



# State of Wisconsin Building Commission

TONY EVERS  
Governor

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

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

**Thursday, May 9, 2019**

**9:30 a.m.**

**Room 330SW  
State Capitol**

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

**Thursday, May 9, 2019**

**10:30 a.m.**

**Room 330SW  
State Capitol**

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

**Thursday, May 9, 2019**

**1:30 p.m.**

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

**BUILDING COMMISSION REQUESTS / ITEMS**

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May 9, 2019

Subcommittee

Full Commission

The Secretary requests approval of the minutes of February 20 and March 20, 2019.

No action required.

**DEBT MANAGEMENT**

1. General Obligation Authorizing Resolution – 2019 State of Wisconsin Building Commission Resolution 4 authorizes the issuance and sale of General Obligations in an amount not to exceed \$263,440,000, in fixed or variable rate form, to fund the construction or improvements of facilities, grants and acquisition of land for state-wide purposes.

No action required.

May 9, 2019

Subcommittee

Full Commission

**ADMINISTRATIVE AFFAIRS**

**Department of Administration**

2. Small Project Program Funding Request – The Department of Administration requests the release of \$20,000,000 2017-19 All Agency GFSB funding and the authority to allow the Division of Facilities Development and Management to transfer funds between Small Project accounts:
- a) \$11,000,000 Z060 Facilities Repair/Wisbuild to Z070 SP Facility Repair/Renovation
  - b) \$6,000,000 Z080 Utility Repair/Renovation to Z090 SP Utility Repair/Renovation
  - c) \$2,000,000 Z100 Health and Safety to Z110 SP Health and Safety
  - d) \$1,000,000 Z060 Facilities Repair/Wisbuild to Z260 SP Facility Repair Roofing

DNR Stewardship Funding Transfer – The Department of Administration, on behalf of the Department of Natural Resources is requesting the release of \$1,101,100 of Stewardship funding from TA28 Stewardship to TA29 Small Projects Stewardship.

DNR Stewardship Funding Transfer – The Department of Administration, on behalf of the Department of Natural Resources is requesting the release of \$400,000 of Stewardship funding from TA710 Stewardship for Small Projects Parks Water Infrastructure.



## State of Wisconsin Building Commission

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### REQUEST #2

Date: May 9, 2019  
To: SBC Members  
From: Naomi De Mers, Secretary  
Subject: Small Project Program Funding Transfer Request for the May 2019 State Building Commission Meeting

Small Project Program Funding Request - The Department of Administration requests the release of \$20,000,000 2017-19 All Agency GFSB funding and the authority to allow the Division of Facilities Development and Management to transfer funds between Small Project accounts:

\$11,000,000 Z060 Facilities Repair/Wisbuild to Z070 SP Facility Repair/Renovation

\$6,000,000 Z080 Utility Repair/Renovation to Z090 SP Utility Repair/Renovation

\$2,000,000 Z100 Health and Safety to Z110 SP Health and Safety

\$1,000,000 Z060 Facilities Repair/Wisbuild to Z260 SP Facility Repair Roofing

DNR Stewardship Funding Transfer – The Department of Administration, on behalf of the Department of Natural Resources is requesting the release of \$1,101,100 of Stewardship funding from TA28 Stewardship to TA29 Small Projects Stewardship.

DNR Stewardship Funding Transfer – The Department of Administration, on behalf of the Department of Natural Resources is requesting the release of \$400,000 of Stewardship funding from TA710 Stewardship for Small Projects Parks Water Infrastructure.

Agencies and statewide institutions submit funding requests for small maintenance and repair projects through this program. Approved projects include a wide range of facility repairs and improvements.

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

This is the third requested release of funds from the 2017-19 Capital Budget for the Small Project Program. Prior to this request, the last request for a small projects allocation was in June 2018.

State agencies have opened 314 small projects with an estimated budget of \$28.8 million (all funds) from June 2018 to March 2019.

Of this total, UW System campuses were the largest user of the small projects program having opened 113 projects totaling \$8.6 million (all funds), or 30% of the total initiated since June 2018.

Second to UW System, the Department of Corrections opened 48 projects with an estimated budget of \$3.9 million (all funds), representing 14% of the total.

The third largest user of the small projects program since June 2018 has been the Department of Administration. Since June 2018 the Department of Administration established 46 projects with an estimated budget of \$3.7 million (all funds).

Taken together, these three agencies represent 207 projects, totaling \$16.2 million (all funds) or approximately 57% of the total. The other 12 agencies that have established projects since June 2018 (DHS, DMA, DOT, ECB, etc.) initiated 107 projects with an estimated budget of \$12.6 million (all funds).

BUILDING COMMISSION REQUESTS / ITEMS

May 9, 2019

Subcommittee

Full Commission

3. Department of Administration – State Capitol Fire Alarm System Upgrades – Request authority to construct Fire Alarm System Upgrades at the State Capitol for an estimated total cost of \$557,000 GFSB.

**AGENCY REQUEST FOR  
STATE BUILDING COMMISSION ACTION  
MAY 2019  
REQUEST #3**

**AGENCY:** Department of Administration

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

**DFDM CONTACT:** RJ Binau, (608) 267-6927, [rj.binau@wisconsin.gov](mailto:rj.binau@wisconsin.gov)

**LOCATION:** State Capitol, Dane County

**PROJECT REQUEST:** Request authority to construct Fire Alarm System Upgrades at the State Capitol for an estimated total cost of \$557,000 GFSB.

**PROJECT NUMBER:** 18C1V

**PROJECT DESCRIPTION:**

This project upgrades the existing fire alarm system at the State Capitol. Project scope provides fire panel upgrades as well as new end devices/detectors necessary to provide a fully functioning system. The project includes a complete installation of proposed system equipment, fire system database transfer, programming, commissioning, and 100% field device inspection. The project also provides for the replacement of manual pull-stations, control/monitor modules associated with flow and tamper switches and all monitor modules associated with the VESDA (pre-initiation) system. The current infrastructure (conduit/wiring, field initiating devices), as well as, existing strobes, horns, speakers and combined devices, will be retained and used in the new system.

**PROJECT JUSTIFICATION:**

The 531,315 GSF Wisconsin State Capitol was constructed from 1906 through 1917 and is listed on the National and State Registers of Historic Places. This project updates the State Capitol fire alarm system to ensure the safety of tenants and visitors, as well as to protect the State's most important historic building and its assets.

A recent annual fire alarm detector test showed that more than 50% of the detector heads in the State Capitol were not within an acceptable range for smoke/heat sensitivity due to age and obsolescence. The manufacturer of the existing fire alarm control panels has provided notification that the panels will no longer be supported as of 2020. The manual pull stations and control/monitor modules have reached the end of their life expectancy and need replacement. The devices that interface to the existing control panels will continue to be available for the next 10 years. As a result, a total fire alarm system replacement is not necessary, thus this project request enables migration to a modern system while extending the life of existing field wiring, cabinets, initiating and notification devices.

**BUDGET/SCHEDULE:**

Construction	\$450,000
Design	\$42,000
DFDM Mgt	\$20,000
Contingency	\$45,000
<b>TOTAL</b>	<b>\$557,000</b>

SBC Approval	May 2019
A/E Selection	May 2018
Bid Opening	Sep 2019
Start Construction	Nov 2019
Substantial Completion	Dec 2020
Final Completion	Jan 2021

**PREVIOUS ACTION:** None.



BUILDING COMMISSION REQUESTS / ITEMS

May 9, 2019

Subcommittee

Full Commission

**Department of Corrections**

4. Taycheedah Correctional Institution – Gower Hall Steam Repair – Request authority to construct the Gower Hall Steam Repair project for an estimated total cost of \$354,000 GFSB.

In June 2018, this project was approved as a small project for \$300,000 GFSB.

**AGENCY REQUEST FOR  
STATE BUILDING COMMISSION ACTION  
MAY 2019  
REQUEST #4**

**AGENCY:** Department of Corrections

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

**DFDM CONTACT:** RJ Binau, (608) 267-6927, [rj.binau@wisconsin.gov](mailto:rj.binau@wisconsin.gov)

**LOCATION:** Taycheedah Correctional Institution, Fond Du Lac County

**PROJECT REQUEST:** Request authority to construct the Gower Hall Steam Repair project for an estimated total cost of \$354,000 GFSB.

**PROJECT NUMBER:** 18E2T

**PROJECT DESCRIPTION:**

This project will remove approximately 190 lineal feet of existing steam box conduit and replace with new direct buried conduit consisting of a 3" low pressure steam and 1-1/2" pump condensate return between Simpson Hall and Gower Hall.

**PROJECT JUSTIFICATION:**

The existing steam box conduit between Simpson Hall and Gower Hall is experiencing ground water leaks evidenced by pluming steam during wet episodes. This pluming steam is detrimental to the pipe and equipment in the Gower building. The steam pipe has been repaired twice, most recently in September of 2017. The steam and condensate lines were found to be in poor condition and recommended for replacement.

The project was originally approved as a small project with a budget of \$300,000. Bids were received for this project on February 13, 2019. Due to the nature of the project, there are no opportunities to reduce scope through value engineering. This project budget is necessary to accept the low bid received and authorize the project to proceed since it now exceeds the small project threshold.

**BUDGET/SCHEDULE:**

Construction	\$290,000
Design	\$21,200
DFDM Mgt	\$12,800
Contingency	\$30,000
<b>TOTAL</b>	<b>\$354,000</b>

SBC Approval	May 2019
A/E Selection	Jun 2018
Bid Opening	Feb 2019
Start Construction	Jun 2019
Substantial Completion	Aug 2019
Final Completion	Sep 2019

**PREVIOUS ACTION:** In June 2018, this project was approved as a small project for \$300,000 GFSB.

BUILDING COMMISSION REQUESTS / ITEMS

May 9, 2019

Subcommittee

Full Commission

5. Kettle Moraine Correctional Institution – Wastewater Treatment Improvements (Increase) – Request authority to increase the project budget to accept bids received for Wastewater Treatment Improvements by \$340,900 GFSB for a revised estimated total cost of \$2,340,900 GFSB.

In December 2017, the SBC approved the Design Report and authority to construct the project for an estimated total cost of \$2,000,000 GFSB.

This project was enumerated in 2015 Wisconsin Act 55 for \$2,000,000 GFSB.

**AGENCY REQUEST FOR  
STATE BUILDING COMMISSION ACTION  
MAY 2019  
REQUEST #5**

**AGENCY:** Department of Corrections

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

**DFDM CONTACT:** RJ Binau, (608) 267-6927, [rj.binau@wisconsin.gov](mailto:rj.binau@wisconsin.gov)

**LOCATION:** Kettle Moraine Correctional Institution, Sheboygan County

**PROJECT REQUEST:** Request authority to increase the project budget to accept bids received for Wastewater Treatment Improvements by \$340,900 GFSB for a revised estimated total cost of \$2,340,900 GFSB.

**PROJECT NUMBER:** 15H1M

**PROJECT DESCRIPTION:**

This project will construct a second clarifier and associated infrastructure for the current wastewater treatment system at Kettle Moraine Correctional Institution (KMCI). The project scope also includes: site development, associated electrical and plumbing infrastructure, system monitoring, testing and maintenance repairs.

Bids were received on this project on April 16, 2019. While there were enough funds to accept bids received for the construction contract, there were insufficient funds for the project contingency. This increase will allow the project to be completed with original approved scope and intent, and provide an appropriate post-bid contingency needed to address any unforeseen conditions that may arise during construction.

**PROJECT JUSTIFICATION:**

The existing KMCI wastewater treatment system was constructed in 1992 with a single clarifier. The single clarifier is limiting the ability of the institution to perform long-term, regular, preventive maintenance because the system cannot be taken off-line when the institution is occupied. The installation of a second clarifier will provide necessary wastewater treatment redundancy at KMCI and will allow the institution to take one clarifier off-line to perform routine preventive maintenance on the other.

**BUDGET/SCHEDULE:**

Construction	\$1,806,000
Design	\$251,500
DFDM Mgt	\$80,400
Contingency	\$203,000
<b>TOTAL</b>	<b>\$2,340,900</b>

SBC Approval	May 2019
A/E Selection	Oct 2015
Design Report	Dec 2017
Bid Opening	Apr 2019
Start Construction	Jun 2019
Substantial Completion	Apr 2020
Final Completion	May 2020

**PREVIOUS ACTION:** In December 2017, the SBC approved the Design Report and authority to construct the project for an estimated total cost of \$2,000,000 GFSB.

This project was enumerated in 2015 Wisconsin Act 55 for \$2,000,000 GFSB.

BUILDING COMMISSION REQUESTS / ITEMS

May 9, 2019

Subcommittee	Full Commission
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**Department of Health Services**

6. Various All Agency Projects – Request the following:
- a) Authority to construct various All Agency maintenance and repair projects for an estimated total cost of \$14,168,600 (\$9,970,300 GFSB - Utility Repair and Renovation and \$4,198,300 GFSB – Facility Maintenance and Repair);
  - b) Transfer all approved GFSB all agency allocation to the DHS Infrastructure Maintenance Account; and
  - c) Permit the Division of Facilities Development and Management to adjust individual project budgets.

<b>Utility Repair and Renovation</b>		<b>\$9,970,300</b>
SWC	Utility Improvements (\$4,970,300 GFSB)	\$4,970,300
MMHI	MJTC Utility Relocation Phase II (\$5,000,000 GFSB)	\$5,000,000
<b>Facility Maintenance and Repair</b>		<b>\$4,198,300</b>
SRSTC	Buildings A/B Courtyard Improv (\$645,900 GFSB)	\$645,900
CWC	Card Access System (\$564,400 GFSB)	\$564,400
CWC	Plumbing System Improvements (\$2,988,000 GFSB)	\$2,988,000

**AGENCY REQUEST FOR  
STATE BUILDING COMMISSION ACTION  
MAY 2019  
REQUEST #6**

**AGENCY:** Department of Health Services

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

**DFDM CONTACT:** RJ Binau, (608) 267-6927, [rj.binau@wisconsin.gov](mailto: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 \$14,168,600 (\$9,970,300 GFSB - Utility Repair and Renovation and \$4,198,300 GFSB – Facility Maintenance and Repair);
- b) Transfer all approved GFSB all agency allocation to the DHS Infrastructure Maintenance Account; and
- c) Permit the Division of Facilities Development and Management to adjust individual project budgets.

<b>Utility Repair and Renovation</b>				
<b>LOCATION</b>	<b>PROJ. NO.</b>	<b>PROJECT TITLE</b>	<b>GFSB</b>	<b>TOTAL</b>
Southern Wisconsin Center (Racine Co.)	18G1O	Utility Improvements	\$4,970,300	\$4,970,300
Mendota Mental Health Institute (Dane Co.)	19C1Z	Mendota Juvenile Treatment Center Utility Relocation Phase II – Civil Utilities	\$5,000,000	\$5,000,000
<b>Utility Repair and Renovation Total</b>			<b>\$9,970,300</b>	<b>\$9,970,300</b>

<b>Facility Maintenance and Repair</b>				
<b>LOCATION</b>	<b>PROJ. NO.</b>	<b>PROJECT TITLE</b>	<b>GFSB</b>	<b>TOTAL</b>
Sand Ridge Secure Treatment Center (Juneau Co.)	18D1U	Buildings A and B Courtyard Improvements	\$645,900	\$645,900
Central Wisconsin Center (Dane Co.)	18G1N	Card Access System	\$564,400	\$564,400
Central Wisconsin Center (Dane Co.)	18G1V	Plumbing System Improvements	\$2,988,000	\$2,988,000
<b>Facility Maintenance and Repair Total</b>			<b>\$4,198,300</b>	<b>\$4,198,300</b>

## Utility Repair and Renovation

### **Southern Wisconsin Center – Utility Improvements (18G10):**

#### **Project Description and Justification:**

This project will replace 700 feet of steam and condensate distribution piping, 2,600 feet of domestic water piping, and install 500 feet of chilled water supply and return piping. The existing high-pressure steam and condensate piping will be replaced with direct buried steam conduits. One steam vault will be replaced, and temporary steam piping will be provided to maintain a supply of steam to the long-term residential buildings during construction. Older 6” water mains throughout the campus will be replaced with 8” sized lines and associated valves. Finally, chilled water service from the central chilled water plant will be extended to the long-term residential buildings. The existing chiller at the long-term residential buildings will be integrated into the campus chilled water system. Mechanical equipment and controls for the existing chiller will be upgraded.

This project is required to maintain critical infrastructure that supports the Southern Wisconsin Center campus. The existing steam and condensate lines are over 60 years old and have experienced more frequent failures. The facility has had numerous domestic water main failures in the past. Replacing the older cast iron water mains that are brittle and prone to failure will eliminate this issue. Currently the long-term residential buildings are served by one chiller with no redundant source of chilled water. A failure of the existing chiller could compromise life safety of the residents during extremely hot weather. All of these improvements will improve the reliability of these systems and enhance the physical environment of the facility for the developmentally disabled persons who live there.

#### **Budget/Schedule:**

Construction	\$4,125,800
Design	\$205,400
DFDM Mgt	\$181,500
Contingency	\$412,600
Other Fees	\$45,000
<b>TOTAL</b>	<b>\$4,970,300</b>

SBC Approval	May 2019
A/E Selection	Aug 2018
Bid Opening	Jul 2019
Start Construction	Aug 2019
Substantial Completion	Jun 2020
Final Completion	Dec 2020

**Previous Action:** None.

### **Mendota Juvenile Treatment Center Utility Relocation Phase II – Civil Utilities (19C1Z):**

#### **Project Description and Justification:**

This project will relocate steam/condensate lines, electrical and signal duct package, domestic water, sanitary sewer and storm sewer surrounding the existing MJTC building to make room for the new juvenile treatment facility addition. Also included with the project will be accommodations for temporary utilities as required to maintain services to Building 14. These utilities need to be relocated prior to start of construction on the MJTC expansion.



This project is required to facilitate the expansion of the MJTC as directed by 2017 Wisconsin Act 185. The expansion will be located adjacent to the existing MJTC facility in order to create an MJTC campus on the grounds of MMHI. Clearing the site and relocating utilities in 2019 will expedite construction of the new building (under separate contract).

**Budget/Schedule:**

Construction	\$3,866,000	SBC Approval	May 2019
Design	\$328,700	A/E Selection	May 2019
DFDM Mgt	\$177,900	Bid Opening	Aug 2019
Contingency	\$580,000	Start Construction	Sep 2019
Other Fees	\$47,400	Substantial Completion	Jan 2020
<b>TOTAL</b>	<b>\$5,000,000</b>	Final Completion	Jul 2020

**Previous Action:** None.

**Facility Maintenance and Repair**

**Sand Ridge Secure Treatment Center – Buildings A and B Courtyard Improvements (18D1U):**

**Project Description and Justification:**

This project will rebuild eight concrete courtyards that are adjacent to Buildings A and B. The courtyards will be demolished and replaced in kind. Storm water drainage will be added to each courtyard and will be connected to the existing storm sewer system. The security door and frame to each courtyard will be replaced. Fences at five courtyards will also be replaced.

This project is required to maintain a secure and safe environment at the courtyards. The concrete floors have cracked and heaved. The exterior doors and frames have been repaired several times due to corrosion and are losing their structural integrity. The existing courtyard fences have settled causing gates not to function and creating large gaps between the fence and walls creating security concerns.

**Budget/Schedule:**

Construction	\$504,100	SBC Approval	May 2019
Design	\$64,100	A/E Selection	Jun 2018
DFDM Mgt	\$22,200	Bid Opening	Jul 2019
Contingency	\$50,500	Start Construction	Sep 2019
Other Fees	\$5,000	Substantial Completion	Apr 2020
<b>TOTAL</b>	<b>\$645,900</b>	Final Completion	Oct 2020

**Previous Action:** None.

**Central Wisconsin Center - Card Access System (18G1N):**

**Project Description and Justification:**

This project will install a card access system for the monitoring and control of all exterior and critical interior doors at Central Wisconsin Center (CWC). Access control panels and associated power supplies will be installed in each building. Door operator controls will be integrated into a single access control system so that access to certain areas is only allowed by qualified staff. Network electronics will be added or upgraded.

This project is required to provide safety and security for residents and staff at CWC. Currently a single key can open most exterior doors. If a key goes missing, it presents a significant security risk to residents and staff. If a key is lost, all exterior doors must be rekeyed. A new card access system will allow disabling of a single missing card, resulting in a quicker response at much less expense. Additionally, providing the ability to monitor the doors will prevent unauthorized access and prolonged response if a door is inadvertently left open. This system will greatly enhance campus security.

**Budget/Schedule:**

Construction	\$440,000
Design	\$60,000
DFDM Mgt	\$19,400
Contingency	\$45,000
<b>TOTAL</b>	<b>\$564,400</b>

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

**Previous Action:** None.

**Central Wisconsin Center – Plumbing System Improvements (18G1V):**

**Project Description and Justification:**

This project will upgrade aspects of the existing plumbing system so that it is aligned with current practices in healthcare facilities. Water heaters and storage tanks will be replaced with semi instantaneous models. Mixing valves will be installed at points of use so that water can be distributed at temperatures that are typical in a healthcare facility and tempered at the point of use. The project will demolish seldom used supply piping and fixtures. Hot water piping, service main flush lines, water softeners, and valves will be upgraded to improve system performance and reliability.

This project is required to maintain the plumbing system so that it is reliable and remains code compliant. The plumbing system is original to the buildings and sections of it require replacement at this time. The Central Wisconsin Center is a facility for the developmentally disabled and is home to over 200 residents. These repairs to the plumbing system will maintain the physical environment so that this DHS facility complies with the Centers for Medicare and Medicaid Services Conditions of Participation.

**Budget/Schedule:**

Construction	\$2,420,000
Design	\$215,000
DFDM Mgt	\$106,500
Contingency	\$242,000
Other Fees	\$4,500
<b>TOTAL</b>	<b>\$2,988,000</b>

SBC Approval	May 2019
A/E Selection	Nov 2018
Bid Opening	Nov 2019
Start Construction	Jan 2020
Substantial Completion	Aug 2020
Final Completion	Feb 2021

**Previous Action:** None.

BUILDING COMMISSION REQUESTS / ITEMS

May 9, 2019

Subcommittee

Full Commission

**Department of Military Affairs**

7. Various All Agency Projects – Request the following:
- a) Authority to construct various All Agency maintenance and repair projects for an estimated total cost of \$3,584,800 (\$877,360 GFSB and \$2,707,440 FED);
  - b) Transfer all approved GFSB all agency allocation to the DMA Infrastructure Maintenance appropriation; and
  - c) Permit the Division of Facilities Development and Management to adjust individual project budgets.

<b>Facility Maintenance and Repair</b>		<b>\$3,093,600</b>
Madison	Roof Replacement	\$2,099,200
Wright St	(\$524,800 GFSB; \$1,574,400 FED)	
Tomah	Roof Replacement	\$378,000
Readiness	(\$189,000 GFSB; \$189,000 FED)	
Kenosha	Vehicle Exhaust System Replacement	\$562,400
FMS 6	(\$562,400 FED)	
<b>Utility Repair and Renovation</b>		<b>\$545,200</b>
Wis. Rapids	Resurface POV/MVSC Parking Lot	\$545,200
Readiness	(\$163,560 GFSB; \$381,640 FED)	

**AGENCY REQUEST FOR  
STATE BUILDING COMMISSION ACTION  
MAY 2019  
REQUEST #7**

**AGENCY:** Department of Military Affairs

**DMA CONTACT:** COL Daniel Pulvermacher, (608) 242-3365,  
[daniel.l.pulvermacher.mil@mail.mil](mailto:daniel.l.pulvermacher.mil@mail.mil)

**DFDM CONTACT:** RJ Binau, (608) 267-6927, [rj.binau@wisconsin.gov](mailto: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 \$3,584,800 (\$877,360 GFSB and \$2,707,440 FED);
- b) Transfer all approved GFSB all agency allocation to the DMA Infrastructure Maintenance appropriation; and
- c) Permit the Division of Facilities Development and Management to adjust individual project budgets.

<b>Facility Maintenance and Repair</b>					
<b>LOCATION</b>	<b>PROJ. NO.</b>	<b>PROJECT TITLE</b>	<b>GFSB</b>	<b>FED</b>	<b>TOTAL</b>
Madison 1420 Wright Street (Dane Co.)	18C2I	Roof Replacement	\$524,800	\$1,574,400	\$2,099,200
Tomah Readiness Center (Monroe Co.)	18F2V	Roof Replacement	\$189,000	\$189,000	\$378,000
Kenosha FMS 6 (Kenosha Co.)	18H2K	Vehicle Exhaust System Replacement	\$0	\$562,400	\$562,400
<b>Facility Maintenance and Repair Total</b>			<b>\$713,800</b>	<b>\$2,325,800</b>	<b>\$3,093,600</b>

<b>Utility Repair and Renovation</b>					
<b>LOCATION</b>	<b>PROJ. NO.</b>	<b>PROJECT TITLE</b>	<b>GFSB</b>	<b>FED</b>	<b>TOTAL</b>
Wisconsin Rapids Readiness Center & FMS 14 (Wood Co.)	18C1A	Resurface POV/ MVSC Parking Lot	\$163,560	\$381,640	\$545,200
<b>Utility Repair and Renovation Total</b>			<b>\$163,560</b>	<b>\$381,640</b>	<b>\$545,200</b>

## Facility Maintenance and Repair

### Madison 1420 Wright Street –Roof Replacement (18C2I):

#### **Project Description and Justification:**

This project will replace approximately 45,000 square feet of asphalt bitumen roof system at all areas of the building, excluding the recent addition on the North side of the building. The new roof will consist of a 60-mil black EPDM thermoset single-ply fully adhered roof membrane, with tapered insulation and new deck sheathing mechanically attached over the existing concrete deck. New curbs, pre-finished sheet metal flashings and roof drains will also be installed.

Roof drains are filled with coal tar bitumen, therefore are not draining properly. The existing built up roof is leaking and has reached the end of its service life.

#### **Budget/Schedule:**

Construction	\$1,735,000
Design	\$138,800
DFDM Mgt	\$75,400
Contingency	\$150,000
<b>TOTAL</b>	<b>\$2,099,200</b>

SBC Approval	May 2019
A/E Selection	Nov 2018
Bid Opening	Sep 2019
Start Construction	Apr 2020
Substantial Completion	Jul 2020
Final Completion	Sep 2020

**Previous Action:** None.

### Tomah Readiness Center – Roof Replacement (18F2V):

#### **Project Description and Justification:**

This project will remove approximately 15,000 square feet of four-ply asphalt roof system including insulation. Install new flat roof system to be fully-adhered Ethylene-Propylene-Diene-Monomer (EPDM) membrane, 60 mils thick. Mechanically fasten new rigid insulation to achieve minimum total R-value of 25. Replace roof drains. Provide new flashings, pipe boots, counter-flashings, and other roof accessories as required to achieve manufacturer's warranty.

Existing roofing material is starting to disintegrate. The roof drains are deteriorating and need to be replaced. The roof has reached the end of its service life.

#### **Budget/Schedule:**

Construction	\$308,500
Design	\$25,000
DFDM Mgt	\$13,600
Contingency	\$30,900
<b>TOTAL</b>	<b>\$378,000</b>

SBC Approval	May 2019
A/E Selection	Aug 2018
Bid Opening	Jul 2019
Start Construction	Sep 2019
Substantial Completion	Dec 2019
Final Completion	Feb 2020

**Previous Action:** None.

**Kenosha Field Maintenance Shop 6 – Vehicle Exhaust System Replacement (18H2K):**

**Project Description and Justification:**

This project will replace inoperable vehicle exhaust system to bring into compliance with OSHA and NGB Standards. Work includes replacement of the exhaust fans and make-up air handling units serving the maintenance garage area; new direct digital controls, adjustments and/or tie in to the building’s HVAC system, replace tailpipe local exhaust ventilation systems and addition of exhaust system for wash bay area that did not have exhaust capability.

The National Guard Industrial Hygiene office has identified these ventilation systems as not meeting OSHA or NGB requirements. Exhaust ventilation system currently in place cannot safely handle the volume of fumes produced from vehicles while working. The DDC system will need modifications to facilitate new exhaust and HVAC control systems. This issue is one of safety, health and welfare.

**Budget/Schedule:**

Construction	\$415,000
Design	\$66,000
DFDM Mgt	\$19,100
Contingency	\$62,300
<b>TOTAL</b>	<b>\$562,400</b>

SBC Approval	May 2019
A/E Selection	Sep 2018
Bid Opening	Aug 2019
Start Construction	Oct 2019
Substantial Completion	Feb 2020
Final Completion	Apr 2020

**Previous Action:** None.

**Utility Repair and Renovation**

**Wisconsin Rapids Readiness Center and Field Maintenance Shop 14 – Resurface POV/MVSC Parking Lot (18C1A):**

**Project Description and Justification:**

This project will reconstruct the privately owned vehicle/motor vehicle storage compound (POV/MVSC) parking areas to improve the surface drainage and pavement conditions. The parking area will have a new concrete drive lane installed, and the gravel parking lanes will be regraded to improve drainage. A bioretention basin will be added to each parking area to provide water quality improvements required by the WDNR. New pole-mounted light fixtures will be added to the POV parking lot as well.

Parking for this facility is very limited and soldiers must park across the road. This project will increase the efficiency of the parking and will make it easier to move around the compound and parking areas. The drainage for the site is very poor and often storm water will drain into outbuildings and the armory itself. In the winter this poor drainage results in doors freezing to the ground and damage to the structure. The FMS MVSC fuel and oil water separator gets blocked from all the material being deposited from snow removal operations in the winter.

**Budget/Schedule:**

Construction	\$406,100
Design	\$54,900
DFDM Mgt	\$18,700
Contingency	\$61,000
Other Fees	\$4,500
<b>TOTAL</b>	<b>\$545,200</b>

SBC Approval	May 2019
A/E Selection	Sep 2018
Bid Opening	Oct 2019
Start Construction	Apr 2020
Substantial Completion	Jul 2020
Final Completion	Sep 2020

**Previous Action:** None.



BUILDING COMMISSION REQUESTS / ITEMS

May 9, 2019

Subcommittee

Full Commission

**Department of Natural Resources**

8. Various All Agency Projects – Request the following:

- a) Authority to construct various All Agency maintenance and repair projects for an estimated total cost of \$3,832,600 (\$3,509,200 STWD and \$323,400 PR-CASH);
- b) Transfer all approved GFSB all agency allocation to the DNR Infrastructure Maintenance appropriation; and
- c) Allow the Division of Facilities Development and Management to adjust individual project budgets.

<b>Facility Maintenance and Repair</b>		<b>\$3,832,600</b>
Horicon Marsh	New Palmatory Picnic Shelter (\$1,600 PR-CASH; \$500,000 STWD)	\$501,600
Peninsula State Park	Vault Toilet Replacement (\$1,250,000 STWD)	\$1,250,000
South Central	Vault Toilet Replacement (\$1,571,000 STWD)	\$1,571,000
Southeast	Vault Toilet Replacement (\$321,800 PR-CASH; \$188,200 STWD)	\$510,000

**AGENCY REQUEST FOR  
STATE BUILDING COMMISSION ACTION  
MAY 2019  
REQUEST #8**

**AGENCY:** Department of Natural Resources

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

**DFDM CONTACT:** RJ Binau, (608) 267-6927, [rj.binau@wisconsin.gov](mailto:rj.binau@wisconsin.gov)

**PROJECT REQUEST:** Request the following:

- a) Authority to construct various All Agency maintenance and repair projects for an estimated total cost of \$3,832,600 (\$3,509,200 STWD and \$323,400 PR-CASH);
- b) Transfer all approved GFSB all agency allocation to the DNR Infrastructure Maintenance appropriation; and
- c) Allow the Division of Facilities Development and Management to adjust individual project budgets.

<b>Facility Maintenance and Repair</b>					
<b>LOCATION</b>	<b>PROJ. NO.</b>	<b>PROJECT TITLE</b>	<b>PR-CASH</b>	<b>STWD</b>	<b>TOTAL</b>
Horicon Marsh Wildlife Area (Dodge Co.)	17L1O	New Palmatory Picnic Shelter	\$1,600	\$500,000	\$501,600
Peninsula State Park (Door Co.)	18I1K	Vault Toilet Replacement	\$0	\$1,250,000	\$1,250,000
South Central Region	18H1E	Vault Toilet Replacement	\$0	\$1,571,000	\$1,571,000
Southeast Region	18H1U	Vault Toilet Replacement	\$321,800	\$188,200	\$510,000
<b>Facility Maintenance and Repair Total</b>			<b>\$323,400</b>	<b>\$3,509,200</b>	<b>\$3,832,600</b>

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

**Project Description and Justification:**

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

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

**Budget/Schedule:**

Construction	\$393,500
Design	\$51,300
DFDM Mgt	\$17,400
Contingency	\$39,400
<b>TOTAL</b>	<b>\$501,600</b>

SBC Approval	May 2019
A/E Selection	Jan 2018
Bid Opening	Oct 2019
Start Construction	Mar 2020
Substantial Completion	Jun 2020
Final Completion	Jul 2020

**Previous Action:** None.

**Peninsula State Park – Vault Toilet Replacement (18I1K):****Project Description and Justification:**

This project will replace various vault toilet facilities in the Peninsula State Park campgrounds and day use areas. This project will replace 20 existing vault toilets with 11 new pre-fabricated concrete vault toilet buildings at the park. Included in the replacement will be minor site work to provide ADA access as appropriate.

Many of these buildings were built and installed in the 1950's and 1960's, are undersized for the visitor use at the popular park and have reached the end of their lifecycle.

**Budget/Schedule:**

Construction	\$602,900
Design	\$51,400
DFDM Mgt	\$16,700
Contingency	\$60,200
Equipment	\$518,000
Other Fees	\$800
<b>TOTAL</b>	<b>\$1,250,000</b>

SBC Approval	May 2019
A/E Selection	Sep 2018
Bid Opening	Jul 2019
Start Construction	Sep 2019
Substantial Completion	May 2020
Final Completion	Jun 2020

**Previous Action:** None.

**South Central Region – Vault Toilet Replacement (18H1E):****Project Description and Justification:**

This project will replace 15 existing vault toilets with 11 new pre-fabricated concrete vault toilet buildings at Blue Mound State Park, Governor Dodge State Park and Wyalusing State Park. Included in the replacement will be minor site work to provide ADA access as appropriate.

This project will replace vault toilets constructed between 1962 and 1974 and have reached the end of their useful life. Existing buildings do not meet current ADA standards and the walkways have become uneven and can cause tripping hazards.

**Budget/Schedule:**

Construction	\$896,800
Design	\$76,800
DFDM Mgt	\$24,700
Contingency	\$89,700
Equipment	\$483,000
<b>TOTAL</b>	<b>\$1,571,000</b>

SBC Approval	May 2019
A/E Selection	Sept 2018
Bid Opening	July 2019
Start Construction	Sep 2019
Substantial Completion	May 2020
Final Completion	Jun 2020

**Previous Action:** None.

**Southeast Region – Vault Toilet Replacement (18H1U):****Project Description and Justification:**

This project will replace 9 existing vault toilets with five new pre-fabricated concrete vault toilet buildings at Richard Bong Recreation Area and Kohler Andrae State Park. Included in the replacement will be minor site work to provide ADA access as appropriate.

This project will replace vault toilets constructed between 1950 and 1974 and have reached the end of their useful life. Existing buildings do not meet current ADA standards and several of the older buildings lack adequate ventilation resulting in complaints from park visitors. The units at the Bong Recreation Area are closed and the property is currently using portable toilets to serve campers.

**Budget/Schedule:**

Construction	\$225,800
Design	\$19,400
DFDM Mgt	\$6,300
Contingency	\$22,500
Equipment	\$236,000
<b>TOTAL</b>	<b>\$510,000</b>

SBC Approval	May 2019
A/E Selection	Sept 2018
Bid Opening	July 2019
Start Construction	Sep 2019
Substantial Completion	May 2020
Final Completion	Jun 2020

**Previous Action:** None.

May 9, 2019

Subcommittee

Full Commission

**Department of Transportation**

9. Division of Transportation System Development Northwest Regional Headquarters – Parking Lot Replacement (Increase) – Request authority to increase the project budget to accept bids received for the Parking Lot Replacement at the WisDOT DTSD Northwest Regional Headquarters building by \$130,000 SEGRB for a revised estimated total cost of \$1,050,000 SEGRB.

In August 2018, the SBC granted authority to construct the project for an estimated total cost of \$920,000 SEGRB.

**AGENCY REQUEST FOR  
STATE BUILDING COMMISSION ACTION  
MAY 2019  
REQUEST #9**

**AGENCY:** Department of Transportation

**DOT CONTACT:** Casey Newman, (608) 266-2090, [casey.newman@dot.wi.gov](mailto:casey.newman@dot.wi.gov)

**DFDM CONTACT:** RJ Binau, (608) 267-6927, [rj.binau@wisconsin.gov](mailto:rj.binau@wisconsin.gov)

**LOCATION:** Superior, Douglas County

**PROJECT REQUEST:** Request authority to increase the project budget to accept bids received for the Parking Lot Replacement at the WisDOT DTSD Northwest Regional Headquarters building by \$130,000 SEGRB for a revised estimated total cost of \$1,050,000 SEGRB.

**PROJECT NUMBER:** 15L10

**PROJECT DESCRIPTION:**

Project work includes reconstruction of approximately 90,000 SF of asphalt pavement into a new asphalt pavement surface, new parking lot lighting, and new storm water management features. The new parking lot design will provide the most efficient use of space while limiting the loss of parking stalls to accommodate the new storm water management features, maintain boat and trailer access to the shed on the north side of the site, and improved landscaping.

Bids were open on March 13, 2019. The budget increase is necessary to accept bids received and reestablish the appropriate budget for the project.

**PROJECT JUSTIFICATION:**

The Division of Transportation System Development (DTSD) Northwest Regional Headquarters was built in 1981 and renovated in 2001. The asphaltic pavement and sidewalks were not included in the 2001 project and now represent safety issues and a poor public appearance for the Department. Numerous areas of the lot have deteriorated and broken apart, and the basins have settled creating exaggerated sloping and slippery conditions in winter months. Sidewalks need repair / replacement to correct safety issues (e.g. uneven pavement, deteriorated surface conditions, poor drainage, etc.). Accessible parking spaces require modification to meet slope and maneuvering room requirements.

**BUDGET/SCHEDULE:**

Construction	\$808,500
Design	\$81,150
DFDM Mgt	\$35,600
Contingency	\$80,250
Other Fees	\$44,500
<b>TOTAL</b>	<b>\$1,050,000</b>

SBC Approval	Aug 2018
A/E Selection	Nov 2016
Bid Opening	Mar 2019
Start Construction	Jun 2019
Substantial Completion	Sep 2019
Final Completion	Nov 2019

**PREVIOUS ACTION:** In August 2018, the SBC granted authority to construct the project for an estimated total cost of \$920,000 SEGRB.

May 9, 2019

Subcommittee

Full Commission

**Department of Public Instruction**

10. Wisconsin School for the Blind and Visually Impaired – Parking Lot Resurfacing (Increase) – Request authority to increase the project budget for the Parking Lot Resurfacing project by \$120,000 GFSB for a revised estimated total cost of \$668,500 GFSB.

In August 2018, the SBC granted authority to construct this project for an estimated total cost of \$548,500 GFSB.



**AGENCY REQUEST FOR  
STATE BUILDING COMMISSION ACTION  
MAY 2019  
REQUEST #10**

**AGENCY:** Department of Public Instruction

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

**DFDM CONTACT:** RJ Binau, (608) 267-6927, [rj.binau@wisconsin.gov](mailto:rj.binau@wisconsin.gov)

**LOCATION:** Wisconsin School for the Blind and Visually Impaired, Rock County

**PROJECT REQUEST:** Request authority to increase the project budget for the Parking Lot Resurfacing project by \$120,000 GFSB for a revised estimated total cost of \$668,500 GFSB.

**PROJECT NUMBER:** 18A2D

**PROJECT DESCRIPTION:**

The project will remove the asphalt surface from the existing parking lots and access drives, complete minor grading to improve drainage, and place new asphalt surface for approximately 115,000 SF of surface. A drainage issue near the building will be corrected by installing a couple of inlets and changing the sidewalk grades. A failing retaining wall will be removed and replaced with curb and gutter and fill material to eliminate the need for a retaining wall. Additional site items include inlet grate replacements, construction of a concrete dumpster slab, pavement marking, permanent signing and site restoration.

**PROJECT JUSTIFICATION:**

This additional funding is required to cover the unforeseen conditions that have occurred during construction. Poor soil conditions underneath the existing deteriorated and failed asphaltic surface; replacement of the old powerhouse roof membrane that was uncovered during removal of the asphaltic parking lot immediately on top of the roof and structural repairs to a steam tunnel lid to handle loads and prevent future failure.

**BUDGET/SCHEDULE:**

Construction	\$541,000
Design	\$30,300
DFDM Mgt	\$24,200
Contingency	\$63,200
Other Fees	\$9,800
<b>TOTAL</b>	<b>\$668,500</b>

SBC Approval	Aug 2018
A/E Selection	Feb 2018
Bid Opening	Jan 2019
Start Construction	Mar 2019
Substantial Completion	Jun 2019
Final Completion	Jul 2019

**PREVIOUS ACTION:** In August 2018, the SBC granted authority to construct this project for an estimated total cost of \$548,500 GFSB.

May 9, 2019

Subcommittee

Full Commission

**Department of Veterans Affairs**

11. Wisconsin Veterans Home at King – Electrical Substation System Replacement – Request the following:

- a) Approve the Design Report; and
- b) Authority to construct the Electrical Substation System Replacement project at the Wisconsin Veterans Home at King for an estimated total cost of \$2,996,000 (\$1,048,600 GFSB and \$1,947,400 PRSB).

This project was enumerated in 2017 Wisconsin Act 59 for \$2,996,000 (\$1,048,600 GFSB and \$1,947,400 PRSB).

**AGENCY REQUEST FOR  
STATE BUILDING COMMISSION ACTION  
MAY 2019  
REQUEST #11**

**AGENCY:** Department of Veterans Affairs

**DVA CONTACT:** Angie Reindl, (608) 266-3917, [angela.reindl@dva.wisconsin.gov](mailto:angela.reindl@dva.wisconsin.gov)

**DFDM CONTACT:** RJ Binau, (608) 267-6927, [rj.binau@wisconsin.gov](mailto:rj.binau@wisconsin.gov)

**LOCATION:** Wisconsin Veterans Home at King, Waupaca County

**PROJECT REQUEST:** Request the following:

- a) Approve the Design Report; and
- b) Authority to construct the Electrical Substation System Replacement project at the Wisconsin Veterans Home at King for an estimated total cost of \$2,996,000 (\$1,048,600 GFSB and \$1,947,400 PRSB).

**PROJECT NUMBER:** 18C2H

**PROJECT DESCRIPTION:**

This project will disconnect the King campus from the current campus-owned electrical distribution system and connect them to utility-owned electrical services. Components of the current campus-owned distribution system will be removed, and equipment removal sites will be cleaned up and restored. The project budget includes the costs for the Wisconsin Public Service services.

**PROJECT JUSTIFICATION:**

The current substation building houses five main 4,160-volt switches, and the electrical systems are beyond their normal life expectancy and need to be replaced or removed to guarantee continued operations and to maintain safe operations.

Currently, all the underground lines from the substation to the various buildings are owned and operated by the Agency. Any issues with these cables are the responsibility of the King Home and their staff. More concerning is the fact that if there were an accident or incident that affected the substation, the whole campus could be without power. Many of the switches within the substation are outdated, making it very difficult to find replacement parts or units.

Federal Funds from the USDVA State Homes Construction Grant Program will replace the PRSB when the grant is awarded.

**BUDGET/SCHEDULE:**

Construction	\$2,476,000
Design	\$215,000
DFDM Mgt	\$107,000
Contingency	\$198,000
<b>TOTAL</b>	<b>\$2,996,000</b>

SBC Approval	May 2019
A/E Selection	Aug 2018
Bid Opening	Jun 2019
Start Construction	Aug 2019
Substantial Completion	Dec 2020
Final Completion	Feb 2021

**PREVIOUS ACTION:** This project was enumerated in 2017 Wisconsin Act 59 for \$2,996,000 (\$1,048,600 GFSB and \$1,947,400 PRSB).

# DESIGN REPORT

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

May 9, 2019

Electrical Distribution System Replacement  
Wisconsin Veterans Home  
King, WI

**Project Number:** 18C2H

**For the:** Department of Veterans Affairs

**Project Manager:** Cleven McChesney

**Architect/Engineer:** I & S Group, Inc.  
Green Bay, WI

## 1. Project Description:

This project will disconnect the King campus from the current campus owned electrical distribution system and connect them to utility-owned electrical services. Components of the current campus-owned distribution system will be removed, and equipment removal sites will be cleaned up and restored. The project budget includes the costs for the WPS services.

## 2. Authorized Budget and Funding Source:

This project was enumerated in 2017 Wisconsin Act 59 for \$2,996,000 (\$1,048,600 GFSB and \$1,947,400 PRSB).

## 3. Schedule:

Bid Opening	Jun 2019
Start of Construction	Aug 2019
Substantial Completion	Dec 2020

## 4. Budget Summary:

Construction	\$2,476,000
A/E Fees	\$215,000
DFDM Mgmt	\$107,000
Contingency	\$198,000
<b>Total Project Cost</b>	<b>\$2,996,000</b>

BUILDING COMMISSION REQUESTS / ITEMS

May 9, 2019

Subcommittee

Full Commission

**State Fair Park**

12. Utility and Infrastructure Improvements – Request authority to construct Utility and Infrastructure Improvements for an estimated total cost \$2,877,200 (\$2,355,200 GFSB and \$522,000 PR-CASH).

Subcommittee	Full Commission

**AGENCY REQUEST FOR  
STATE BUILDING COMMISSION ACTION  
MAY 2019  
REQUEST #12**

**AGENCY:** State Fair Park

**AGY CONTACT:** Bill Wondrachek, (414) 312-1170, [bill.wondrachek@wistatefair.com](mailto:bill.wondrachek@wistatefair.com)

**DFDM CONTACT:** RJ Binau, (608) 267-6927, [rj.binau@wisconsin.gov](mailto:rj.binau@wisconsin.gov)

**LOCATION:** State Fair Park, Milwaukee County

**PROJECT REQUEST:** Request authority to construct Utility and Infrastructure Improvements for an estimated total cost \$2,877,200 (\$2,355,200 GFSB and \$522,000 PR-CASH).

**PROJECT NUMBER:** 18B1A

**PROJECT DESCRIPTION:**

Project work includes removal and replacement of asphaltic pavement, concrete curb and gutter, and concrete sidewalk and storm sewers along and within the vicinity of Central Avenue between Third Street and Main Street. Proposed surfaces will include a lower profile curb section and new asphalt pavement with base replacement where required to address poor subgrade soils.

Utility work includes abandoning leaking watermain in Grandstand Avenue, Benno's Micro Alley, Second Avenue and Central Avenue. Upgrades to the sanitary system include replacing select manhole structures and lining various segments of pipe within the project limits as recommended in a study of the sewer system completed in 2010.

In addition, small landscaped islands with failing retaining walls within Central Mall will be removed. The stormwater measures include multiple, small bio-retention areas and areas with porous pavers that will collect and filter stormwater runoff. Overhead catenary lighting and drive-over in-ground lighting will be used to enhance the existing lighting installed along the outside curb lines.

**PROJECT JUSTIFICATION:**

The pavement and infrastructure in this area was installed in the early 1970's and is beyond its useful life, which results in trip hazards, and water main leakage. State Fair Park does not currently meet the permit requirements for storm water discharges under their Municipal Separate Storm Sewer System (MS4) permit. The DNR has requested that the storm drainage improvements completed as part of this project include stormwater measures that will help bring the facility into compliance with the MS4 permit. The storm sewer design within Central Avenue 'Mall' incorporates elements to assist with permit compliance.

**BUDGET/SCHEDULE:**

Construction	\$2,344,000
Design	\$175,000
DFDM Mgt	\$103,200
Contingency	\$235,000
Other Fees	\$20,000
<b>TOTAL</b>	<b>\$2,877,200</b>

SBC Approval	May 2019
A/E Selection	Apr 2018
Bid Opening	Aug 2019
Start Construction	Sep 2019
Substantial Completion	Jul 2020
Final Completion	Sep 2020

**PREVIOUS ACTION:** None.



BUILDING COMMISSION REQUESTS / ITEMS

May 9, 2019

Subcommittee

Full Commission

**HIGHER EDUCATION**

**University of Wisconsin**

13. UW-Madison – Parking Lot 62 – Request the following:

- a) Approve the Design Report; and
- b) Authority to construct the Parking Lot 62 Ramp Replacement project for an estimated total cost of \$23,647,000 (\$13,011,200 PRSB and \$10,635,800 PR-CASH).

This project was enumerated in 2017 Wisconsin Act 59 as the Parking Lot 62 Ramp Replacement for \$23,647,000 (\$20,647,000 PRSB and \$3,000,000 PR-CASH).

Subcommittee	Full Commission

**AGENCY REQUEST FOR  
STATE BUILDING COMMISSION ACTION  
MAY 2019  
REQUEST #13**

**AGENCY:** University of Wisconsin System

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

**DFDM CONTACT:** RJ Binau, (608) 267-6927, [rj.binau@wisconsin.gov](mailto:rj.binau@wisconsin.gov)

**LOCATION:** UW-Madison, Dane County

**PROJECT REQUEST:** Request the following:

- a) Approve the Design Report; and
- b) Authority to construct the Parking Lot 62 Ramp Replacement project for an estimated total cost of \$23,647,000 (\$13,011,200 PRSB and \$10,635,800 PR-CASH).

**PROJECT NUMBER:** 1711F

**PROJECT DESCRIPTION:**

This project constructs a new 216,460 GSF pre-cast parking garage to accommodate approximately 600 stalls on the current west campus located between Observatory and Linden Drives on the eastern portion of the current UW Parking Lot 62, also known as Linden Drive Parking Garage.

The five-story precast concrete structure will house 600+ vehicle parking stalls and a small maintenance office and storage room for UW Transportation Services. The facility will have indoor parking stalls for motorcycle and bicycle parking. A new north - south street will be created along the western side of the parking garage to connect Linden Drive to Observatory Drive.

The parking garage is designed to work with adjacent future facilities in the University's Master Plan. The building will front on Observatory Drive with the main vehicle entry and exit drives on the designed new north - south street. Secondary entry and exit lanes will also access the structure from Linden Drive. Materials were selected to fit with the surrounding West Campus Academic Buildings.

The existing steam utility running along Linden Drive will be rerouted to the south along the eastern side of the School of Veterinary Medicine. As part of this work a new vault for service to the School of Veterinary Medicine will be constructed. Additional work undertaken as part of this project includes rerouting the existing steam utility running east to west along Linden Drive. The new route will run north to south along the eastern side of the School of Veterinary Medicine from existing vault (18-9) south to existing vault (64-9). A new vault for service to the School of Veterinary Medicine will be constructed along the route.

**PROJECT JUSTIFICATION:**

The intent of this project is to provide replacement parking for stalls that will be lost due to the future expansion of the School of Veterinary Medicine (SVM) facility. Lot 62 currently provides 410 parking stalls on the west side of campus and is one of the last large surface lots on campus (the other being Lot 60). A majority of these stalls will be lost with the construction of the new building on the west side of the lot. The campus lost 58 surface spaces with the removal of Lot 43 due to construction of the new Meat Science Building project, and an additional 11 stalls will be lost in Lot 59 west of Willow Creek when the 1960s era range of the Walnut Street Greenhouses are replaced and expanded.

The 2005 and 2015 UW-Madison Campus Master Plan updates identify a new building for the SVM utilizing the Parking Lot 62 site and propose this ramp as a way to replace the lost parking in that area of campus and construction of a new north/south access drive for the new parking ramp and future SVM facility.

Rerouting existing utilities by constructing a new steam and condensate pipe creates a much needed redundant link for the west campus steam piping network while also providing steam service to the existing SVM building. This work also allows the university to reduce deferred maintenance by eliminating two steam pits and the associated steam lines in Linden Drive south of the proposed Linden Drive Parking Garage.

**BUDGET/SCHEDULE:**

Construction	\$18,462,400	SBC Approval	May 2019
Design	\$1,641,500	AE Selection	Apr 2018
DFDM Mgt	\$812,400	Design Report	May 2019
Contingency	\$1,846,100	Bid Opening	Jul 2019
Equipment	\$630,000	Start Construction	Sep 2019
Other Fees	\$254,600	Substantial Completion	Dec 2020
<b>TOTAL</b>	<b>\$23,647,000</b>	Final Completion	Mar 2021

**PREVIOUS ACTION:** This project was enumerated in 2017 Wisconsin Act 59 as the Parking Lot 62 Ramp Replacement for \$23,647,000 (\$20,647,000 PRSB and \$3,000,000 PR-CASH).

# DESIGN REPORT

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

May 9, 2019

Linden Drive Parking Garage  
UW-Madison  
Madison, WI

**Project Number: 1711F**

**For the:** University of Wisconsin

**Project Manager:** Jake Ehmke

**Architect/Engineer:** Potter Lawson Inc.  
Madison, WI

## 1. Project Description:

This project consists of a new Parking Garage at the University of Wisconsin – Madison campus. The new building will be located between Observatory and Linden Drives on the eastern portion of the current UW Parking Lot 62.

The five-story precast concrete structure will house 600+ vehicle parking stalls and a small maintenance office and storage room for UW Transportation Services. The facility will have indoor parking stalls for motorcycle and bicycle parking. A new north - south street will be created along the western side of the parking garage to connect Linden Drive to Observatory Drive.

The parking garage is designed to work with adjacent future facilities in the University's Master Plan. The building will front on Observatory Drive with the main vehicle entry and exit drives on the designed new north - south street. Secondary entry and exit lanes will also access the structure from Linden Drive. Materials were selected to fit with the surrounding West Campus Academic Buildings.

The existing steam utility running along Linden Drive will be rerouted to the south along the eastern side of the School of Veterinary Medicine. As part of this work a new vault for service to the School of Veterinary Medicine will be constructed.

## 2. Authorized Budget and Funding Source:

This project was enumerated in 2017 Wisconsin Act 59 as the Parking Lot 62 Ramp Replacement for \$23,647,000 (\$20,647,000 PRSB and \$3,000,000 PR-CASH).

## 3. Schedule:

Bid Opening	Jul 2019
Start of Construction	Sep 2019
Substantial Completion	Dec 2020

**4. Budget Summary:**

Construction	\$18,462,400
A/E Fees	\$1,641,500
DFDM Mgmt	\$812,400
Contingency	\$1,846,100
Equipment	\$630,000
Other Fees	\$254,600
<b>Total Project Cost</b>	<b>\$23,647,000</b>

BUILDING COMMISSION REQUESTS / ITEMS

May 9, 2019

Subcommittee

Full Commission

14. UW-River Falls – Rodli Hall Renovation (Increase) – Request authority to increase the project budget for the Rodli Hall Renovation by \$800,000 GFSB for a revised estimated total cost of \$15,900,000 (\$11,900,000 GFSB, \$2,417,000 PRSB, and \$1,583,000 PR-CASH).

In April 2017, the SBC approved the Design Report and granted authority to construct the Rodli Hall Renovation project for an estimated total cost of \$15,100,000 (\$11,100,000 GSFB, \$2,417,000 PRSB and \$1,583,000 PR-CASH).

This project was enumerated in 2013 Wisconsin Act 20 as part of the Major Facilities Renewal Program request for \$15,100,000 (\$11,100,000 GFSB, \$2,417,000 PRSB, and \$1,583,000 PR-CASH).

**AGENCY REQUEST FOR  
STATE BUILDING COMMISSION ACTION  
MAY 2019  
REQUEST #14**

**AGENCY:** University of Wisconsin System

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

**DFDM CONTACT:** RJ Binau, (608) 267-6927, [rj.binau@wisconsin.gov](mailto:rj.binau@wisconsin.gov)

**LOCATION:** UW-River Falls, Pierce County

**PROJECT REQUEST:** Request authority to increase the project budget for the Rodli Hall Renovation by \$800,000 GFSB for a revised estimated total cost of \$15,900,000 (\$11,900,000 GFSB, \$2,417,000 PRSB, and \$1,583,000 PR-CASH).

**PROJECT NUMBER:** 12I1R

**PROJECT DESCRIPTION:**

This project renovates the 63,473 GSF of Rodli Hall to accommodate a Student Success Center. Project scope includes removing and replacing all partitions, building infrastructure systems, windows, aluminum entrances, roof, and utility services. All mechanical, electrical, plumbing and telecommunication systems are being replaced as well as the emergency generator. The building will be brought into current code compliance including accessibility. Additional insulation will be added to the interior face of the building envelope to upgrade envelope efficiency, and fire sprinklers will be upgraded. All hazardous materials will be removed, and the existing exterior façade will be cleaned and repaired as needed.

The monumental stairs at the east and west lobbies will be removed and the second floor filled in above to provide additional program space and improve pedestrian flow between departments on each floor. The first floor will be lowered to remove existing non-compliant ramps and stairs. Near the center of the building, part of the second-floor structure will be removed to create a two-story volume of space and a new monumental stair. The existing elevators will be replaced with a new hospital-sized elevator.

Bids for this project were opened in July of 2018. In order to accept the bids and provide an adequate construction contingency, funds were moved from the budget's equipment line to the construction line to issue a construction contract and proceed with work. This request restores funding to the equipment line and proposes to increase the equipment budget.

**PROJECT JUSTIFICATION:**

Rodli Hall was constructed in 1967 as a food service building intended to serve all food service needs for the campus. Interior materials are predominantly painted concrete block, brick, and glazed block or tile with some stained wood used as accent materials. The building is heated with steam supplied by the Central Heating Plant and cooled by chilled water provided by a nearby chilled water plant.

Since this project was originally conceived, student success efforts have become even more important, and are especially focused on the retention and on-time graduation of diverse groups within the student population. This increased emphasis on student success has led to the need to re-organize the delivery of these resources and has caused the university to recast its equipment needs to bolster those efforts. The additional funds will assist in that effort.

**BUDGET/SCHEDULE:**

Construction	\$11,850,100
Design	\$1,150,400
DFDM Mgmt	\$524,100
Contingency	\$895,400
Equipment	\$1,480,000
<b>TOTAL</b>	<b>\$15,900,000</b>

SBC Approval	Apr 2017
A/E Selection	Nov 2014
Bid Opening	Oct 2017
Start Construction	Jan 2018
Substantial Completion	Jun 2019
Final Completion	Sep 2019

**PREVIOUS ACTION:** In April 2017, the SBC approved the Design Report and granted authority to construct the Rodli Hall Renovation project for an estimated total cost of \$15,100,000 (\$11,100,000 GSFB, \$2,417,000 PRSB and \$1,583,000 PR-CASH).

This project was enumerated in 2013 Wisconsin Act 20 as part of the Major Facilities Renewal Program request for \$15,100,000 (\$11,100,000 GFSB, \$2,417,000 PRSB, and \$1,583,000 PR-CASH).



BUILDING COMMISSION REQUESTS / ITEMS

May 9, 2019

Subcommittee	Full Commission
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15. UW-River Falls – Falcon Center for Health Education and Wellness Phase III (Increase) – Request authority to increase the project budget to accept bids received for the Falcon Center for Health, Education, and Wellness Phase III by \$216,000 GFSB for a revised estimated total cost of \$1,316,000 (\$216,000 GSFB, \$700,000 BTF, and \$400,000 GIFTS).

In October 2016, the SBC granted authority to demolish the Karges Center and Emogene Nelson Building as Phase III of the Falcon Center for Health Education and Wellness project for an estimated total cost of \$1,100,000 (\$700,000 BTF and \$400,000 GIFTS).

In October 2013, the SBC approved the Design Report and granted authority to construct the Falcon Center for Health Education and Wellness project for an estimated total cost of \$62,412,000 (\$50,491,000 GFSB, \$10,264,000 PRSB and \$1,657,000 GIFTS).

In June 2012, the SBC released \$2,250,000 (\$1,813,500 BTF, \$363,600 PR-CASH and \$72,900 GIFTS) in planning funds for this project.

This project was enumerated in 2011 Wisconsin Act 32 for \$63,512,000 (\$50,491,000 GFSB, \$10,264,000 PRSB, \$701,000 BTF and \$2,056,000 GIFTS) as the UW-River Falls Health and Human Performance Building.

**AGENCY REQUEST FOR  
STATE BUILDING COMMISSION ACTION  
MAY 2019  
REQUEST #15**

**AGENCY:** University of Wisconsin System

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

**DFDM CONTACT:** RJ Binau, (608) 267-6927, [rj.binau@wisconsin.gov](mailto:rj.binau@wisconsin.gov)

**LOCATION:** UW-River Falls, Pierce County

**PROJECT REQUEST:** Request authority to increase the project budget to accept bids received for the Falcon Center for Health Education and Wellness Phase III by \$216,000 GFSB for a revised estimated total cost of \$1,316,000 (\$216,000 GSFB, \$700,000 BTF, and \$400,000 GIFTS).

**PROJECT NUMBER:** 11A1E

**PROJECT DESCRIPTION:**

This request executes Phase III of the Falcon Center for Health, Education, and Wellness project by demolishing the Emogene Nelson building. The work includes abatement of hazardous materials, relocation of a sewer pipe under the Nelson building, and removal and termination of all building utilities. Foundations and basement floors will be removed. The resulting cavity will be filled, and the site will be leveled to match existing terrain with a finished surface of turf grass. The west end of May Hall will be temporarily capped. Construction on May Hall's west entrance is scheduled to begin in June 2019.

The Karges Center was demolished in the summer of 2018, but the Emogene Nelson building demolition was postponed until design work could be completed to modify the west end of May Hall. The work on May Hall was finished and bid within budget in February of 2019. However, when the bids for the demolition of Emogene Nelson were received on April 4, 2019, the low exceeded the remaining budget. This increase is necessary to accept bids received and reestablish the appropriate budget to complete the project

**PROJECT JUSTIFICATION:**

Phase III of the Falcon Center project, the demolition of the Karges Center and Emogene Nelson building, was deferred due to a lack of required available building trust funds at the time Phase II was approved by the State Building Commission in September of 2013. The building trust funds and pledged gift funds became available and the State Building Commission granted permission to move forward with Phase III of the project in October of 2016.

**BUDGET/SCHEDULE:**

Construction	\$1,039,000
Design	\$79,000
DFDM Mgt.	\$92,000
Contingency	\$106,000
<b>TOTAL</b>	<b>\$1,316,000</b>

SBC Approval	Oct 2016
Bid Opening	Apr 2019
Start Construction	May 2019
Substantial Completion	Jul 2019
Final Completion	Sep 2019

**PREVIOUS ACTION:** In October 2016, the SBC granted authority to demolish the Karges Center and Emogene Nelson Building as Phase III of the Falcon Center for Health Education and Wellness project for an estimated total cost of \$1,100,000 (\$700,000 BTF and \$400,000 GIFTS).

In October 2013, the SBC approved the Design Report and granted authority to construct the Falcon Center for Health Education and Wellness project for an estimated total cost of \$62,412,000 (\$50,491,000 GFSB, \$10,264,000 PRSB and \$1,657,000 GIFTS).

In June 2012, the SBC released \$2,250,000 (\$1,813,500 BTF, \$363,600 PR-CASH and \$72,900 GIFTS) in planning funds for this project.

This project was enumerated in 2011 Wisconsin Act 32 for \$63,512,000 (\$50,491,000 GFSB, \$10,264,000 PRSB, \$701,000 BTF and \$2,056,000 GIFTS) as the UW-River Falls Health and Human Performance Building.

BUILDING COMMISSION REQUESTS / ITEMS

May 9, 2019

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

- a) Authority to construct various All Agency maintenance and repair projects for an estimated total cost of \$22,434,400 (\$3,834,700 GFSB – Facility Maintenance and Repair, \$3,765,100 PRSB – Facility Maintenance and Repair, \$2,530,600 PRSB – Health, Safety, and Environmental, \$5,571,000 GIFTS/GRANTS, and \$6,733,000 PR-CASH);
- b) Transfer all approved GFSB All Agency Allocations to the UW Infrastructure Maintenance appropriation; and
- c) Permit the Division of Facilities Development and Management to adjust individual project budgets.

<b>Facility Maintenance and Repair</b>		<b>\$14,749,800</b>
GBY	Weidner Center Renovations, Ph 1 \$745,000 GFSB; \$999,100 PRSB)	\$1,744,100
LAX	Mitchell Hall East/West Roof Repl (\$1,931,700 GFSB)	\$1,931,700
MSN	Athletics Facilities Repair & Reno (\$2,995,000 PR-CASH)	\$2,995,000
MSN	Camp Randall West Concourse Roof Repl (Increase) (\$500,000 PR-CASH)	\$500,000
MSN	Field House Exterior Restoration (\$234,000 PR-CASH; \$2,761,000 GIFTS)	\$2,995,000
MSN	University Houses Clay Tile Roof Repl (\$2,766,000 PRSB)	\$2,766,000
RVF	South Fork Suites Shower Surround Repl (\$660,000 PR-CASH)	\$660,000
STO	Jarvis Hall Technology Wing Roof Repl (\$1,158,000 GFSB)	\$1,158,000
<b>Utility Repair and Renovation</b>		<b>\$5,154,000</b>
MSN	Field House South Plaza Redevelopment (\$188,000 PR-CASH; \$2,810,000 GIFTS)	\$2,998,000
STO	Nelson Soccer Field Renovation (\$2,156,000 PR-CASH)	\$2,156,000
<b>Health, Safety and Environmental Protection</b>		<b>\$2,530,600</b>
MSN	Cole/Phillips Hall Safety Restroom Repl (\$2,530,600 PRSB)	\$2,530,600

**AGENCY REQUEST FOR  
STATE BUILDING COMMISSION ACTION  
MAY 2019  
REQUEST #16**

**AGENCY:** University of Wisconsin System

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

**DFDM CONTACT:** RJ Binau, (608) 267-6927, [rj.binau@wisconsin.gov](mailto:rj.binau@wisconsin.gov)

**LOCATION:** UW System, Statewide

- PROJECT REQUEST:** Request the following:
- a) Authority to construct various All Agency maintenance and repair projects for an estimated total cost of \$22,434,400 (\$3,834,700 GFSB – Facility Maintenance and Repair, \$3,765,100 PRSB – Facility Maintenance and Repair, \$2,530,600 PRSB – Health, Safety, and Environmental, \$5,571,000 GIFTS/GRANTS, and \$6,733,000 PR-CASH);
  - b) Transfer all approved GFSB All Agency Allocations to the UW Infrastructure Maintenance appropriation; and
  - c) Permit the Division of Facilities Development and Management to adjust individual project budgets.

**FACILITY MAINTENANCE AND REPAIR**

INST	PROJ. NO.	PROJECT TITLE	GFSB	PRSB	PR-CASH	GIFT/GRANT	TOTAL
GBY	17I1G	Weidner Center Renovations, Phase I	\$745,000	\$999,100	\$0	\$0	\$1,744,100
LAX	18H2E	Mitchell Hall East & West Roof Repl	\$1,931,700	\$0	\$0	\$0	\$1,931,700
MSN	19C1Y	Athletics Facilities Repairs & Renv	\$0	\$0	\$2,995,000	\$0	\$2,995,000
MSN	18E1D	Camp Randall West Concourse Roof Repl (Increase)	\$0	\$0	\$500,000	\$0	\$500,000
MSN	18L3F	Field House Exterior Restoration	\$0	\$0	\$234,000	\$2,761,000	\$2,995,000
MSN	18A2A	University Houses Clay Tile Roof Repl	\$0	\$2,766,000	\$0	\$0	\$2,766,000
RVF	18F1W	South Fork Suites Shower Surround Repl	\$0	\$0	\$660,000	\$0	\$660,000
STO	18H2D	Jarvis Hall Technology Wing Roof Repl	\$1,158,000	\$0	\$0	\$0	\$1,158,000
<b>FMR SUBTOTALS</b>			<b>\$3,834,700</b>	<b>\$3,765,100</b>	<b>\$4,389,000</b>	<b>\$2,761,000</b>	<b>\$14,749,800</b>

**UTILITY REPAIR AND RENOVATION**

INST	PROJ. NO.	PROJECT TITLE	GFSB	PRSB	PR-CASH	GIFT/GRANT	TOTAL
MSN	18E1C	Field House South Plaza Redevelopment	\$0	\$0	\$188,000	\$2,810,000	\$2,998,000
STO	18E20	Nelson Soccer Field Renv	\$0	\$0	\$2,156,000	\$0	\$2,156,000
<b>URR SUBTOTALS</b>			<b>\$0</b>	<b>\$0</b>	<b>\$2,344,000</b>	<b>\$2,810,000</b>	<b>\$5,154,000</b>

**HEALTH, SAFETY, AND ENVIRONMENTAL PROTECTION**

INST	PROJ. NO.	PROJECT TITLE	GFSB	PRSB	PR-CASH	GIFT/GRANT	TOTAL
MSN	18A2B	Cole/Phillips Halls Safety/Restroom Renv	\$0	\$2,530,600	\$0	\$0	\$2,530,600
<b>HSE SUBTOTALS</b>			<b>\$0</b>	<b>\$2,530,600</b>	<b>\$0</b>	<b>\$0</b>	<b>\$2,530,600</b>

	GFSB	PRSB	PR-CASH	GIFT/GRANT	TOTAL
<b>MAY 2019 TOTALS</b>	<b>\$3,834,700</b>	<b>\$6,295,700</b>	<b>\$6,733,000</b>	<b>\$5,571,000</b>	<b>\$22,434,400</b>

## **PROJECT DESCRIPTION:**

### **Facility Maintenance and Repair**

GBY – 17I1G – Weidner Center Renovations, Phase I (\$1,744,100): This project performs selected and various repairs and renovations for the Weidner Center and will be completed in phases. This request seeks construction authority for the first phase, which include replacement of the house lighting systems and roofing. Lighting renovation work includes replacement of the network switching, surface mounted outlet boxes, and lighting dimmer racks. Network switching and dimming equipment in the performance space will be replaced with two new networks for better house control. New connection panels and interface equipment will also be installed, including a stage manager panel, LCD control station, symphony lighting controls, and dedicated emergency stations. A new control rack will support thirteen new control receptacles. Supply control receptacle panels will include booth control, house mix control, and three separate stage controls. Outlet boxes with varying pin connectors and other duplex outlets and panels for the spot booth, as well as 50-foot multi-cable extensions, will be replaced. The house dimming equipment will be replaced with five new dimmer racks and dimmer modules with vibration mounts, two echo relay panels with main breakers, and required equipment. Project work also includes the removal and replacement of approximately 30,000 SF of Ethylene Propylene Diene Monomer (EPDM) ballasted membrane roof with an adhered membrane system and replacement of cast iron roof drain lines.

The original dimming and support equipment were installed in 1991 and has become obsolete. Replacement parts have been extremely difficult, if not impossible to find. The new equipment will accommodate current industry standards for connectivity with equipment brought in by the performers and eliminate the interface problems experienced with the original equipment. The roofs are original and are due for replacement. The roofs were reviewed in 2011 and were in good condition, but areas of concern were identified. At that time, it was estimated that the roof would require replacement in 2-3 years. Failures are now commonplace with several leaks at the roof to wall interface where the EPDM membrane has shrunk and tears have resulted.

LAX – 18H2E – Mitchell Hall East and West Wings Roof Replacement (\$1,931,700): This project replaces approx. 72,250 SF of roofing on the east and west wings of Mitchell Hall. Project work includes removal, disposal, and replacement of approx. 28,000 SF of roofing on the west wing and approx. 44,250 SF of roofing on the east wing. Roofing systems will be completely removed to expose the structural deck; a new vapor retarder will be installed over the prepared substrate; and a new fully adhered Ethylene Propylene Diene Monomer (EPDM) roof membrane will be installed with the associated insulated metal fascia, soffit panels, and prefinished sheet metal flashings.

Mitchell Hall was originally constructed in 1964 and an addition constructed in 1971. In 2017, the roof area over the pool was replaced due to roofing system failure. The rest of Mitchell Hall has the same roofing system with similar problems. The spray polyurethane foam (SPF) roofing systems on the east and west wings appear to have a silicone coating with embedded granules covering a built-up roofing membrane. Numerous areas of damage to the SPF roof have been observed, including holes through the SPF layer down to the underlying built-up roof membrane

and cracks in the top surface coating. The observed damage is significant enough to allow water penetration of the roofing assembly and be trapped between the built-up roof membrane and the SPF roof. Through core testing, areas of moisture trapped between the SPF roof and built-up roof were located on the west wing, but not on the east wing. This condition presents a risk that water infiltration and accumulation will exceed the roof loading capabilities, causing a collapse. The amount of water that can be trapped between these two roof systems is substantial, as was verified on the Mitchell Hall Pool Roof, and could easily overload the structural capacity of the roof deck and/or framing.

MSN – 19C1Y – Athletics Facilities Repairs & Renovation (\$2,995,000): This project constructs various maintenance, repair, and renovation scopes work across the majority of athletics facilities (Camp Randall Stadium, Kohl Center, McClain Center, and Nicholas Johnson Pavilion). Project work includes providing card access and security upgrades; health, safety, and code required repairs; energy conservation measures; site improvements; and programmatic enhancements for user experience at all athletic facilities. Camp Randall Stadium work includes structural plank repair and replacement on the sixth level, waterproofing and joint repair and replacement in the seating bowl, and conversion of pneumatic HVAC controls to direct digital controls (DDC). The Nicholas Johnson Pavilion roof will be replaced. Kohl Center work includes repairing or replacing sanitary sewer piping and variable frequency drives, rebuilding the fire pump, and upgrading the fire alarm system. McClain Center work includes replacing handling units.

This project addresses three main issues: safety, customer satisfaction, and energy efficiency. By comprehensively addressing these three primary issues, the desired quality of service can continue to be provided in the existing facilities.

MSN – 18E1D – Camp Randall Stadium West Concourse Roof Replacement (\$500,000 increase for a new project total of \$1,317,000): This project increases the scope and budget estimate to include replacing the 8,500 SF built-up roofing system on the Field House with a new fully adhered 60-mil Ethylene Propylene Diene Monomer (EPDM) roofing system, that will connect to the adjacent tile roofing system that is to remain. All parapet flashing and roof drains will also be replaced.

Deficiencies of the built-up roofing system were identified during the development of the 2019 Historical Structures Report. It is recommended that the requested scope of work be completed prior to the planned repairs to the exterior masonry envelope. Due to the time constraints and the similarities in scope of work and design expertise required, it is recommended that this roof replacement be combined with the recently approved Camp Randall Stadium West Concourse Roof Replacement project to expedite its completion prior to the envelope repairs.

MSN – 18L3F – Field House Exterior Restoration (\$2,995,000): This project improves thermal performance of the exterior envelope through replacement of original doors and windows and repairs of the masonry walls, including 400 LF of masonry crack repairs, 900 SF of tuck pointing, and 1,500 SF of terra cotta repairs. Project work includes replacement of the exterior windows on the east, south, and west facades (7,200 SF) with new energy efficient and historically accurate replica window units with matching mullions and frames; replacement of 26

exterior doors on the south façade, including historically accurate replicas for Gates B and C; and refinishing all other doors to their original paint color. All project work will be designed and constructed in accordance with the State of Wisconsin Historical Society's guidelines for registered buildings in an historical district.

Construction of the Field House began in 1929 and the building was dedicated at its first event in December 1930. The Field House has been home to several sports programs, and currently is the home of the women's volleyball and men's wrestling programs. In 1998, the Field House was listed on the National Register of Historic Places, and has also been designated a Madison Landmark by the Madison Landmark Commission. The exterior windows are original to its construction and are in poor shape. Repairs have previously been made as needed, but this project will complete the first significant maintenance in many years.

MSN - 18A2A - University Houses Clay Tile Roof Replacement (\$2,766,000): This project replaces damaged clay tile roofing and associated roofing items to maintain building envelope integrity and prevent further damage to the building and its contents. Project work includes removal and disposal of damaged clay tile roofing materials down to the structural deck; removal and replacement or salvage and re-installation of metal gutter and fascia as necessary; and installation of a new roofing system and associated components.

The clay tile roofing installed on the University Houses buildings is believed to be what is known as "lightweight interlocking old type". This specific tile is no longer made as a standard product but is available as a custom order. As part of the planning study undertaken in 2006, a condition assessment of the existing tile was completed. Since that assessment, many of the other roofing tiles have begun to fail, requiring additional repairs and replacements.

RVF – 18F1W – South Fork Suites Shower Surround Replacements (\$660,000): This project resolves continuous water leak issues and maintenance costs associated with the cracked shower pans. Project work includes replacing 56 one-piece fiberglass shower surrounds and four ADA accessible showers with new site-fabricated showers. The old fiberglass shower surrounds will be disposed. All floor, wall, and ceiling finishes disturbed will be restored to match existing.

South Fork Suites opened in Fall 2005. The floors of the shower surrounds began cracking. Since the shower floors are not rigid, all repairs are only temporary. Leaking showers have caused drywall damage to the suites below. Repairs do not last long because the leaks cannot be permanently resolved and there are growing concerns about the potential of mold growth.

STO - 18H2D - Jarvis Hall Technology Wing Roof Replacement (\$1,158,000): This project replaces approximately 39,220 SF of built-up roofing and failed insulation on areas A1, A2, and A3 Jarvis Hall Technology Wing. This project replaces built-up roofing systems with new fully adhered Ethylene Propylene Diene Monomer (EPDM) membranes and completes all other associated ancillary work to maintain the building envelope integrity and prevent damage to the building and its contents. Roofing work must be coordinated around electrical conduits run across the roofing surface, mechanical equipment curbs, and other roof penetrations. It is anticipated the replacement membrane roofing system will use a combination of existing



insulation and supplemented new insulation to achieve an R25 value. Roof counter flashings and metal roof edges will be replaced as required.

The roof sections are more than 32 years old. Recent site inspections determined these roof sections require replacement to address current leaking, weathered, worn, and/or damaged sections. These repairs will extend the life of the roof sections and prevent moisture from penetrating the building envelope. The current condition does not allow the roof sections to be successfully repaired and made water tight. In order to control leaks, catch pans connected to pails are used to collect water as it enters the building in several locations. Each rain event then requires maintenance staff to manually empty those pails. The soaked roof insulation has lost its insulation value and operational maintenance costs are increasing rapidly.

### **Utility Repair and Renovation**

MSN - 18E1C - Field House South Plaza Redevelopment (\$2,998,000): This project redevelops the entire hardscape and triangular plaza area to the south of the Field House bounded by Monroe Street, Little Street, and Regent Street. The redevelopment includes paved and non-paved areas, stairs, landscape elements, and retaining walls. The total plaza area is approximately 28,000 SF. The paved pathways east, south, and southwest of the Field House will be maintained as a fire lane and integrated with a new plaza design to better celebrate the approach to this historic building.

The Field House is listed by the Wisconsin Historical Society as a building of historical significance listed on the National Register of Historic Places. The Field House has a symmetrical façade, but its south end is asymmetrically bordered by Monroe Street, Little Street, and Regent Street, creating a triangular plaza area. Situated about 8 to 10 feet above adjacent street levels, the plaza and its retaining walls are in desperate need of repairs, additional site drainage, structural, and aesthetic improvements.

STO - 18E2O - Nelson Soccer Field Renovation (\$2,156,000): This project reconfigures the soccer field to accommodate multi-purpose field dimensions, modify the field crown, improve drainage, and install a new artificial turf surface. Project work includes excavating the site to remove the field crown and to expand/resize the field area and install new subgrade and sub-base material, storm water detention and/or drainage features, chain-link fencing, and artificial turf surface. The stormwater sewer will be extended to Third Street. All field lighting fixtures will be replaced.

The soccer field was formerly a football field and built on low land with a high-water table. The field crown was suitable for football, but is not suitable for soccer, as it does not allow the coaches to see the players legs. This project will alter the play field dimensions to allow multi-sport use. The natural turf field is not durable. The high-water table in this area does not allow the field to dry out early enough in the spring or after rains. This field is used from early morning to late evening when the weather permits its use. The demand and use for available campus athletic and recreation fields is high due to the small number of fields on campus.

**Health, Safety, and Environmental Protection**

MSN - 18A2B - Cole Hall/Phillips Hall Fire Alarm, Sprinkler System, and Restroom Renovation (\$2,530,600): This project installs new fire sprinkler systems and replaces fire alarm systems in two student resident halls (Cole Hall and Phillips Hall) and renovates resident room bathrooms in Phillips Hall. Project work includes installation of a new, fully automated fire sprinkler systems per current code requirements, replacement of the fire alarm and smoke detection systems in both Cole Hall and Phillips Hall, and renovation of the seventy-five 30 SF student resident restrooms in Phillips Hall.

Cole Hall (49,813 GSF, 241 residents) and Phillips Hall (52,913 GSF, 142 residents) house primarily freshman students. The Division of University Housing is committed to installing sprinkler systems in all its residence halls. This is the next of those projects and will add fully automated sprinkler systems to Cole and Phillips Halls. The fire alarm systems at Cole and Phillips are among the oldest in University Housing, and since these systems will require upgrades to be compatible with the new fire sprinkler systems, it is prudent to replace these systems in their entirety at this time. These upgrades will increase safety for residents, staff, and the Madison Fire Department. The resident room bathrooms at Phillips Residence Hall are approximately 30 SF/each and were installed when UW-Extension operated the building as a hotel and conference center. These bathrooms (finishes, vanities and shower surrounds) are well past their usable life and some showers now leak to lower floors. These upgrades will improve resident safety and satisfaction.

**PROJECT JUSTIFICATION:**

UW System Administration continues to work with each institution to develop a comprehensive campus physical development plan, including infrastructure maintenance planning. After a thorough review and consideration of All Agency Project proposals and infrastructure planning issues submitted, as well as the UW All Agency Projects Program funding targets set by the Division of Facilities Development and Management, this request represents high priority University of Wisconsin System infrastructure maintenance, repair, renovation, and upgrade needs. This request focuses on existing facilities and utilities, targets the known maintenance needs, and addresses outstanding health and safety issues. Where possible, similar work throughout a single facility or across multiple facilities has been combined into a single request to provide more efficient project management and project execution.

**BUDGET/SCHEDULE:**

GFSB – Facility Maintenance and Repair.....	\$ 3,834,700
PRSB – Facility Maintenance and Repair.....	\$ 3,765,100
PRSB – Health, Safety and Environmental.....	\$ 2,530,600
Gifts and Grants.....	\$ 5,571,000
Agency Cash.....	\$ <u>6,733,000</u>

**Total Requested Budget .....\$ 22,434,400**

**PREVIOUS ACTION:** In February 2019, the SBC approved the UW-Madison Camp Randall West Concourse Roof Replacement project (18E1D) for an estimated total cost of \$817,000 PR-CASH.