winnebago Co.)	21C2E	Radio System Replacement	\$724,200
Taycheedah Correctional Institution (Fond du Lac Co.)	21C2F	Radio System Replacement	\$724,200
Capital Equipment Acquisition Total			\$3,947,400

Facility Maintenance and Repair:

Stanley Correctional Institution – Armory Relocation (19K2W):

Project Description and Justification:

This project will relocate the existing Armory from W-Building to P-Building by converting underutilized office and break room space into the new Armory space. The new Armory will also house the campus’s Lock Shop and Uniform Storage.

The current Armory space in W-Building has mold damage that began to be an ongoing issue in 2006. The existing Armory space has mold growth on walls, uniforms, and cabinets resulting in damage to weapons and various pieces of equipment. All staff uniforms and equipment from the Emergency Response Unit have been transferred to a new location to avoid additional deterioration due to the mold. Following completion of this project DOC will submit a separate project to remediate the mold and remodel the existing armory space.

Budget/Schedule:

Construction	\$368,500
Design	\$33,400
DFD Mgt	\$16,300
Contingency	\$36,900
Equipment	\$2,500
TOTAL	\$457,600

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

Previous Action: None.

Green Bay Correctional Institution – Food Service Roof Replacement (19H2G):

Project Description and Justification:

This project will replace the existing roof system on the Food Service Building at the Green Bay Correctional Institution. The project’s scope includes removing approximately 26,000 SF of existing built-up asphalt roofing and insulation and replacing it with a new rigid insulation and fully adhere membrane roof system.

The existing roof system is original to the building that was constructed in 1982. The current roof has exceeded its useful life resulting in numerous leaks and the need for ongoing patching. Replacement the current roof will protect the building envelope against water infiltration and minimize further damage to the building.

Budget/Schedule:

Construction	\$470,000
Design	\$35,500
DFD Mgt	\$20,700
Contingency	\$46,800
TOTAL	\$573,000

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

Previous Action: None.

Utility Repair and Renovation:**Gordon Correctional Center – Bridge Replacement (19E3O):****Project Description and Justification:**

This project will replace the 60-year-old bridge over the Eau Claire River on the main access road to the Gordon Correction Center. The current bridge has suffered major foundation damage and roadway settling caused by higher river flows in recent years. The new bridge will be designed to accommodate higher river flows and traffic patterns to the Institution. The A/E analysis of the project considered repairing the existing bridge; that option was deemed not viable because the current bridge cannot handle increased river flows.

This project is needed to avoid complete failure of the bridge, which would effectively halt operations at the Institution. This bridge serves as the only access point for emergency vehicles and deliveries to the Institution.

Budget/Schedule:

Construction	\$499,400
Design	\$49,300
DFD Mgt	\$24,000
Contingency	\$99,900
Other Fees	\$55,400
TOTAL	\$728,000

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

Previous Action: None.

Capital Equipment Acquisition:**Prairie du Chien Correctional Institution and Chippewa Valley Correctional Treatment Facility – Radio System Replacements (21C1W):****Project Description and Justification:**

This project will replace the radio infrastructure and subscriber equipment for Prairie du Chien Correctional Institution and Chippewa Valley Correctional Treatment Facility. The existing radios and radio infrastructure have exceeded their intended service life. The equipment and software are no longer supported, service and replacement of the equipment is becoming

impossible. Reliable communication via the radios is imperative for the safety of persons in our care (PIOC) and institution staff.

Budget/Schedule:

DFD Mgt	\$21,400
Contingency	\$80,000
Equipment	\$990,000
TOTAL	\$1,091,400

SBC Approval	May 2021
Start Construction	May 2022
Substantial Completion	July 2022
Final Completion	July 2022

Previous Action: None.

New Lisbon Correctional Institution – Radio System Replacement (21C2G):

Project Description and Justification:

This project will replace the radio infrastructure and subscriber equipment for New Lisbon Correctional Institution. The existing radios and radio infrastructure have exceeded their intended service life. The equipment and software are no longer supported; service and replacement of the equipment is becoming impossible. Reliable communication via the radios is imperative for the safety of persons in our care (PIOC) and institution staff.

Budget/Schedule:

DFD Mgt	\$13,800
Contingency	\$50,000
Equipment	\$640,000
TOTAL	\$703,800

SBC Approval	May 2021
Start Construction	May 2022
Substantial Completion	July 2022
Final Completion	July 2022

Previous Action: None.

Green Bay Correctional Institution – Radio System Replacement (21C2D):

Project Description and Justification:

This project will replace the radio infrastructure and subscriber equipment for Green Bay Correctional Institution. The existing radios and radio infrastructure have exceeded their intended service life. The equipment and software are no longer supported, service and replacement of the equipment is becoming impossible. Reliable communication via the radios is imperative for the safety of persons in our care (PIOC) and institution staff.

Budget/Schedule:

DFD Mgt	\$13,800
Contingency	\$50,000
Equipment	\$640,000
TOTAL	\$703,800

SBC Approval	May 2021
Start Construction	May 2022
Substantial Completion	July 2022
Final Completion	July 2022

Previous Action: None.

Oshkosh Correctional Institution – Radio System Replacement (21C2E):

Project Description and Justification:

This project will replace the radio infrastructure and subscriber equipment for Oshkosh Correctional Institution. The existing radios and radio infrastructure have exceeded their intended service life. The equipment and software are no longer supported, service and replacement of the equipment is becoming impossible. Reliable communication via the radios is imperative for the safety of persons in our care and institution staff.

Budget/Schedule:

DFD Mgt	\$14,200
Contingency	\$50,000
Equipment	\$660,000
TOTAL	\$724,200

SBC Approval	May 2021
Start Construction	May 2022
Substantial Completion	July 2022
Final Completion	July 2022

Previous Action: None.

Taycheedah Correctional Institution – Radio System Replacement (21C2F):

Project Description and Justification:

This project will replace the radio infrastructure and subscriber equipment for Taycheedah Correctional Institution. The existing radios and radio infrastructure have exceeded their intended service life. The equipment and software are no longer supported, service and replacement of the equipment is becoming impossible. Reliable communication via the radios is imperative for the safety of persons in our care and institution staff.

Budget/Schedule:

DFD Mgt	\$14,200
Contingency	\$50,000
Equipment	\$660,000
TOTAL	\$724,200

SBC Approval	May 2021
Start Construction	May 2022
Substantial Completion	July 2022
Final Completion	July 2022

Previous Action: None.

May 26, 2021

Subcommittee	Full Commission
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Department of Health Services

14. Mendota Mental Health Institute – Mendota Juvenile Treatment Center Expansion – Request the following:
- a) Approve the Design Report;
 - b) Authority to increase the project budget by \$21,961,200 GFSB; and
 - c) Authority to construct the Mendota Juvenile Treatment Center Expansion project for a revised estimated total cost of \$65,955,200 GFSB.

In February 2020, the SBC approved the release of an additional \$550,000 from BTF-Planning to complete design to bidding documents for the Mendota Juvenile Treatment Center Expansion project.

In February 2019, the SBC approved the release of \$2,175,000 BTF-Planning to prepare a design through the final design phase for the Mendota Juvenile Treatment Center Expansion.

This project was enumerated in 2017 Wisconsin Act 185 and 2019 Wisconsin Act 9.

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

AGENCY: Department of Health Services

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

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

LOCATION: Mendota Mental Health Institute, Dane County

PROJECT REQUEST: Request the following:

- a) Approve the Design Report;
- b) Authority to increase the project budget by \$21,961,200 GFSB; and
- c) Authority to construct the Mendota Juvenile Treatment Center Expansion project for an estimated total cost of \$65,955,200 GFSB.

PROJECT NUMBER: 18F1Y

PROJECT DESCRIPTION:

This project will expand the existing MJTC facility by constructing a new secure treatment facility and attaching it to the existing MJTC. The new facility will contain housing units for 30 male and 20 female juvenile offenders. The new units will be integrated into the existing MJTC facility to create an MJTC campus within the grounds of MMHI. The new facility will include substantial programming space to facilitate the work at MJTC. A portion of the existing MJTC building will be remodeled to accommodate the circulation of juveniles through the integrated facility while maintaining separation between males and females. An underground service tunnel will be constructed from the new building to the existing service tunnel network at MMHI to allow the secure delivery of meals and supplies. Utilities from the MMHI campus will be extended to the new building. Door controls and video surveillance will be upgraded in the existing MJTC facility so that the security environment is uniform throughout the MJTC campus.

On May 6, 2021, the Joint Committee on Finance approved a motion to utilize \$43,994,000 of bonding specifically authorized for this project; \$15,000,000 of ‘Center’ bonding; and, \$6,961,200 of ‘Projects’ bonding and related enumeration that resulted from a partial veto to fund this additional amount.

PROJECT JUSTIFICATION:

This project is needed to comply with 2017 Wisconsin Act 185. The Act directs the Department of Health Services to expand the existing MJTC program as part of a broader juvenile justice reform program. The MJTC mission is to treat serious juvenile offenders by combining the security consciousness of a traditional correctional institution with a mental health orientation. The unique approach of the treatment model addresses the deeper detachment and anger often experienced by traumatized youth. The model involves provision of daily care with a clinical-correctional foundation that acknowledges personal suffering and estrangement from

cultural norms.

BUDGET/SCHEDULE:

Construction	\$52,000,000
Design	\$3,970,000
DFD Mgt	\$2,297,300
Contingency	\$5,221,000
Equipment	\$2,239,000
Other Fees	\$27,900
TOTAL	\$65,955,200

SBC Approval	May 2021
A/E Selection	Nov 2018
Design Report	Apr 2019
Bid Date	Oct 2021
Start Construction	Dec 2021
Substantial Completion	Oct 2024
Final Completion	Apr 2025

PREVIOUS ACTION: In February 2020, the SBC approved the release of an additional \$550,000 from BTF-Planning to complete design to bidding documents for the Mendota Juvenile Treatment Center Expansion project.

In February 2019, the SBC approved the release of \$2,175,000 BTF-Planning to prepare a design through the final design phase for the Mendota Juvenile Treatment Center Expansion.

This project was enumerated in 2017 Wisconsin Act 185 and 2019 Wisconsin Act 9.

DESIGN REPORT

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

May 26, 2021

Mendota Juvenile Treatment Center Expansion
Mendota Mental Health Institute
Madison, WI

Project Number: 18F1Y

For the: Department of Health Services

Project Manager: Robert Hoffmann

Architect/Engineer: BWBR Architects, Inc.
Madison, WI

1. Project Description:

This project expands the existing MJTC facility by constructing additions to incorporate new juvenile beds and support spaces and remodels the existing facility to improve circulation and efficiency and upgrade safety and security systems. The current facility houses 29 male juvenile offenders in two housing wings and 14 adult forensic patients in a separate housing wing. The forensic patients will be relocated to other space on the MMHI campus allowing the 14 beds to be converted to use for juveniles. The addition will integrate three housing units for 30 male and three housing units for 20 female juveniles into the existing facility, adding a total of 50 new beds, bringing the total capacity to 93 juveniles in nine separate housing units. The additions will also include programming space, including areas for health/dental services, counseling, education, life skills training, recreation, visitation, administrative staff offices, and general building support spaces. Secure fenced courtyards will be created on the grounds adjacent to the buildings for outdoor programming space. An underground service tunnel will be constructed from the new building to the existing MMHI campus service tunnel network for utility and service access to MJTC. The parking lot to the south of the facility will be expanded to address increased parking needs.

2. Authorized Budget and Funding Source:

In February 2020, the SBC approved the release of an additional \$550,000 from BTF-Planning to complete design to bidding documents for the Mendota Juvenile Treatment Center Expansion project.

In February 2019, the SBC approved the release of \$2,175,000 BTF-Planning to prepare a design through the final design phase for the Mendota Juvenile Treatment Center Expansion.

This project was enumerated in 2017 Wisconsin Act 185 and 2019 Wisconsin Act 9.

3. Schedule:

Bid Opening:	Sep 2021
Start of Construction:	Nov 2021
Substantial Completion:	Sep 2024

4. Budget Summary:

Construction:	\$52,200,000
A/E Fees:	\$3,970,000
DFD Mgmt:	\$2,297,300
Contingency:	\$5,221,000
Equipment:	\$2,239,000
Other Fees:	\$27,900
Total Project Cost:	\$65,955,200

BUILDING COMMISSION REQUESTS / ITEMS

May 26, 2021

Subcommittee	Full Commission
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15. Mendota Mental Health Institute – BTF-Planning Release – Request the release of \$950,000 Building Trust Funds (BTF)-Planning to complete preliminary plans and a design report for a Food Service Renovation project.

The Mendota Mental Health Institute Food Service Renovation project was enumerated in 2019 Wisconsin Act 9 for \$28,923,900 GFSB.

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

AGENCY: Department of Health Services

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

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

LOCATION: Mendota Mental Health Institute, Dane County

PROJECT REQUEST: Request the release of \$950,000 Building Trust Funds (BTF)-Planning to complete preliminary plans and a design report for a Food Service Renovation project.

PROJECT NUMBER: 19J1D

PROJECT DESCRIPTION AND JUSTIFICATION:

This project will renovate the food service building at Mendota Mental Health Institute. A new kitchen will be constructed in the location of the present Conference Area space. A roof top penthouse will be constructed to house new HVAC equipment. This will allow meal preparation to continue while the building is renovated. All mechanical electrical and plumbing systems will be replaced, and a code compliant fire sprinkler system will be installed. Abandoned built in coolers and freezers will be demolished to allow for better food and material storage. The building envelope will be repaired to preserve the structural integrity of the building. An accessible entrance and elevator will be added to the building.

Estimated Budget: \$28,923,900

PREVIOUS ACTION: The Mendota Mental Health Institute Food Service Renovation project was enumerated in 2019 Wisconsin Act 9 for \$28,923,900 GFSB.

BUILDING COMMISSION REQUESTS / ITEMS

May 26, 2021

Subcommittee	Full Commission
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16. Various All Agency Projects – Request the following:

- a) Authority to construct various All Agency maintenance and repair projects for an estimated total cost of \$8,896,500 (\$5,448,000 GFSB - Facility Maintenance and Repair and \$3,448,500 GFSB - Utility Repair and Renovation);
- b) Transfer all approved GFSB all agency allocation to the DHS Infrastructure Maintenance account; and
- c) Permit the Division of Facilities Development to adjust individual project budgets.

Facility Maintenance and Repair		\$5,448,000
WRC	Building B Air Tempering Ph 2 (\$3,000,000 GFSB)	\$3,000,000
CWC	Staff Call/Paging System Repl (\$2,448,000 GFSB)	\$2,448,000
Utility Repair and Renovation		\$3,448,500
SWC	Roadway Improvements (\$2,348,600 GFSB)	\$2,348,600
MMHI	Deaerator Replacement (\$1,099,900 GFSB)	\$1,099,900

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

AGENCY: Department of Health Services

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

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

LOCATION: Statewide

PROJECT REQUEST: Request to the following:

- a) Authority to construct various All Agency maintenance and repair projects for an estimated total cost of \$8,896,500 (\$5,448,000 GFSB - Facility Maintenance and Repair and \$3,448,500 GFSB - Utility Repair and Renovation);
- b) Transfer all approved GFSB all agency allocation to the DHS Infrastructure Maintenance account; and
- c) Permit the Division of Facilities Development to adjust individual project budgets.

Facility Maintenance and Repair			
LOCATION	PROJ. NO.	PROJECT TITLE	GFSB
Wisconsin Resource Center (Winnebago Co.)	20G1M	Building B Air Tempering Phase 2	\$3,000,000
Central Wisconsin Center (Dane Co.)	20C2W	Staff Call and Paging System Replacement	\$2,448,000
Facility Maintenance and Repair Total			\$5,448,000

Utility Repair and Renovation			
LOCATION	PROJ. NO.	PROJECT TITLE	GFSB
Southern Wisconsin Center (Racine Co.)	20D1U	Roadway Improvements	\$2,348,600
Mendota Mental Health Institute (Dane Co.)	20J2O	Deaerator Replacement	\$1,099,900
Utility Repair and Renovation Total			\$3,448,500

Facility Maintenance and Repair:

Wisconsin Resource Center – Building B Air Tempering Phase 2 (20G1M):

Project Description and Justification:

This project will provide air tempering to reduce temperature and humidity during hot weather for Building B Unit B6 which serves up to 23 individuals with chronic and severe disorders. The project scope includes constructing a new penthouse housing a new packaged air handling unit,

and installing one new chiller, cooling tower, and associated water pumps and piping. The new chiller will be connected to the existing chilled water system. Associated controls and electrical work will support the new HVAC installation. The new chiller will add redundancy and expand the capacity of air tempering at the Wisconsin Resource Center (WRC).

This project is needed to improve the environment to treat the psychiatric illnesses of persons sent to the WRC. The WRC is a secure treatment center providing individualized mental health services to offenders transferred from the Department of Corrections. 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	\$2,432,400
Design	\$42,000
DFD Mgt	\$113,800
Contingency	\$411,800
TOTAL	\$3,000,000

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

Previous Action: None.

Central Wisconsin Center – Staff Call and Paging System Replacement (20C2W):

Project Description and Justification:

This project will replace the existing campus-wide staff call and paging systems at the Central Wisconsin Center. The existing systems will be replaced and expanded into some areas not covered by the current system. The new staff call system will replace the existing programmable logic control (PLC) based system, and the new digital paging system will replace the existing analog-based system. The staff call system will also provide a remote signal to Goodland Hall Security at the Mendota Mental Health Institute for alarm notification.

This project is required to provide a more reliable and efficient staff call and paging system. The existing system is more than 20 years old. It has been repaired and modified over time and does not function properly. The existing staff call system is outdated and the manufacturer is no longer available to provide support. The existing staff call system functions locally within each building and it is not integrated with the existing paging system. This makes it difficult to identify where an emergency occurs which can delay response time. The new system will allow staff to provide a consistent, quick and reliable response which is necessary to maintain the safety and security of staff and residents.

Budget/Schedule:

Construction	\$2,000,000
Design	\$160,000
DFD Mgt	\$88,000
Contingency	\$200,000
TOTAL	\$2,448,000

SBC Approval	May 2021
A/E Selection	Jul 2020
Bid Opening	Dec 2021
Start Construction	Feb 2022
Substantial Completion	Nov 2022
Final Completion	Feb 2023

Previous Action: None.

Utility Repair and Renovation:**Southern Wisconsin Center - Roadway Improvements (20D1U):****Project Description and Justification:**

This project will replace deteriorating roadways and parking lots at the Southern Wisconsin Center campus. Several of the roadways also have drainage issues that will be addressed with storm sewer improvements. This project will also replace sidewalks and ramps to maintain ADA compliance. Additional work within the project area will include the replacement site lighting and site restoration. The domestic water mains under the new pavement areas will be replaced.

This project is needed to maintain the roads and street lighting at Southern Wisconsin Center. The pavement has large areas of cracking and potholing which preventative maintenance cannot effectively address. Some of the failures in pavement cannot be corrected by new pavement alone due to underlying drainage issues. These drainage issues have accelerated the deterioration of the roadways. The water main that will be replaced in the project is some of the oldest on the campus and is prone to failure. These roads and parking lots serve the Food Service Building and Cottages 7, 8, 9, 10 and 11. These cottages house approximately 85 residents plus staff and visitors.

Budget/Schedule:

Construction	\$1,920,000
Design	\$132,000
DFD Mgt	\$84,500
Contingency	\$192,000
Other Fees	\$20,100
TOTAL	\$2,348,600

SBC Approval	May 2021
A/E Selection	May 2020
Bid Opening	Dec 2021
Start Construction	Apr 2022
Substantial Completion	Aug 2022
Final Completion	Apr 2023

Previous Action: None.

Mendota Mental Health Institute – Deaerator Replacement (20J2O):**Project Description and Justification:**

This project will replace the existing deaerator heater and storage tank with a new unit at the central heating plant. The continuous blow down tank will also be replaced. Selective demolition of the roof above the existing deaerator will allow the unit to be removed and the new

unit to be brought onto the second floor of the building. The existing steam and feed water piping will be replaced. Platforms will be constructed around the new deaerator to allow access to the heater section. The building roof will be restored after the new unit is brought into the plant.

This project is needed to provide a reliable source of properly conditioned feed water for the three boilers at the central heating plant. The existing deaerator is 67 years old. Non-destructive examination indicates extensive pitting and corrosion throughout the vessel.

The deaerator is an integral part of the heating plant. It removes oxygen from boiler feed water so that boiler tube corrosion does not occur. The extensive corrosion at the storage tank welds is typical for pressure vessels of this vintage and type of construction. This corrosion at the welds makes the tank susceptible to failure. The central plant provides heating and process steam to Central Wisconsin Center and Mendota Mental Health Institute. Replacing the deaerator will ensure a reliable source of steam is available for these two facilities.

Budget/Schedule:

Construction	\$822,000
Design	\$115,000
DFD Mgt	\$37,900
Contingency	\$125,000
TOTAL	\$1,099,900

SBC Approval	May 2021
A/E Selection	Dec 2020
Bid Opening	Dec 2021
Start Construction	Feb 2022
Substantial Completion	Oct 2022
Final Completion	Apr 2023

Previous Action: None.

BUILDING COMMISSION REQUESTS / ITEMS

May 26, 2021

Subcommittee

Full Commission

Department of Military Affairs

17. Various All Agency Projects – Request the following:
- a) Authority to construct a Fire Alarm and Mass Notification project for an estimated total cost of \$999,100 (\$749,325 FED and \$249,775 GFSB); and
 - b) Transfer all approved GFSB All Agency Allocations to the DMA Infrastructure Maintenance appropriation.

**AGENCY REQUEST FOR
STATE BUILDING COMMISSION ACTION
MAY 2021
REQUEST #17**

AGENCY: Department of Military Affairs

DMA CONTACT: COL Eric Leckel, (608) 242-3365, eric.j.leckel.mil@mail.mil

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

LOCATION: Madison Joint Forces Headquarters, Dane County

PROJECT REQUEST: Request the following:

- a) Authority to construct a Replace Fire Alarm and Mass Notification System project for an estimated total cost of \$999,100 (\$749,325 FED and \$249,775 GFSB); and
- b) Transfer all approved GFSB all agency allocation to the DMA Infrastructure Maintenance account.

PROJECT NUMBER: 19K2I

PROJECT DESCRIPTION:

This project will replace the existing fire alarm system with a new system including one-way voice annunciation for mass notification. The new fire alarm system shall be an addressable, single panel system. This project also includes installing public address speakers in the four JFHQ parking lots. These speakers will be integrated with the current internal public address system and will provide flexibility for internal vs. external announcements (i.e., announcements can be only internal or external or a combination depending on the nature of the announcement). The new system will integrate with the existing phone system for mass notification announcements.

PROJECT JUSTIFICATION:

The US Department of Defense's Unified Facilities Criteria (UFC) requires a mass notification system, both internal and external to a facility. This requirement is not currently being met. In addition, the current fire alarm system is dated and is required to be modernized.

BUDGET/SCHEDULE:

Construction	\$818,800
Design	\$77,000
DFD Mgt	\$35,400
Contingency	\$65,600
Other Fees	\$2,300
TOTAL	\$999,100

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

PREVIOUS ACTION: None.

May 26, 2021

Subcommittee

Full Commission

Department of Natural Resources

18. Merrick State Park – Boat Launch Improvements (Increase) – Request authority to increase the project budget for the Boat Launch Improvements project at Merrick State Park by \$153,000 STWD for a revised estimated total cost of \$727,700 (\$264,900 PR-CASH, \$309,800 FED, and \$153,000 STWD).

In October 2020, the SBC granted authority to construct this project for \$574,700 (\$264,900 PR-CASH and \$309,800 FED). This project was requested as part of the All Agency program as a Facility Maintenance and Repair project. DNR has proposed to increase the project budget using Stewardship funds.

Subcommittee	Full Commission

**AGENCY REQUEST FOR
STATE BUILDING COMMISSION ACTION
MAY 2021
REQUEST #18**

AGENCY: Department of Natural Resources

DNR CONTACT: Dan Olson, (608) 264-6055, daniel.olson@wisconsin.gov

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

LOCATION: Merrick State Park, Buffalo County

PROJECT REQUEST: Request authority to increase the project budget for the Boat Launch Improvements project at Merrick State Park by \$153,000 STWD for a revised estimated total cost of \$727,700 (\$264,900 PR-CASH, \$309,800 FED, and \$153,000 STWD).

PROJECT NUMBER: 19F2C

PROJECT DESCRIPTION:

This project will expand the size of the existing upper boat launch parking area from 10 car-only stalls and 16 car/trailer stalls to 40 car/trailer stalls. The project will also improve the existing parking area to provide drive aisles and larger turning radii to accommodate larger vehicles meeting current design standards.

To accommodate more users, the launch road will be rerouted to a more suitable location. The project scope also includes replacing the lower boat launch ramp, which will include replacing the existing launch with a new concrete launch lane with improvements for canoe and kayak.

PROJECT JUSTIFICATION:

Bids for this project were opened in April 2021. There were insufficient funds in the project budget to accept the bids received and no opportunities to reduce scope. This increase will allow the bids to be accepted and provide for an appropriate post-bid contingency needed to address any unforeseen conditions that may arise during construction.

Merrick State Park is located along the Mississippi River and it a very popular property for anglers and boaters. By expanding the parking lot and reworking the boat launch, it increases the property's ability to meet the demands of park visitors. Many visitors utilize this deep-water launch that provides river access for larger boats. Currently, the parking lot is limited in the number of users that are able to use the launch along with being outdated for modern trucks and trailers.

BUDGET/SCHEDULE:

Construction	\$613,400
Design	\$37,300
DFD Mgt	\$26,300
Contingency	\$43,000
Other Fees	\$7,700
TOTAL	\$727,700

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

PREVIOUS ACTION: In October 2020, the SBC granted authority to construct this project for \$574,700 (\$264,900 PR-CASH and \$309,800 FED). This project was requested as part of the All Agency program as a Facility Maintenance and Repair project. DNR has proposed to increase the project budget using Stewardship funds.

BUILDING COMMISSION REQUESTS / ITEMS

May 26, 2021

Subcommittee

Full Commission

Department of Transportation

19. State Patrol Academy – Parking Lot Reconstruction (Increase) – Request authority to increase the project budget for the State Patrol Academy Parking Lot Reconstruction project by \$80,000 SEGRB to accept bids received for a revised estimated total cost of \$451,300 SEGRB.

In October 2020, the SBC approved the Design Report and granted authority to construct the State Patrol Academy Parking Lot Reconstruction project for an estimated total cost of \$371,300 SEGRB.

**AGENCY REQUEST FOR
STATE BUILDING COMMISSION ACTION
MAY 2021
REQUEST #19**

AGENCY: Department of Transportation

DOT CONTACT: Shane Rodgers, (608) 957-5524, shane.rodgers@dot.wi.gov

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

LOCATION: State Patrol Academy, Monroe County

PROJECT REQUEST: Request authority to increase the project budget for the State Patrol Academy Parking Lot Reconstruction project by \$80,000 SEGRB to accept bids received for a revised estimated total cost of \$451,300 SEGRB.

PROJECT NUMBER: 19F2T

PROJECT DESCRIPTION:

This project will replace the existing 86,000 SF parking lot at the State Patrol Academy. The project's scope includes pulverizing and reconstructing the deteriorated asphalt pavement that has exceeded its useful life. The project's scope also includes expanding the parking lot by 3,600 SF and adding 13 new parking stalls. The expansion will be done by filling in existing pavement gaps on the north and east sides of the parking lots. Generally, existing grades will be maintained; however, one area will be regraded to improve stormwater drainage. Existing concrete curb and sidewalk near the facility were recently improved and will remain.

PROJECT JUSTIFICATION:

Bids for this project were opened on April 6, 2021. There were insufficient funds in the project budget to accept the bids received and no opportunities to reduce scope. This increase will allow the bids to be accepted and provide for an appropriate post-bid contingency needed to address any unforeseen conditions that may arise during construction.

BUDGET/SCHEDULE:

Construction	\$352,700
Design	\$35,200
DFD Mgt	\$15,700
Contingency	\$39,700
Other Fees	\$8,000
TOTAL	\$451,300

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

PREVIOUS ACTION: In October 2020, the SBC approved the Design Report and granted authority to construct the State Patrol Academy Parking Lot Reconstruction project for an estimated total cost of \$371,300 SEGRB.

BUILDING COMMISSION REQUESTS / ITEMS

May 26, 2021

Subcommittee

Full Commission

Department of Veterans Affairs

20. Wisconsin Veterans Home at King – Water System Quality Improvements BTF-Planning Release – Request the release of \$322,800 Building Trust Funds (BTF)-Planning to complete preliminary plans and a design report for a Water System Quality Improvements project at the Wisconsin Veterans Home at King.

This project was enumerated in 2017 Wisconsin Act 59 for \$2,382,000 (\$833,700 GFSB and \$1,548,300 EX-PRSB).

**AGENCY REQUEST FOR
STATE BUILDING COMMISSION ACTION
MAY 2021
REQUEST #20**

AGENCY: Department of Veterans Affairs

DVA CONTACT: Craig Jensen, (608) 577-9524, craig.jensen1@dva.wisconsin.gov

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

LOCATION: Wisconsin Veterans Home at King, Waupaca County

PROJECT REQUEST: Request the release of \$322,800 Building Trust Funds (BTF)-Planning to complete preliminary plans and a design report for a Water System Quality Improvements project at the Wisconsin Veterans Home at King.

PROJECT NUMBER: 17K2S

PROJECT DESCRIPTION:

This project will modify the existing water system to address water issues at the Veterans Home at King. It will modify well equipment and the well water treatment and filtering system to improve water quality and system maintainability. It will modify the water distribution system to disconnect areas where the water system is no longer in use (buildings have been removed or are no longer occupied) as well as modify plumbing equipment and piping within buildings to improve performance and maintainability.

The existing water treatment plant at Well 1 will be renovated for a new iron/manganese filter with associated piping and equipment. An addition to the water treatment plant will house treatment tanks, piping and equipment for water softening and conditioning. Currently, King softens water at each individual building. This causes excessive workload by facility maintenance staff and increases the chances of injury to maintenance staff.

The project will also modify the water distribution system to reduce stagnant areas and modify building plumbing to facilitate water service line flushing and minimize stagnation in the building systems. New water system controls will be implemented to control the new equipment and provide information required for regular reporting to DNR.

PROJECT JUSTIFICATION:

The average daily water needs of the Home is approximately 150,000 gallons per day. This usage is driven by laundry services for 721 members, daily consumption and member care such as bathing/showering, and water for the institution's heating and cooling plants. The chilled water system at the heating plant consumes water during the cooling season from April through October. The boilers consume water year-round, although the heating load decreases from April through October.

This project started in 2018 with analysis of the existing water system and treatment setup. The original analysis provided important information about treatment modifications and additions needed to improve the domestic water system and continue to provide safe and balanced domestic water. The central water softening renovations and additions proposed are beyond what was included in the originally enumerated domestic water project in the 2017-19 budget and requires additional funding for the design phase. The requested BTF funds will allow study and design of the project to continue.

BUDGET/SCHEDULE:

Construction	\$2,875,000
Design	\$374,000
DFD Mgt	\$126,500
Contingency	\$287,500
Other Fees	\$120,000
TOTAL	\$3,783,000

SBC Approval	May 2021
A/E Selection	May 2018
Design Report	Oct 2021
Bid Opening	Feb 2022
Start Construction	Mar 2022
Substantial Completion	Jan 2023
Final Completion	Jun 2023

PREVIOUS ACTION: This project was enumerated in 2017 Wisconsin Act 59 for \$2,382,000 (\$833,700 GFSB and \$1,548,300 EX-PRSB).

BUILDING COMMISSION REQUESTS / ITEMS

May 26, 2021

Subcommittee	Full Commission

21. Southern Wisconsin Veterans Memorial Cemetery (SWVMC) – Phase V Improvements – Request the following:

- a) Approve the Design Report;
- b) Authority to increase the project budget by \$439,900 (\$391,100 FED and \$48,800 PR-CASH); and
- c) Authority to construct SWVMC Phase V Improvements project for a revised estimated cost of \$5,801,900 (\$5,360,100 FED and \$441,800 PR-CASH).

This project was enumerated in 2019 Wisconsin Act 9 for \$5,362,000 (\$393,000 PR-CASH and \$4,969,000 FED).

**AGENCY REQUEST FOR
STATE BUILDING COMMISSION ACTION
MAY 2021
REQUEST #21**

AGENCY: Department of Veterans Affairs

DVA CONTACT: Nick Heintz, (920) 251-7658, nick.heintz@dva.wisconsin.gov

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

LOCATION: Southern Wisconsin Veterans Memorial Cemetery (SWVMC), Racine County

PROJECT REQUEST: Request the following:

- a) Approve the Design Report;
- b) Authority to increase the project budget by \$439,900 (\$391,100 FED and \$48,800 PR-CASH); and
- c) Authority to construct SWVMC Phase V Improvements project for a revised estimated cost of \$5,801,900 (\$5,360,100 FED and \$441,800 PR-CASH).

PROJECT NUMBER: 20A3M

PROJECT DESCRIPTION:

This project will expand the existing cemetery to meet the future anticipated 10-year demand. The project will increase the amount of pre-set, double depth burial crypts, extend the existing roadway network, provide landscape enhancements, and improve drainage in the area of the expansion.

PROJECT JUSTIFICATION:

All state veteran cemetery expansions must meet National Cemetery Administration standards and be available to eligible veterans. With anticipated depletion of available crypt spaces in the next one to two years, this expansion will allow the cemetery to continue to provide veterans' families with interment choices into the future.

The scope has been reduced from enumeration, as Federal VA regulations now require all crypts to be double-depth, which has raised the cost of that part of the Phase V project. As a result, Phase V will involve work on the crypts and cremains at SWVMC. The work on the Columbarium and Urn Garden at SWVMC will be moved to Phase VI and occur at a later date after separate SBC action.

This request includes increasing the project budget by \$439,900 (\$391,100 FED and \$48,800 PR-CASH) from \$5,362,000 (\$393,000 PR-CASH and \$4,969,000 FED) to \$5,801,900 (\$5,360,100 FED and \$441,800 PR-CASH). The increased cost will be funded by federal sources and PR-CASH. DVA has submitted a grant application through the Federal VA Cemetery Grant Program to cover up to 100% of the project costs.

BUDGET/SCHEDULE:

Construction	\$4,700,000
Design	\$404,700
DFD Mgt	\$206,800
Contingency	\$470,000
Other Fees	\$20,400
TOTAL	\$5,801,900

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

PREVIOUS ACTION: This project was enumerated in 2019 Wisconsin Act 9 for \$5,362,000 (\$393,000 PR-CASH and \$4,969,000 FED).

DESIGN REPORT

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

May 26, 2021

Cemetery Improvements Phase V
Southern Wisconsin Veterans Memorial Cemetery at Union Grove
Town of Dover, WI

Project Number: 20A3M

For the: Department of Veterans Affairs

Project Manager: Ed Keasler

Architect/Engineer: SmithGroup
Madison, WI

1. Project Description:

The project will expand the existing cemetery to meet the future anticipated 10-year demand. The project will increase the amount of pre-set, double depth burial crypts, extend the existing roadway network, provide landscape enhancements and improve drainage in the area of the expansion.

2. Authorized Budget and Funding Source:

This project was enumerated in 2019 Wisconsin Act 9 for \$5,362,000 (\$393,000 PR-CASH and \$4,969,000 FED).

3. Schedule:

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

4. Budget Summary:

Construction:	\$4,700,000
A/E Fees:	\$404,700
DFD Mgmt:	\$206,800
Contingency:	\$470,000
Other Fees	\$20,400
Total Project Cost:	\$5,801,900

BUILDING COMMISSION REQUESTS / ITEMS

May 26, 2021

Subcommittee	Full Commission
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22. Wisconsin Veterans Home at Union Grove – New Voice over Internet Protocol System – Request the following:
- a) Approve the Design Report; and
 - b) Authority to construct a new Voice over Internet Protocol (VoIP) system for an estimated total cost of \$3,666,000 (\$2,382,900 PRSB and \$1,283,100 GFSB).

This project was enumerated in 2019 Wisconsin Act 9 for \$3,666,000 (\$2,382,900 PRSB and \$1,283,100 GFSB).

**AGENCY REQUEST FOR
STATE BUILDING COMMISSION ACTION
MAY 2021
REQUEST #22**

AGENCY: Department of Veterans Affairs

DVA CONTACT: Susan Mattix, 608-264-6093, susan.mattix@dva.wisconsin.gov

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

LOCATION: Wisconsin Veterans Home at Union Grove, Racine County

PROJECT REQUEST: Request the following:

- a) Approve the Design Report; and
- b) Authority to construct a new Voice over Internet Protocol (VoIP) system for an estimated total cost of \$3,666,000 (\$2,382,900 PRSB and \$1,283,100 GFSB).

PROJECT NUMBER: 19L11

PROJECT DESCRIPTION:

This project will upgrade the communications structured cabling – copper and fiber optic – and related infrastructure within and between select buildings at the Wisconsin Veterans Home at Union Grove. Affected buildings include Boland, Gates, Fairchild, Maurer and Shemanske Halls, and Maintenance Building #1151. Inter-building cabling will be installed in existing and new underground pathways, abandoned cable will be removed, and new network electronics will be deployed to support all systems and utilize the new cable system. Various Communications Equipment Rooms will be improved to accommodate the new cable system and network electronics.

The existing telephone system will be replaced with VoIP technology. New paging, nurse call, and member monitoring systems and internal and external security cameras will be installed. At Shemanske Hall, a new Data Center will be created to house cabling, network electronics, servers, and other equipment and to provide Information Systems set-up and storage space.

PROJECT JUSTIFICATION:

The existing communications infrastructure at the site is aged and limited in its capacity to accommodate higher network speeds and new services that have become common and are expected to increase. The replacement of the existing cabling in and between buildings will improve network performance, support increased data transmission rates, support new services, increase capacity and improve reliability. New services include Voice-over-IP, WiFi (wireless), Electronic Health Records and new security systems.

Existing systems at the site, including Telephone (PBX), Paging, Nurse Call and Member Monitoring are antiquated. The PBX, installed in the 1990's and previously shared with the Department of Health Services (DHS) is at the end of its usable with replacement parts no longer readily available.

Improvements to existing Equipment Rooms and, especially, the new Shemanske Hall Data Center will provide secure, environmentally controlled environments for network electronics, servers, and other equipment on which site-wide communications and electronic security systems depend. Existing rooms are smaller than required, poorly fitted electrically, and often lack cooling and security capabilities.

DVA has applied to the USDVA State Homes Construction Grant Program for a grant to cover up to 65% of the cost of the project. When awarded, FED grant funds will replace the PRSB in the project.

BUDGET/SCHEDULE:

Construction	\$2,903,100
Design	\$236,500
DFD Mgt	\$125,300
Contingency	\$229,000
Equipment	\$162,000
Other Fees	\$10,100
TOTAL	\$3,666,000

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

PREVIOUS ACTION: This project was enumerated in 2019 Wisconsin Act 9 for \$3,666,000 (\$2,382,900 PRSB and \$1,283,100 GFSB).

DESIGN REPORT

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

May 26, 2021

VoIP and Member Safety Upgrades
Wisconsin Veterans Home at Union Grove
Town of Dover, WI

Project Number: 19L11

For the: Department of Veterans Affairs

Project Manager: Robert Lux

Architect/Engineer: Henneman Engineering
Madison, WI

1. Project Description:

This project will upgrade the communications structured cabling – copper and fiber optic – and related infrastructure within and between select buildings at the Home. Affected buildings include Boland, Gates, Fairchild, Maurer and Shemanske Halls. Inter-building cabling will be installed in existing and new underground pathways. Abandoned cable will be removed.

The existing telephone system will be replaced with VoIP technology. New paging, nurse call, and member monitoring systems and internal and external security cameras will be installed. New network electronics will be deployed to support all systems and to utilize the new cable system.

Various Communications Equipment Rooms will be improved to accommodate the new cable system and network electronics. At Shemanske Hall, a new Data Center will be created to house cabling, network electronics, servers and other equipment and to provide Information Systems set-up and storage space.

2. Authorized Budget and Funding Source:

This project was enumerated in 2019 Wisconsin Act 9 for \$3,666,000 (\$2,382,900 PRSB and \$1,283,100 GFSB).

3. Schedule:

Bid Opening:	Jul 2021
Start of Construction:	Sep 2021
Substantial Completion / Occupancy:	Jun 2022

4. Budget Summary:

Construction:	\$2,903,100
A/E Fees:	\$236,500
DFD Mgmt:	\$125,300
Contingency:	\$229,000
Equipment:	\$162,000
Other Fees	\$10,100
Total Project Cost:	\$3,666,000

BUILDING COMMISSION REQUESTS / ITEMS

May 26, 2021

Subcommittee	Full Commission
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23. Various All Agency Projects – Request the following:

- a) Authority to construct various All Agency maintenance and repair projects for an estimated total cost of \$903,200 PR-CASH; and
- b) Permit the Division of Facilities Development to adjust individual project budgets.

Facility Maintenance and Repair	\$304,700
Chippewa Courtyard Renovation	\$304,700
Falls (\$304,700 PR-CASH)	
Health, Safety & Environmental Protection	\$598,500
King Ainsworth/MacArthur Smoke/Fire Door	\$598,500
Repairs (\$598,500 PR-CASH)	

**AGENCY REQUEST FOR
STATE BUILDING COMMISSION ACTION
MAY 2021
REQUEST #23**

AGENCY: Department of Veterans Affairs

DVA CONTACT: Craig Jensen, (608) 577-9524, craig.jensen1@dva.wisconsin.gov

DFD 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 \$903,200 PR-CASH; and
- b) Permit the Division of Facilities Development to adjust individual project budgets.

Facility Maintenance and Repair			
LOCATION	PROJ. NO.	PROJECT TITLE	PR-CASH
Wisconsin Veterans Home at Chippewa Falls (Chippewa Co.)	20B3Q	Courtyard Renovations	\$304,700
Facility Maintenance and Repair Total			\$304,700

Health, Safety and Environmental Protection			
LOCATION	PROJ. NO.	PROJECT TITLE	PR-CASH
Wisconsin Veterans Home at King (Waupaca Co.)	20F1U	Ainsworth and MacArthur Halls Smoke and Fire Door Repairs	\$598,500
Health, Safety and Environmental Protection Total			\$598,500

Facility Maintenance and Repair:

Wisconsin Veterans Home at Chippewa Falls – Courtyard Renovations (20B3Q):

Project Description and Justification:

This project will correct existing site drainage and ADA accessibility issues that exist within Courtyard #8 at the Chippewa Falls Veterans Home. The project also includes constructing a courtyard shelter that can be utilized by members of the Home.

Currently the courtyard is unusable for the members of the Veterans Home due to unsafe conditions. The slope of the existing pavement exceeds ADA standards and lacks shaded areas to protect members from sun exposure. Sloping at the location also prevents proper drainage causing water to enter the building and ponding in the courtyard during rain events.

Budget/Schedule:

Construction	\$225,700
Design	\$35,800
DFD Mgt	\$10,200
Contingency	\$29,000
Other Fees	\$4,000
TOTAL	\$304,700

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

Previous Action: None.

Health, Safety and Environmental Protection:**Wisconsin Veterans Home at King – Smoke and Fire Door Repairs (20F1U):****Project Description and Justification:**

Ainsworth and MacArthur Halls have a combined total of 125 fire doors that have fallen into disrepair, requiring extensive repair or replacement. This project will address missing labels, damaged hardware, missing parts, and physical damage to doors and frames. To ensure the safety of our members, doors in Ainsworth and selected doors in MacArthur will be brought up to current life safety standards. Work will be phased to allow partial occupancy of the building.

Most of the fire doors within Ainsworth and MacArthur Halls were installed during the construction of each of the facilities. At the time of construction, the doors and hardware met the code requirements at that time. Over time, the doors have fallen out of compliance due to changes in the building, fire, and safety codes as well as deterioration from age and use. The facilities have not been cited for code compliance issues resulting from the current doors, but the potential exists.

Budget/Schedule:

Construction	\$462,600
Design	\$58,700
DFD Mgt	\$20,400
Contingency	\$46,300
Other Fees	\$10,500
TOTAL	\$598,500

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

Previous Action: None.

BUILDING COMMISSION REQUESTS / ITEMS

May 26, 2021

Subcommittee

Full Commission

Wisconsin Historical Society

24. Wade House Historic Site - Request authority to approve a gift with an estimated value of \$827,100 and consisting of reconstruction of and improvements to an outdoor horse arena on the Wade House property.

**AGENCY REQUEST FOR
STATE BUILDING COMMISSION ACTION
MAY 2021
REQUEST #24**

AGENCY: Wisconsin Historical Society

WHS CONTACT: Kelly Frawley, (608) 264-6581, kelly.frawley@wisconsinhistory.org

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

LOCATION: Wade House Historic Site, Sheboygan County

PROJECT REQUEST: Request authority to approve a gift with an estimated value of \$827,100 and consisting of reconstruction of and improvements to an outdoor horse arena on the Wade House property.

PROJECT NUMBER: 21D1Z

PROJECT DESCRIPTION:

This project will reconstruct and improve the outdoor horse arena on the Wade House property. The project includes the following improvements:

- 361' x 165' horse arena with perimeter wood fence and gates;
- Arena to have 3/8" limestone screening surface, breaker run stone base and underdrain
- 26' x 30' pole storage building with concrete slab;
- Earth viewing berm
- Concrete bleacher slabs (bleachers to be provided by WHS);
- Concrete entrance walk to bleacher area;
- Electrical runs to storage building, announcer's booth, and arena perimeter;
- Sound system for announcer's booth and arena perimeter;
- Lighting system for announcer's booth and arena perimeter; and
- Installation of landscape plantings and site restoration.

This project will be delivered by the Wisconsin Historical Society Foundation through a gift provided by the Kohler Trust for Preservation.

PROJECT JUSTIFICATION:

The current arena cannot accommodate a full-size dressage ring. To rectify that the plan would be to remove the current fencing, bleachers and utility building. The intent is to turn the dressage ring 90 degrees and grade to level an area just over 100 X 40 meters. If the grading requires cutting and there is excess material, there would be the possibility of creating a viewing berm on the side of the ring.

Property improvements would create three distinct areas where multiple events could be held at the Wade House at the same time. The Civil War Field as one venue, the Horse Arena area and former Carriage Museum as a second venue, and the current Museum and Historic area as a

third venue. Both the Civil War Field and Arena area can be accessed by separate entrances from Center Road.

The property with improvements would be ideal for many types of events with broad community appeal. A renewed arena area would open Wade House to combined driving and pleasure show events.

BUDGET/SCHEDULE: Not Applicable.

PREVIOUS ACTION: None.

BUILDING COMMISSION REQUESTS / ITEMS

May 26, 2021

Subcommittee

Full Commission

Kickapoo Reserve Management Board

25. Kickapoo Valley Reserve - Request authority to approve a gift with an estimated value of \$125,000 and consisting of a building to be constructed at the Kickapoo Valley Reserve.

**AGENCY REQUEST FOR
STATE BUILDING COMMISSION ACTION
MAY 2021
REQUEST #25**

AGENCY: Kickapoo Reserve Management Board

KRMB CONTACT: Jonel Kiesau, (608) 625-2960, jonel.kiesau@wisconsin.gov

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

LOCATION: LaFarge, Vernon County

PROJECT REQUEST: Request authority to approve a gift with an estimated value of \$125,000 and consisting of a building to be constructed at the Kickapoo Valley Reserve.

PROJECT NUMBER: 21C2R

PROJECT DESCRIPTION:

The building will be a 500 square foot structure near the current Visitor Center and will to serve sixteen students and two teachers for the fall of 2021. This building is intentionally basic and will be equipped with only electricity and heat. The intent of the Kickapoo Valley Forest School is to have the students outdoors as much as possible.

PROJECT JUSTIFICATION:

In 2019, over 5,000 students attended field trips, summer (day) camps and special events at the Kickapoo Valley Forest School. The Kickapoo Valley Reserve Education Program is based in the Visitor Center building. During popular spring field trip season there are times when the Visitor Center could not accommodate large school groups or multiple groups. Planning for additional education space accelerated in 2020.

This project will be delivered by the Friends of Kickapoo Valley Reserve, all cash for the project has been received. A portion of these funds are from a \$100,000 donation through the Prairie Springs: Paul Fleckenstein Trust.

Additional operating and staff costs will be funded through the Department of Public Instruction grant for four years. KRMB appropriations through the Segregated Conservation Fund and Program Revenues will be used thereafter.

BUDGET/SCHEDULE: Not Applicable.

PREVIOUS ACTION: None.

BUILDING COMMISSION REQUESTS / ITEMS

May 26, 2021

Subcommittee

Full Commission

State Fair Park

26. Northwest Restroom Replacement – Request the following:

- a) Authority to construct a Northwest Restroom Replacement Facility project for an estimated total cost of \$2,854,400 GFSB; and
- b) Permit the Division of Facilities Development to adjust individual project budgets.

**AGENCY REQUEST FOR
STATE BUILDING COMMISSION ACTION
MAY 2021
REQUEST #26**

AGENCY: Wisconsin State Fair Park

SFP CONTACT: John Decker, (414) 312-1170, john.decker@wistatefair.com

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

LOCATION: West Allis, Milwaukee County

PROJECT REQUEST: Request the following:

- a) Authority to construct a Northwest Restroom Replacement Facility project for an estimated total cost of \$2,854,400 GFSB; and
- b) Permit the Division of Facilities Development to adjust individual project budgets.

PROJECT NUMBER: 19K1T

PROJECT DESCRIPTION:

This project demolishes the existing 3,000 SF Northwest Restroom facility and constructs a new 3,500 SF restroom building with site improvements. The new facility will increase the number of women's toilet fixtures consistent with current code ratios, provide a family restroom and meet accessibility codes. The new facility is designed to provide an attractive, low maintenance, resilient facility incorporating best practices for a cleaning and hygiene.

The configuration of the remodeled restroom will enhance social distancing with improved flow and additional hand washing lavatories mitigating risks associated with COVID-19 and other viruses/diseases. If approved at this meeting the project will be completed prior to the 2022 State Fair.

PROJECT JUSTIFICATION:

The Northwest restroom was constructed in 1973 and many of the components of the facility are original. As such, the structure, finishes, and equipment have exceeded their useful life. The existing facility does not meet current codes, is not ADA compliant and no longer accommodates the usage demand by fairgoers. The aging facility results in repeated emergency repairs during the Wisconsin State Fair which is an inconvenience to patrons and puts excessive demand on other restrooms facilities. The restroom is unable to accommodate the usage demand by patrons and queuing is significant with wait times as long as 15 minutes. The Northwest restroom was also constructed without regard to ADA compliance and lacks features for patrons with disabilities.

BUDGET/SCHEDULE:

Construction	\$2,336,300
Design	\$133,000
DFD Mgt	\$104,700
Contingency	\$280,400
TOTAL	\$2,854,400

SBC Approval	May 2021
A/E Selection	Dec 2018
Bid Opening	Dec 2021
Start Construction	Mar 2022
Substantial Completion	July 2022
Final Completion	Aug 2022

PREVIOUS ACTION: None.

BUILDING COMMISSION REQUESTS / ITEMS

May 26, 2021

Subcommittee

Full Commission

HIGHER EDUCATION

University of Wisconsin

27. UW-Madison – Land Purchase – Request authority to purchase a 0.069-acre parcel of land and improvements located at 1014 West Dayton Street in the City of Madison for \$405,000 PR-CASH plus closing costs.

**AGENCY REQUEST FOR
STATE BUILDING COMMISSION ACTION
MAY 2021
REQUEST #27**

AGENCY: University of Wisconsin System

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

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

LOCATION: UW-Madison, Dane County

PROJECT REQUEST: Request authority to purchase a 0.069-acre parcel of land and improvements located at 1014 West Dayton Street in the City of Madison for \$405,000 PR-CASH plus closing costs.

PROJECT NUMBER: 21B2B

PROJECT DESCRIPTION:

This project will acquire a 0.069-acre parcel of land within the UW-Madison campus boundary that is located at 1014 West Dayton Street in the City of Madison, east of the Teacher Education building (see map on following page). The property is improved with a two-story house constructed in 1884 and a rear surface parking lot with five stalls. The anticipated closing will occur after State Building Commission approval. The parcel number of the property is 251/0709-232-1615-9.

Two real estate appraisals of the property were completed, and the negotiated purchase price is \$405,000. 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 submitted for the demolition or relocation of improvements. Prior to demolition, the UW-Madison campus will conduct a historic property investigation under Wis. Stats. 44.40 and will also test for asbestos and lead and provide any abatement measures needed.

PROJECT JUSTIFICATION:

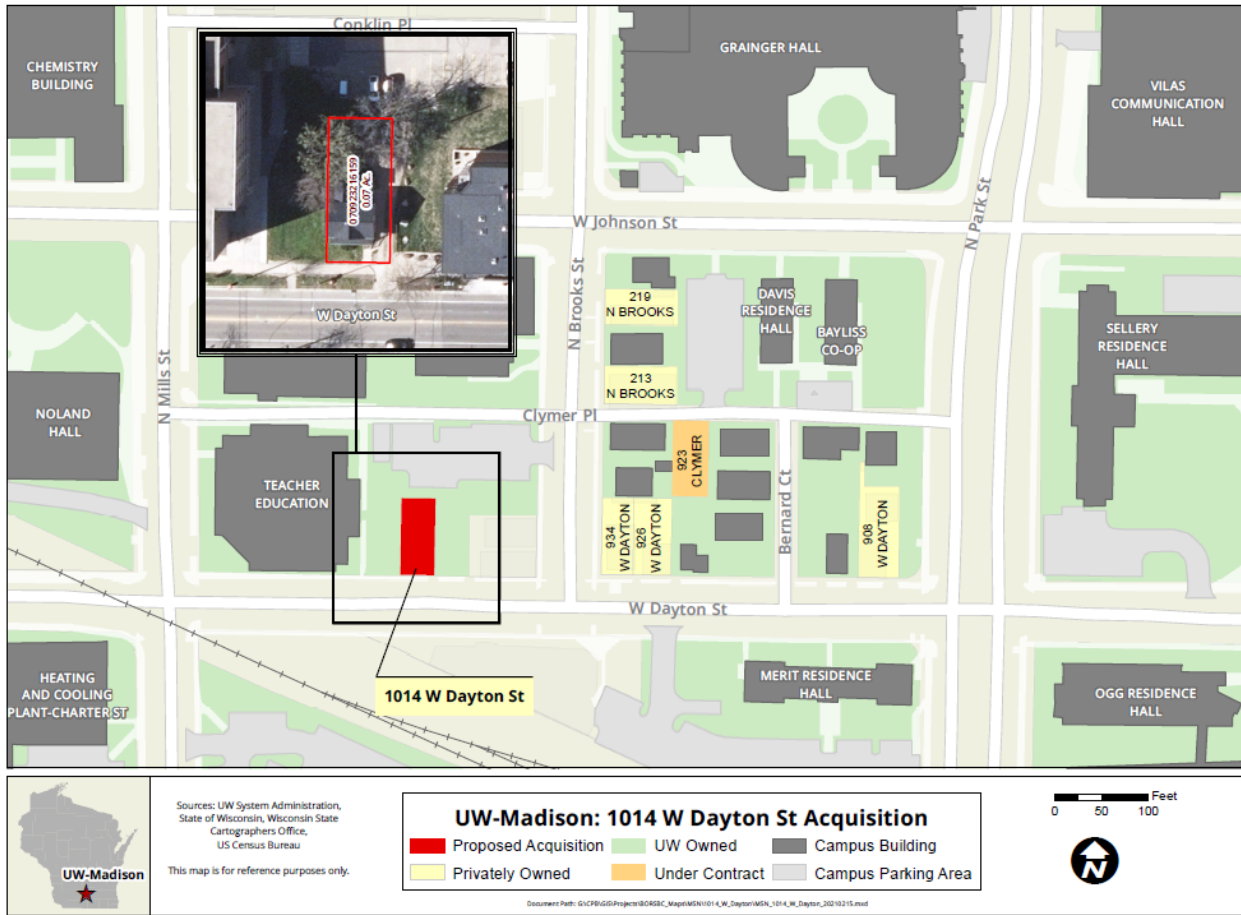
The UW-Madison Campus Master Plan, which was updated in 2015, identified two parcels near the corner of N. Brooks Street and W. Dayton Street for future expansion. The proposed acquisition is within the south/southwestern campus boundary and provides a portion of the space needed for development as outlined in the Master Plan. Per the Master Plan, 1014 West Dayton Street is one of two parcels to be purchased at this location. Continued long-term acquisition is planned for the remaining parcel as funding is identified and the parcel becomes available from willing sellers.

DOA and UWS legal staff have reviewed the documents for this request and found no issues with the transaction. SBC action is requested to lock-in the purchase price until closing.

SCHEDULE:

SBC Approval: May 2021
Estimated Closing: No later than August 2022

PREVIOUS ACTION: None.



BUILDING COMMISSION REQUESTS / ITEMS

May 26, 2021

Subcommittee

Full Commission

28. UW-Madison – Land Purchase – Request authority to purchase a 0.104-acre parcel of land and improvements located at 908 and 910-912 West Dayton Street in the City of Madison for \$990,100 PR-CASH plus closing costs.

**AGENCY REQUEST FOR
STATE BUILDING COMMISSION ACTION
MAY 2021
REQUEST #28**

AGENCY: University of Wisconsin System

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

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

LOCATION: UW-Madison, Dane County

PROJECT REQUEST: Request authority to purchase a 0.104-acre parcel of land and improvements located at 908 and 910-912 West Dayton Street in the City of Madison for \$990,100 PR-CASH plus closing costs.

PROJECT NUMBER: 21D1U

PROJECT DESCRIPTION:

This project will acquire a 0.104-acre parcel of land within the UW-Madison campus boundary that is located at 908 and 910-912 West Dayton Street in the City of Madison, south of Grainger Hall School of Business. The subject property is improved with two buildings. The 910-912 West Dayton building is a 3,405 SF, 2.5-story, three-unit apartment constructed in 1914. The 908 West Dayton building is a 1,852 SF, 1.5-story single-family home constructed in 1884. These properties a gravel driveway and four tandem parking spaces. No relocation costs are associated with this acquisition. The anticipated closing will occur after SBC approval. The parcel number of the property is 251-0709-232-1528-4.

Two real estate appraisals of the property were completed, and the negotiated purchase price is a \$990,100 plus closing costs. A preliminary environmental audit of the property found insignificant problems and no apparent evidence of contaminants or unacceptable environmental hazards; however, based upon the age of the structures, lead-based paint and asbestos may be present. Also, the audit requires the existing property owner to remove and dispose of two former fuel oil above ground storage tanks in the basements of both buildings. A future project will be submitted for the demolition or relocation of improvements. Prior to demolition, the institution will conduct a historic property investigation under Wis. Stats. 44.40 and will also test for asbestos and lead and provide any abatement measures needed.

PROJECT JUSTIFICATION:

The UW-Madison Campus Master Plan update in 2015 identified the city block south of Grainger Hall block bounded by West Dayton Street, North Brooks Street, West Johnson Street, and North Park Street as the preferred site for construction of new academic/research facilities and a parking ramp. Current planning includes a parking ramp, a facility to house consolidated departments that would relocate from the Mosse Humanities Building and Sterling Hall, and a

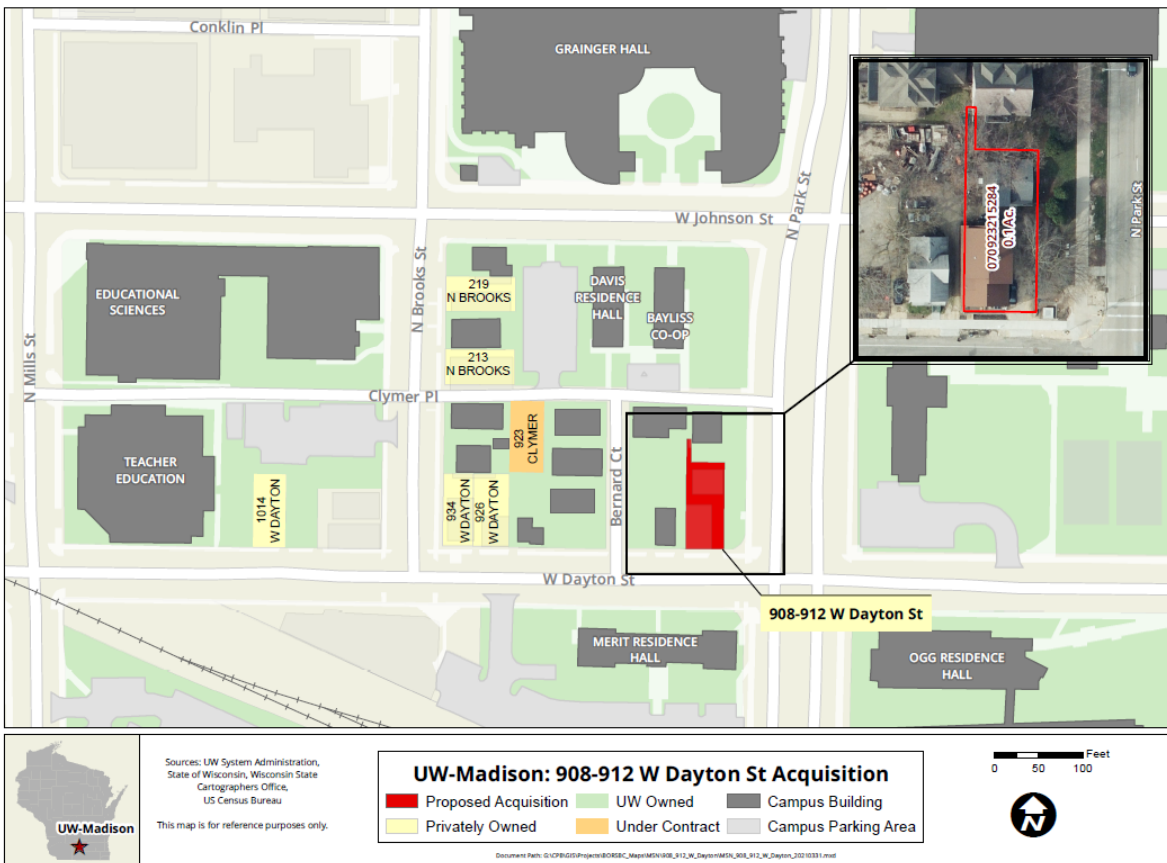
potential future building that would be constructed above the parking ramp. This proposed acquisition is one of four parcels that remain to be purchased within this area. Continued long-term acquisition is planned for the remaining parcels as they become available.

DOA and UWS legal staff have reviewed the documents for this request and found no issues with the transaction. SBC action is requested to lock-in the purchase price until closing.

SCHEDULE:

SBC Approval: May 2021
 Estimated Closing: Within 60 days of SBC approval

PREVIOUS ACTION: None.



BUILDING COMMISSION REQUESTS / ITEMS

May 26, 2021

Subcommittee

Full Commission

29. UW-Stevens Point – Land Purchase - Request authority to purchase a 0.152-acre parcel of land and improvements located at 1932 Briggs Street in the City of Stevens Point for \$130,750 PR-CASH plus closing costs.

**AGENCY REQUEST FOR
STATE BUILDING COMMISSION ACTION
MAY 2021
REQUEST #29**

AGENCY: University of Wisconsin System

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

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

LOCATION: UW-Stevens Point, Portage County

PROJECT REQUEST: Request authority to purchase a 0.152-acre parcel of land and improvements located at 1932 Briggs Street in the City of Stevens Point for \$130,750 PR-CASH plus closing costs.

PROJECT NUMBER: 21B2C

PROJECT DESCRIPTION:

This project will acquire a 0.152-acre parcel of land located within the UW-Stevens Point campus boundary at 1932 Briggs Street in the City of Stevens Point, south of Noel Fine Arts Center and Albertson Hall (University Library). The property is improved with a 1.5-story house constructed in 1925 and two-car detached garage. The anticipated closing will occur after the State Building Commission approval. The parcel number of the property is 281-2408-32-1042-17.

Two real estate appraisals of the property were completed. The purchase price of \$130,750 is the average of the two appraised values. No relocation costs are associated with this acquisition. 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, asbestos and lead-based paint may be present. A future project will be submitted for the demolition of improvements. Prior to demolition, the UW-Stevens Point campus will conduct a historic property investigation under Wis. Stats. 44.40 and will also test for asbestos and lead and provide any abatement measures needed.

PROJECT JUSTIFICATION:

The most recent UW-Stevens Point Master Plan in 2007 identified the city block between Portage/Briggs and Phillips/Reserve for future campus expansion. Currently, the Board of Regents owns eight of 12 single-family houses at this location. Continued long-term acquisition is planned throughout the block as parcels become available from willing sellers.

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

SCHEDULE:

SBC Approval: May 2021

Estimated Closing: June 2021

PREVIOUS ACTION: None.

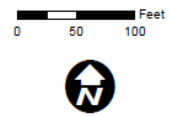


Sources: UW System Administration,
State of Wisconsin, Wisconsin State
Cartographers Office,
US Census Bureau

This map is for reference purposes only.

UW-Stevens Point: 1932 Briggs St.

	Proposed Acquisition		Campus Building
	UW Property		Campus Parking Area



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May 26, 2021

Subcommittee	Full Commission
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30. UW-System – Minor Facilities Renewal Program,

Groups 2 and 3 – Request the following:

- a) Approve the Design Reports;
- b) Authority to release \$6,941,500 GFSB of the total \$30,000,000 (\$24,000,000 GFSB and \$6,000,000 PRSB) allocation of the 2019-21 Minor Facilities Renewal Program, Group 2 enumeration;
- c) Authority to release \$3,000,000 GFSB of the total \$30,000,000 (\$26,000,000 GFSB and \$4,000,000 PRSB) allocation of the 2019-21 Minor Facilities Renewal Program, Group 3 enumeration;
- d) Authority to construct the specified projects at an estimated total cost of \$9,941,500 GFSB; and
- e) Permit the Division of Facilities Development to adjust individual project budgets within the funding enumerated for the 2019-21 Minor Facilities Renewal Program, Groups 2 and 3.

Minor Facilities Renewal, Group 2		\$6,941,500
MIL	Exterior Envelope/Window Repair/Repl	\$6,941,500
	(\$6,941,500 GFSB)	

Minor Facilities Renewal, Group 3		\$3,000,000
WTW	McGraw Exterior Entrance Repair	\$3,000,000
	(\$3,000,000 GFSB)	

2019 Wisconsin Act 9 authorized \$90 million for UW Minor Facility Improvement projects in three categories, Group 1, 2, and 3. To date, the SBC has authorized \$38.5 million from these enumerations in August 2020, December 2020, February 2021, and October 2020.

**AGENCY REQUEST FOR
STATE BUILDING COMMISSION ACTION
MAY 2021
REQUEST #30**

AGENCY: University of Wisconsin System

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

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

LOCATION: UW System, Statewide

- PROJECT REQUEST:** Request the following:
- a) Approve the Design Reports;
 - b) Authority to release \$6,941,500 GFSB of the total \$30,000,000 (\$24,000,000 GFSB and \$6,000,000 PRSB) allocation of the 2019-21 Minor Facilities Renewal Program, Group 2 enumeration;
 - c) Authority to release \$3,000,000 GFSB of the total \$30,000,000 (\$26,000,000 GFSB and \$4,000,000 PRSB) allocation of the 2019-21 Minor Facilities Renewal Program, Group 3 enumeration;
 - d) Authority to construct the specified projects for an estimated total cost of \$9,941,500 GFSB; and
 - e) Permit the Division of Facilities Development to adjust individual project budgets within the 2019-21 Minor Facilities Renewal Program Groups 2 and 3.

MINOR FACILITIES RENEWAL, GROUP 2

INST	PROJ. NO.	PROJECT TITLE	GFSB	TOTAL
MILWAUKEE (Milwaukee Co.)	19G2G	Exterior Envelope Repair & Exterior Windows Replacement	\$6,941,500	\$6,941,500
MFR, GROUP 2 SUBTOTALS			\$6,941,500	\$6,941,500

MINOR FACILITIES RENEWAL, GROUP 3

INST	PROJ. NO.	PROJECT TITLE	GFSB	TOTAL
WHITEWATER (Walworth Co.)	19G2M	McGraw Hall Exterior Entrance Repair	\$3,000,000	\$3,000,000
MFR, GROUP 3 SUBTOTALS			\$3,000,000	\$3,000,000

	GFSB	TOTAL
MAY 2021 TOTALS	\$9,941,500	\$9,941,500

UW-Milwaukee –Exterior Envelope Repair & Windows Replacement (19G2G):

Project Description and Justification:

This project repairs Mitchell Hall’s exterior masonry, limestone, sandstone, and metal facade elements, and also replaces the exterior windows, screens, and storm window units. Mitchell Hall is included in the Wisconsin Historical Society Architecture and History Inventory and the design solution and scope of work will comply with mitigation as negotiated with the Wisconsin Historical Society.

Exterior envelope work includes reconstructing or repairing brick parapets, masonry joints, flashings and sealants on all four (east, west, north, and south) facades, masonry, limestone, and sandstone surface cleaning and repair and refinishing of the galvanized iron sheet metal coping and cornice elements, steel lintels, guard railings, and loading dock painting. Significant repair and restoration work will also be done at five entrances, including replacing the concrete landings, steps, and pavement. There is substantial cracking and deterioration, and repairs are required as soon as possible to avoid continuing degradation and failure. Many surfaces need to be repainted to extend useful life and improve appearance.

The original single pane, single sash exterior wooden window systems are significantly compromised due to age and constant exposure to weather. Though periodic maintenance and re-painting have enabled the systems to endure more than a hundred years, additional repairs would be cost prohibitive and would not address energy inefficiency or maintenance burdens. Work includes installing prefinished, thermally broken, operable, and fixed aluminum windows that closely replicate the original window sightlines and exterior brick mold profiles. The interior trim will be standard prefinished snap trim and windows will provide improved thermal and air infiltration characteristics as well as reduction of solar heat gain. The aluminum storm windows and trim, bird impact deterrent systems, and grade level security screens will also be replaced. The exterior brick mold and mullion cover panning will be custom extruded aluminum to match the original wood profiles. The windows will be factory glazed with clear, low-e insulating glass and grade-level windows will have laminated glass to reduce breakage potential. Existing interior plaster and gypsum board wall finish (jambs and heads) and window stools and chair rail stool casing will remain in place to the greatest extent possible.

Budget/Schedule:

Construction	\$5,662,800
Design	\$498,800
DFD Mgt	\$247,300
Contingency	\$517,600
Other Fees	\$15,000
TOTAL	\$6,941,500

SBC Approval	May 2021
A/E Selection	Oct 2019
Bid Opening	Jul 2021
Start Construction	Sep 2021
Substantial Completion	Dec 2022
Final Completion	Jun 2023

UW-Whitewater – McGraw Hall Exterior Entrance Repair (19G2M):

Project Description and Justification:

The project repairs the south entrances of McGraw Hall and improves ADA accessibility connections with the adjacent pedestrian routes. Work includes demolishing the partially below-grade building connector between Andersen Library and McGraw Hall and modifying the remaining building envelope of both buildings along with the affected HVAC distribution, electrical, fire alarm, and telecommunication systems. This project repairs the concrete plaza deck, planters, stairs, and associated waterproofing, pedestrian walkways, and hand railings, reconstructs and refinishes selected sections of interior partition walls and suspended acoustical ceiling, waterproofs and installs new joint sealant in all construction joints, repairs or replaces selected interior hand railings, and repairs or replaces all landscaping and turf disturbed or damaged by project work.

McGraw Hall was constructed in 1987 and houses several instructional spaces, student computer labs, a lecture hall, and the main data center. It is located north of Andersen Library and south of the University Center, on the east side of Wyman Mall. The connecting tunnel between the first floors of Andersen and McGraw was part of the original construction and there are several ramps that traverse up and over the utility bank and down to the first-floor level in McGraw Hall. Many building entrances are showing signs of settling, allowing water to pool in front of the doors, which rusts the entry systems and poses a fall risk in winter when the water freezes.

For the past decade, the tunnel between Andersen Library and McGraw Hall has experienced severe moisture issues, resulting in metal wall studs that are rusting and mold growth in the interior partition walls. Parts of the tunnel and the exterior concrete stairs have deteriorated at an exponential rate and one staircase has been permanently closed for safety reasons. Other stairs are also crumbling, creating trip and fall hazards. The entire storefront is beginning to rust and mold and mildew growth are constant in those areas, both inside and outside.

The northwest stairwell exit is also suffering from water infiltration issues. This is primarily caused by the single-run, handicap accessible, concrete ramp that slopes down towards the exit. The runoff caused by rainwater and snowmelt drains from the ramp directly into the stairwell. The ramp is also an issue for accessibility; individuals must travel the entire length of the building, turn around and travel the ramp to the other end of the building to gain entry. A new ramp/stair combination at the south end of the building could provide another accessible route.

Budget/Schedule:

Construction	\$2,060,800
Design	\$300,000
DFD Mgt	\$103,200
Contingency	\$517,900
Other Fees	\$18,100
TOTAL	\$3,000,000

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

Previous Action: 2019 Wisconsin Act 9 authorized \$90 million for UW Minor Facility Improvement projects in three categories, Group 1, 2, and 3. To date, the SBC has authorized \$38.5 million from these enumerations.

The table below summarizes projects previously authorized by the SBC from these enumerations.

Group	SBC Mtg	Project	Amount Authorized
Group 1	Aug 2020	GB-Envelop Repairs (Cofrin & Wood Halls)	6,058,300
	Dec 2020	Stout-Site Utility Steam Conduit Box Replacement	5,223,500
	Dec 2020	Mil-Infrastructure Renovation	6,558,700
Group 1 Subtotal			\$23,795,500
Group 2	Feb 2021	Madison-Steam Utility Steam Distribution	6,238,000
Group 2 Subtotal			\$6,238,000
Group 3	Oct 2020	Mil-Multi Building Exterior Envelope Repair	3,708,000
	Oct 2020	Platteville-Karmann Library HVAC & Skylight Improvements	4,798,000
Group 3 Subtotal			\$8,506,000

BUILDING COMMISSION REQUESTS / ITEMS

May 26, 2021

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

- a) Authority to construct various All Agency maintenance and repair projects at an estimated total cost of \$23,315,000 (\$18,877,300 GFSB, \$2,937,700 PRSB, and \$1,500,000 GIFTS);
- 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	\$14,094,200	
EAU	Haas Fine Arts Ctr Roof Repl (\$1,183,000 GFSB)	\$1,183,000	
LAC	Multi-Bldg Theater Rigging Repairs (\$750,000 GFSB)	\$750,000	
LAC	Murphy Library Stormwater/Sewer Repl (\$594,900 GFSB)	\$594,900	
MIL	Arts Ctr Addn Façade/Soffit Repair (\$1,351,600 GFSB)	\$1,351,600	
MSN	Engineering Hall Roof Repl (\$2,158,000 GFSB)	\$2,158,000	
MSN	Mech Eng Bldg Envelope Stabilization (\$2,596,000 GFSB)	\$2,596,000	
MSN	Van Hise Hall Precast Panel Repl (\$3,000,000 GFSB)	\$3,000,000	
WTW	Anderson Library/Center for Arts Roof Repl (\$2,460,700 GFSB)	\$2,460,700	
	Utility Repair and Renovation	\$1,619,800	
OSH	Heating Plant Steam Tunnel Repairs (\$329,000 GFSB; \$316,000 PRSB)	\$645,000	
STO	Electrical Distribution Utility Pit Reno (\$575,100 GFSB; \$399,700 PRSB)	\$974,800	

BUILDING COMMISSION REQUESTS / ITEMS

May 26, 2021

		Subcommittee	Full Commission
Programmatic Remodeling			
MIL	Golda Meir Library Reno for Archives (\$1,375,000 GFSB; \$1,500,000 GIFTS)	\$2,875,000	
PLT	Physician Asst Prog Space Remodel (\$2,504,000 GFSB)	\$2,504,000	
Energy Conservation			
STP	Solar Photovoltaic Array/Lighting Upgrades (\$2,222,000 PRSB)	\$2,222,000	

\$5,379,000

\$2,875,000

\$2,504,000

\$2,222,000

\$2,222,000

**AGENCY REQUEST FOR
STATE BUILDING COMMISSION ACTION
MAY 2021
REQUEST #31**

AGENCY: University of Wisconsin System

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

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

LOCATION: UW System, Statewide

- PROJECT REQUEST:** Request the following:
- a) Authority to construct various All Agency maintenance and repair projects at an estimated total cost of \$23,315,000 (\$18,877,300 GFSB, \$2,937,700 PRSB, and \$1,500,000 GIFTS);
 - b) Transfer all approved GFSB All Agency Allocations to the UW Infrastructure Maintenance appropriation; and
 - c) Permit the Division of Facilities Development to adjust individual project budgets.

FACILITY MAINTENANCE AND REPAIR

INST	PROJ. NO.	PROJECT TITLE	GFSB	PRSB	GIFTS	TOTAL
EAU CLAIRE (Eau Claire Co.)	20D2R	Haas Fine Arts Center Roof Replacement	\$1,183,000	\$0	\$0	\$1,183,000
LA CROSSE (La Crosse Co.)	20A3E	Multi-Building Frederick & Toland Theater Rigging Repairs	\$750,000	\$0	\$0	\$750,000
LA CROSSE (La Crosse Co.)	20D3B	Murphy Library Stormwater & Sanitary Sewer Replacement	\$594,900	\$0	\$0	\$594,900
MILWAUKEE (Milwaukee Co.)	20B3M	Arts Center Addition Facade & Soffit Repairs	\$1,351,600	\$0	\$0	\$1,351,600
MADISON (Dane Co.)	20E2V	Engineering Hall Roof Replacement	\$2,158,000	\$0	\$0	\$2,158,000
MADISON (Dane Co.)	18F1X	Mechanical Engineering Building Envelope Stabilization	\$2,596,000	\$0	\$0	\$2,596,000
MADISON (Dane Co.)	21D3C	Van Hise Hall Precast Panel Replacement	\$3,000,000	\$0	\$0	\$3,000,000
WHITEWATER (Walworth Co.)	20D2I	Anderson Library/Center for the Arts Roof Replacement	\$2,460,700	\$0	\$0	\$2,460,700
FMR SUBTOTALS			\$14,094,200	\$0	\$0	\$14,094,200

UTILITY REPAIR AND RENOVATION

INST	PROJ. NO.	PROJECT TITLE	GFSB	PRSB	GIFTS	TOTAL
OSHKOSH (Winnebago Co.)	19D1U	Heating Plant Steam Tunnel Repairs	\$329,000	\$316,000	\$0	\$645,000
STOUT (Dunn Co.)	20B2H	Electrical Distribution Utility Pit Renovation	\$575,100	\$399,700	\$0	\$974,800
URR SUBTOTALS			\$904,100	\$715,700	\$0	\$1,619,800

PROGRAMMATIC REMODELING

INST	PROJ. NO.	PROJECT TITLE	GFSB	PRSB	GIFTS	TOTAL
MILWAUKEE (Milwaukee Co.)	1711M	Golda Meir Library Renovation for Archives	\$1,375,000	\$0	\$1,500,000	\$2,875,000
PLATTEVILLE (Grant Co.)	20D3C	Physician Assistant Program Space Remodeling	\$2,504,000	\$0	\$0	\$2,504,000

RMDL SUBTOTALS	\$3,879,000	\$0	\$1,500,000	\$5,379,000
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ENERGY CONSERVATION

INST	PROJ. NO.	PROJECT TITLE	GFSB	PRSB	GIFTS	TOTAL
STEVENS POINT (Portage Co.)	2012Y	Solar Photovoltaic Array & Lighting Upgrades	\$0	\$2,222,000	\$0	\$2,222,000
EC SUBTOTALS			\$0	\$2,222,000	\$0	\$2,222,000

	GFSB	PRSB	GIFTS	TOTAL
MAY 2021 TOTALS	\$18,877,300	\$2,937,700	\$1,500,000	\$23,315,000

Facility Maintenance and Repair:

UW-Eau Claire – Haas Fine Arts Center Roof Replacement (20D2R):

Project Description and Justification:

This project replaces approximately 48,500 SF of emulsion coated multi-ply asphalt roofing system, associated rigid insulation, select cast iron roof drains, and associated piping. It also replaces roof coverings and completes all other associated ancillary work to maintain the building envelope integrity preventing damage to the building and its contents. Roofing work must be coordinated around the electrical conduits running across the roofing surface, mechanical equipment curbs, and other roof penetrations. The project scope includes removal, disposal, and replacement of roofing and roof drains on the art wing and northern half of the Haas Fine Arts Center. A new 60-mil fully-adhered Ethylene-Propylene-Diene- Monomer (EPDM) membrane roofing system will be installed along with new rigid insulation to achieve a minimum R-value of 25. New flashings, counter-flashings, pipe boots, and other roof accessories will be installed as required to achieve a manufacturer's 20-year no dollar limit warranty.

The roof sections are more than 20 years old. Recent site inspections by the Physical Plant staff determined that these roof sections, or about half the roof, require replacement to address current leaking, weathered, worn, and/or damaged sections. Repairs will extend the life of the roof and prevent moisture from penetrating the building envelope.

Budget/Schedule:

Construction	\$930,000
Design	\$80,000
DFD Mgt	\$42,500
Contingency	\$130,500
TOTAL	\$1,183,000

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

Previous Action: None.

UW-La Crosse – Multi-Building Frederick & Toland Theater Rigging Repairs (20A3E):

Project Description and Justification:

This project replaces the theatrical rigging and repairs stage curtains in the Frederick and Toland theaters located in Morris Hall and the Center for Arts on the La Crosse campus. These improvements will correct identified safety issues, including asbestos removal, and improve operations in the theaters with newer technology. Improvements in the Frederick Theatre include removing an asbestos fire curtain and upgrades to the existing wire-guided rigging linesets. Improvements in Toland Theatre include the complete replacement of all rigging linesets and curtains, upgrading a portion linesets to motorized operation, and improving the existing fire curtain operation.

Morris Hall (52,677 GSF) was constructed in 1940 and Center for the Arts (117,947 GSF) was constructed in 1974. The Frederick Theater hosts two full-scale productions, one summer student production, ten senior acting recitals, and regular class schedules for four sections of performance classes each year. The Toland Theater hosts campus and community events including five full-scale productions, The Theater Gala, College of Liberal Studies Evening of Excellence, and regularly scheduled classes for Painting, Theater Technology, Light Design, and Theater Performance each year. Toland Theater has seen some minor renovations (seating in 2006), but no significant improvements have been made to the original theater rigging. Recent inspections and studies indicate significant safety and maintenance issues that need immediate attention.

Investigations regarding the safety of the stage rigging systems began at the request by Theater Arts staff. Two separate inspections were completed by professional consultants and determined that several deficiencies existed in both theaters for the rigging and stage curtain systems.

Budget/Schedule:

Construction	\$605,000
Design	\$60,100
DFD Mgt	\$26,600
Contingency	\$58,300
TOTAL	\$750,000

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

Previous Action: None.

UW-La Crosse – Murphy Library Stormwater & Sanitary Sewer Replacement (20D3B):

Project Description and Justification:

This project replaces below basement grade storm sewer piping and building roof drains in Murphy Library to eliminate interior flooding episodes. The project’s scope includes replacing the original storm sewer and roof drain piping , eliminating the direct connection of the building storm sewer to the municipal storm sewer, revising site conditions to slow the storm drainage from the building by indirectly draining to the municipal storm sewer, repairing the lower level spaces where previous flooding occurred, and providing minimal revisions to the electrical and

HVAC systems to accommodate the installation of new interior storm piping and exterior storm sewer.

Murphy Library was originally constructed in 1969 an addition was added to the facility in 1993. Work will take place in the original part of the building. The storm drainage infrastructure within Murphy Library has failed resulting in flooding issues in the lower level during heavy rainstorms. This is due to the deterioration of the interior storm sewer piping, the direct connection of the building piping to the municipal storm water system, and the inadequate capacity of the municipal storm sewer system.

The roof drains discharge to a storm sewer network located under the building’s basement floor connecting into the municipal storm sewer system. When the municipal storm sewer reaches capacity, the storm water backflows into the basement. Over the last several years, Murphy Library has experienced increasing numbers and severity of storm water backups in the basement. These floods have damaged walls, flooring and fixtures. Water damage has also jeopardized the main electrical gear for the building. Facilities staff have built temporary flood control measures to prevent more significant damage or a major issue with the electrical equipment. By intercepting the roof leaders from the original building, and daylighting that roof drainage into grass swales, the direct storm sewer link can be disconnected to eliminate the source of the flooding.

Budget/Schedule:

Construction	\$440,000
Design	\$61,500
DFD Mgt	\$19,400
Contingency	\$44,000
Other Fees	\$30,000
TOTAL	\$594,900

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

Previous Action: None.

UW-Milwaukee – Arts Center Addition Façade & Soffit Repairs (20B3M):

Project Description and Justification:

This project removes the failed soffit materials on the underside of the 3rd and 4th level exterior building wall projections and replaces those materials with a new insulated, maintenance-free metal panel system. The project’s scope includes selective demolition, disposal, and replacement of soffit covering, installing temporary weather and pest protection over soffit openings, new insulated panel and support systems, and repairing trim pieces as necessary. Completing this project will require temporary lift and scaffolding systems approximately 30-50 vertical feet above grade. The project contractor will provide safety measures (i.e., protective scaffolding) while construction is ongoing. The project also includes repairing any damaged areas after the scaffolding and lift systems are removed.

The Arts Center Addition was constructed in 1966 and the materials used to cover the soffit area of the third and fourth floor exterior wall projections are original. During the past few years, the

gypsum board/plaster system has become saturated with water (likely interior condensation) and has begun to separate from the support structure. The campus maintenance shops have attempted repairs by re-securing the damaged soffit materials, but the fasteners no longer grip the materials, and the failure is becoming systemic. There are a few locations where materials are again working free from the support structure and precariously sagging and could break free from the substrate, falling to the ground approximately 30 to 50 VF below. There is concern for student and staff safety and/or fear of grade-located equipment or building material damage.

Budget/Schedule:

Construction	\$1,090,000
Design	\$118,300
DFD Mgt	\$47,500
Contingency	\$95,800
TOTAL	\$1,351,600

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

Previous Action: None.

UW-Madison – Engineering Hall Roof Replacement (20E2V):

Project Description and Justification:

This project replaces 51,800 SF of built-up roofing and membranes and increases roof insulation to meet state standards. Project work includes removal, disposal, and replacement of Engineering Hall roof sections No. 7 (24,750 SF), No. 17 (17,390 SF), and No. 18 (5,420 SF) with new, fully adhered EPDM roof systems, including rigid insulation. In addition, the project will also complete all other associated ancillary work to maintain the building envelope integrity and prevent damage to the building and its contents. Roofing work will remove and replace equipment curbs, replace flashings, extend plumbing stacks, and incorporate fall protection in several locations on the roofs.

Roof section No. 7 is a coal tar pitch roof and is more than 20 years old; felts, base layers and coal tar pitch have thinned and/or deteriorated. Roof section No. 17 and 18 were replaced in 2004, but seams have split, and the roof is failing prematurely. Some measures have been taken to mitigate these issues, but site inspections have determined that these roof sections require replacement to address current leaking, weathered, worn, and/or damaged sections. The replacement associated with this project will extend the life of the roof sections and prevent moisture from penetrating the building envelope.

Budget/Schedule:

Construction	\$1,734,900
Design	\$124,600
DFD Mgt	\$78,100
Contingency	\$216,900
Other Fees	\$3,500
TOTAL	\$2,158,000

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

Previous Action: None.

UW-Madison – Mechanical Engineering Building Envelope Stabilization (18F1X):

Project Description and Justification:

This project stabilizes deteriorating components of the exterior envelope including terra cotta, rubble stone, masonry joints, sealant joints, and minor concrete repairs. The project scope includes stabilizing and repairing portions of the foundation on the southwest corner of the building, replacing the terra cotta parapet on the west façade, replacing terra cotta pieces where necessary throughout the building, and installing tuck pointing and sealant across the exterior envelope. The foundation repairs will resolve significant cracking. Terra cotta repairs and replacements will use custom built molds to match existing piece.

The goal of this project is to halt additional deterioration to the building’s envelop, foundation, and west parapet. These repairs are critical to address life safety concerns.

Budget/Schedule:

Construction	\$2,144,000
Design	\$143,100
DFD Mgt	\$94,400
Contingency	\$214,500
TOTAL	\$2,596,000

SBC Approval	May 2021
A/E Selection	Jul 2019
Bid Opening	Sep 2021
Start Construction	Nov 2021
Substantial Completion	Nov 2022
Final Completion	Jun 2023

Previous Action: None.

UW-Madison – Van Hise Hall Precast Panel Replacement (21D3C):

Project Description and Justification:

This project designs and details a replacement solution for the precast concrete panels on the third and fourth floors plaza decks and the underground parking ramp of Van Hise Hall that were recently removed due to life/safety issues and reinforces and repairs connections on the existing precast panels on the 19th floor roof level of the building. Project work includes replacing 71 precast panels on the third and fourth floor plaza decks and above the underground parking ramp and repairing/reinforcing the connections of 40 precast panels on the 19th floor roof level. Replacement panel options must be explored that will match and blend in with existing architecture of building and provide a minimum design life of 15 years and meet DFD exterior building envelope standards. Railings will need to be provided if panels do not extend up 42 inches above plaza deck. Existing plaza deck, membrane and flashing details will need to be coordinated with new panel installation. All new replacement panels should reuse existing embedded plates/angles on perimeter exterior beams and slabs where possible. Care has been taken to minimize damage to existing embedded plates/angles with the removal of precast panels. The condition of the embedded plates and angles must also be reviewed as part of this project with recommendations for design solutions to remedy any deficiencies found. The panels on the 19th floor roof level do not meet current codes or standards for wind loading. The precast bearing connections must be reviewed, and appropriate bearing connections reinforced.

Van Hise Hall (226,940 GSF) was constructed in 1965 with an exterior envelope design that included precast concrete panels that clip into the steel substructure. The building envelope has experienced water damage which has deteriorated the structural assemblies, fasteners, and connections as evidenced by the recent failure where two panels detached from the supporting structure. The integrity of the concrete panels and assembly are compromised and at risk of additional failures.

Budget/Schedule:

Construction	\$2,314,800
Design	\$231,500
DFD Mgt	\$106,500
Contingency	\$347,200
TOTAL	\$3,000,000

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

Previous Action: None.

UW-Whitewater – Anderson Library/Center for the Arts Roof Replacements (20D21):

Project Description and Justification:

This project replaces approximately 79,000 SF of roof for the Anderson Library and Center of the Arts buildings. The project’s scope includes replacing the roof coverings and installing new fully-adhere Ethylene Propylene Diene Monomer (EPDM) roofs. All existing roofing materials (i.e., flashing, etc.) will be removed and properly disposed offsite. The roof decks will be inspected to ensure they are clean and free of defects, and new insulation with an average R value of 25.2 will be installed. The new roof systems will be tapered to drain areas as needed with secondary drainage added to portions of both buildings. Due to the size of the roof replacements, construction will occur over two consecutive summers. Staging areas will be strictly defined and coordinated with campus to ensure pedestrian safety and underground utilities are protected as roof replacement proceeds. Roofing work must be coordinated around electrical conduits that run across the roofing surface, mechanical equipment curbs, and other roof penetrations.

The Anderson Library roof drains are not sufficient and lack the capacity to meet current plumbing code. Areas of the roof are susceptible to flooding with storm water ponding up to 18-inches deep during heavy rainfall events. The roof lacks an emergency overflow, resulting in the need to install scuppers. Leaking caused by the roofs on both building is resulting in damage to ceiling tiles and drywall in classrooms and conference rooms. The results of a nuclear moisture meter scan of the roof showed that multiple sections are more than 35% saturated, exceeding guidelines for potential repair options. Staff have also inspected the Center for the Arts roof and acknowledge that the roof is past its life span the proper course of correction is a new roof. A nuclear moisture meter scan was completed, and the roof was found to be more than 60% saturated in multiple areas with a total saturation of more than 31% and near the DFD threshold for replacement.

Budget/Schedule:

Construction	\$1,929,400
Design	\$130,400
DFD Mgt	\$88,800
Contingency	\$289,500
Other Fees	\$22,600
TOTAL	\$2,460,700

SBC Approval	May 2021
A/E Selection	Jun 2020
Bid Opening	Nov 2021
Start Construction	May 2022
Substantial Completion	Aug 2023
Final Completion	Dec 2023

Previous Action: None.

Utility Repair and Renovation:**UW-Oshkosh – Heating Plant Steam Tunnel Repairs (19D1U):****Project Description and Justification:**

This project performs structural repairs and waterproofing to an underground utility tunnel (~725 LF) serving the Heating Plant on the Oshkosh campus. The project's scope includes repairing the tunnel's ceiling and concrete structural walls, removing a small retaining wall, excavating along the tunnel route, and waterproofing new roofing and wall sections. Steam and condensate line support brackets and anchors will be replaced as needed. As part of the project, a 150 LF branch of the tunnel near the Nursing Education Building will be abandoned.

This tunnel was originally constructed in 1965 along with the central Heating Plant. Structural repairs, lighting upgrades, and utility support repairs/replacement were conducted in 2007. This tunnel supports the high-pressure steam distribution for the campus. Its condition is deteriorating rapidly as areas of concrete wall and ceiling are falling off in chunks along with supports for the steam and condensate lines. There are several areas where the walls are caving in and will need to be replaced, as well as sections that have spalling concrete with varying degrees of degradation. These areas should be reviewed to improve the water proofing to reduce the continued damage to the structure.

Budget/Schedule:

Construction	\$479,900
Design	\$57,900
DFD Mgt	\$22,600
Contingency	\$84,600
TOTAL	\$645,000

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

Previous Action: None.

UW-Stout – Electrical Distribution Utility Pit Renovation (20B2H):**Project Description and Justification:**

This project modernizes and rearranges two portions of the campus electrical primary distribution including utility pits 22 and 23 along Broadway Street and utility pit 33 outside of

the Applied Arts building. Project work includes replacement of underground primary feeders and partial duct bank serving multiple buildings with new pad mount switches from utility pits 22, 23, and 33. The underground junction bar taps will be eliminated within the utility pits and the primary electrical 4,160-volt switchgear will be replaced in the Applied Arts vault.

This project modernizes and rearranges two portions of the campus electrical primary distribution serving the Stout campus. This project includes three utility pits: 22 and 23 located along Broadway Street, and 33 located outside the Applied Arts building. The project’s scope includes replacing underground electrical power cables, replacing underground taps, and installing fencing and landscaping to cover exterior pad mounted switches.

Portions of the underground electrical distribution system and utility pits pose an unsafe environment for maintenance staff. The electrical pits on 10th Avenue heading south have standing water submerging the cables. Pumping to remove the water is necessary when entering the pits. These unsafe environments are exacerbated when maintenance staff are required to enter the utility pits on short notice. Campus electricians have been forced to enter the electrical pits under emergency and urgent conditions several times to switch feeder taps because the electrical vault in Jarvis Hall flooded or because a feeder cable to McCalmont Hall failed. This project would greatly improve safety conditions and allow better management of the campus electrical grid. Improved switching allows for looping feeders and isolated buildings. The isolation of a building allows campus to preform preventive maintenance of the transformer and main switch gear without disturbing several buildings.

Budget/Schedule:

Construction	\$740,000
Design	\$99,700
DFD Mgt	\$33,700
Contingency	\$101,400
TOTAL	\$974,800

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

Previous Action: None.

Programmatic Remodeling:

UW-Milwaukee – Golda Meir Library Renovation for Archives (17I1M):

Project Description and Justification:

This project remodels the southwest portion of Golda Meir Library’s third floor to consolidate the archives collections, staff, and public services operations. The open library areas will be converted into to enclosed spaces with all new architectural finishes and extension of the electrical power, lighting, fire alarm, and telecommunication distribution systems and devices. The mechanical and plumbing systems will be modified to serve the newly remodeled spaces for staff and public use. A new dedicated air handling unit will be installed to serve the remodeled archives collections area to stabilize and maintain the required temperature and humidity levels throughout the year and resolve the current seasonal fluctuations.

In 2015, the UW-Milwaukee Libraries Master Plan was developed to reorganize the libraries, gain efficiencies, and accommodate current and future space needs. The archives and special collections are currently separate operations and spread across multiple areas of the library, each with their own department head, staff, collection storage areas, and reading rooms. Despite this administrative and physical separation, there is a history of active collaboration for collection development, management, and storage, access policies, and class instruction. Consolidating these spaces will provide improved access for instruction and research, reduce duplication of similar spaces, and will allow targeted temperature and humidity control by co-locating sensitive archival materials.

Budget/Schedule:

Construction	\$2,132,000
Design	\$157,000
DFD Mgt	\$94,000
Contingency	\$216,100
Equipment	\$255,800
Other Fees	\$20,100
TOTAL	\$2,875,000

SBC Approval	May 2021
A/E Selection	Oct 2017
Bid Opening	Jul 2021
Start Construction	Oct 2021
Substantial Completion	Mar 2022
Final Completion	Jun 2022

Previous Action: None.

UW-Platteville – Physician Assistant Program Space Remodeling (20D3C):

Project Description and Justification:

This project remodels approximately 7,234 GSF of Ullrich Hall’s first floor to create a new home for the Physician Assistant Program. The space includes a neuroscience laboratory, a clinical examination suite, a lecture room with streaming video capabilities, preparation and storage spaces, student study spaces, a locker room, and a breakroom. These spaces will be designed to meet the program accreditation standards and be operational by May 2022. Four existing offices will be reallocated and assigned to this program’s faculty with no project work required.

This Physician Assistant Program is a collaboration between UW-Madison and UW-Platteville and currently has no dedicated space, which is required by the accrediting authority. The collaboration focuses on addressing the shortage of physician assistants in underserved rural areas and students earn degrees through UW-Madison's nationally recognized program by attending classes at UW-Platteville. There has been a demonstrated need for increasing the number of physician assistants both in Wisconsin (29%) and nationwide (37%) through the U.S. Bureau of Labor statistics. This need is more acute in rural areas where 20% of the current workforce is nearing the retirement age and burnout rate is much higher due to the increased workload and stress.

Budget/Schedule:

Construction	\$1,231,000
Design	\$125,500
DFD Mgt	\$55,200
Contingency	\$147,300
Equipment	\$945,000
TOTAL	\$2,504,000

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

Previous Action: None.

Energy Conservation:**UW-Stevens Point – Solar Photovoltaic Array and Lighting Upgrades (2012Y):****Project Description and Justification:**

This project implements four energy conservation measures based on a recently completed investment grade energy audit of 13 residence halls (804,178 GSF), the 601 Division Street building, and three gymnasiums in Marshfield Clinic Champions Hall. Energy savings will be achieved by upgrading interior lighting systems in audited spaces to LED technology and installing a new 165-kilowatt solar photovoltaic array on the roof of the Chemistry/Biology building. UW-Stevens Point will own, operate, and maintain the solar array. All electricity production will be consumed by the campus, minimizing the amount of electricity to be purchased from the local utility. Work includes planning, design, engineering, equipment purchase, installation, and commissioning of the solar photovoltaic and LED lighting systems. Resulting light levels in the gymnasiums of Marshfield Clinic Champions Hall will comply with Illuminating Engineering Society Handbook and NCAA Standard Intercollegiate Play requirements. It is estimated that project will produce energy cost savings of \$140,280 annually. The projected payback period for this project is 15.8 years.

In accordance with energy performance contracting guidelines, documented annual energy cost savings will pay for the bonds used to finance the project within a maximum simple payback of 16 years without up-front capital cost. The savings are to be measured, verified, and guaranteed by the Energy Service Company (ESCO). Franklin Energy, DOA's independent energy conservation consultant, has reviewed this proposal and found no issues with this project.

Budget/Schedule:

Construction	\$2,114,575
DFD Mgt	\$43,560
Contingency	\$63,865
TOTAL	\$2,222,000

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

Previous Action: None.

BUILDING COMMISSION REQUESTS / ITEMS

May 26, 2021

Subcommittee

Full Commission

OTHER BUSINESS

32. UW-Madison – Van Hise Hall Precast Concrete Panels
Emergency Project Report

No Action Required.

No Action Required.

**STATE BUILDING COMMISSION
MAY 2021
OTHER BUSINESS ITEM #32**

AGENCY: University of Wisconsin System

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

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

LOCATION: UW-Madison, Dane County

PROJECT REQUEST: No Action Required - Informational Item Only

PROJECT NUMBER: 21D2P

DISCUSSION:

On April 4, 2021, two precast concrete panels broke off the side of Van Hise Hall on the UW-Madison campus landing almost directly in front of the main entrance to the building. The following day, at the Department of Administration's direction, a structural engineer expert, GRAEF, investigated the cause of this incident and examined other similar precast panels installed on the exterior of the building. GRAEF issued a report indicating concerns with the integrity and quality of the precast concrete panels and connections and recommended restricting access to the facility and immediate removal due to the potential of additional future failures.

Van Hise Hall is one of the most highly trafficked buildings on the UW-Madison campus. As such, the precast concrete panels in and around areas of ingress and egress at Van Hise Hall in their current condition pose an immediate threat to public health, welfare and safety.

On April 8, 2021, pursuant to section 16.855(16)(a) of the Wisconsin Statutes Governor Evers declared an emergency situation because the damage may have resulted in substantial injury or harm to the population or substantial damage to or loss of property, and which required construction work to commence as soon as possible to remove all precast concrete panels in and around areas of ingress and egress of Van Hise Hall. As part of this order all repair work in lieu of building commission approval under section 13.48(10), and for such purposes, was authorized up to \$500,000 from agency revenue sources to complete this work.

On Tuesday, April 13, 2021, the DOA received two bids from certified contractors to complete this emergency work. JP Cullen and Sons was selected as the contractor to complete this project and was awarded the contract. They were mobilized on site that same week and began removing the 21 concrete panels on the 3rd and 4th floors of the building. In the interests of public safety, a change order was issued to remove the remaining 48 panels from the building while remaining within the \$500,000 allowable budget under the emergency action. This work was substantially completed during the week of May 10th, 2021. Occupancy to the building was granted on May 17th, 2021.

