



State of Wisconsin Building Commission

TONY EVERS
Governor

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

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

Wednesday, August 11, 2021

10:30 a.m.

State Fair Park Expo Center Meeting Rooms 1 & 2

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

Wednesday, August 11, 2021

11:30 a.m.

State Fair Park Expo Center Meeting Rooms 1 & 2

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

Wednesday, August 11, 2021

1:30 p.m.

State Fair Park Expo Center Meeting Rooms 1 & 2

To be broadcast via WisconsinEye: <https://wiseye.org/live>

BUILDING COMMISSION REQUESTS / ITEMS

August 11, 2021

Subcommittee

Full Commission

The Secretary requests approval of the minutes of May 26, 2021.

No action required.

DEBT MANAGEMENT

1. Debt Authorizing Resolution - 2021 State of Wisconsin Building Commission Resolution 6 grants certain state agencies new debt authority in an amount not to exceed **\$285,050,000** and continuation of previously approved debt authority in an amount not to exceed **\$999,608,604**, to allow these state agencies to enter into contracts relating to various borrowing purposes which will be funded by subsequent issuances of general obligation debt.

2. Transportation Revenue Refunding Authorizing Resolution - 2021 State of Wisconsin Building Commission Resolution 7 authorizes the sale and issuance of Transportation Revenue Refunding Obligations in an amount not to exceed **\$300,000,000** to refund outstanding transportation revenue bonds.

3. Environmental Improvement Fund 2021-23 Biennial Finance Plan - Request approval of biennial finance plan submitted by DNR; and DOA pursuant to 13.48(26), Wisconsin Statutes.

No action required.

No action required.

No action required.

BUILDING COMMISSION REQUESTS / ITEMS

August 11, 2021

Subcommittee

Full Commission

ADMINISTRATIVE AFFAIRS

Department of Administration

4. Department of Administration on behalf of the Department of Corrections – Request authority to lease approximately 8,500 SF at 1212 60th Street in the city of Kenosha for a term of 10 years and for initial annual costs of approximately \$211,118.96 or \$24.84/SF for the Department of Corrections – Division of Community Corrections.

**AGENCY REQUEST FOR
STATE BUILDING COMMISSION ACTION
AUGUST 2021
REQUEST #4**

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

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

DFD CONTACT: Laura Larsen, (608) 261-2435, laura.larsen@wisconsin.gov

LOCATION: Kenosha, Kenosha County

PROJECT REQUEST: Request authority to lease approximately 8,500 SF at 1212 60th Street in the city of Kenosha for a term of 10 years and for initial annual costs of approximately \$211,118.96 or \$24.84/SF for the Department of Corrections – Division of Community Corrections.

PROJECT DESCRIPTION:

The proposed build-to-suit lease agreement provides the Department of Corrections (DOC) – Division of Community Corrections (DCC) with 8,500 RSF in a one-story building with 10,000 SF at 1212 60th Street in Kenosha. It will be a two-tenant facility with a large portion of the building being dedicated to DOC operations with potential for future expansion. The DOC space includes 18 offices, seven interview rooms, one restroom used to obtain samples for drug testing, one large conference room, and other office support space. This location will also include on-site parking for approximately 35 vehicles and provides security through the installation of an electronic access control system.

The proposed 10-year lease includes three 5-year renewals with a 1.75% annual base escalation rate. The first-year lease cost is \$211,118.96. The agreement includes tenant improvements that will be amortized over the life of the lease, these costs are included in the rental rate. These improvements include meeting DOC building specifications and build-out/finishes for the probation and parole operations space. DOC will be responsible for furniture costs, a computer dedicated to the access control system, and monthly phone and data costs for the premises.

Below, please find the specifics of the proposed lease:

State Functions at Leased Location	Department of Corrections – Division of Community Corrections
Lease Location	1212 60 th Street, Kenosha, Wisconsin
Type of Negotiation or Process	A space search was conducted in the desired area and the resulting lease negotiated.
Lessor	Randy Pulera
Anticipated Occupancy Date	February 1, 2022
Lease Term	Ten Years – February 1, 2022 – January 31, 2032
Renewal Option(s)	Three 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

Square Feet	8,500 SF.
Gross Cost Per Square Feet	\$24.84/SF (includes janitorial, CAM, R/E Taxes Utilities, Insurance etc. and Tenant Improvements)
Annual Gross Cost	\$211,118.96

PROJECT JUSTIFICATION:

On August 24, 2020, the DOC – DCC office located at 1212 60th Street in Kenosha was destroyed by fire. DOC had occupied 10,000 SF at this location from August 1, 1992 until that date. Currently, administrative support staff are working remotely, while DOC Field Supervisors, Parole & Probation Agents and Sex Offender Registry Program staff have been temporarily relocated to two nearby DCC offices until completion of the new facility. The proposed facility will be constructed at the 60th Street site that was razed by the August fire. The new facility will meet DOC’s specifications for a probation and parole office and provides the square footage needed for optimal operations and sufficient on-site parking.

The location will continue to provide clients with access to services and treatment providers and is near the Kenosha County Courthouse and the Kenosha County Detention Center/Jail. Additionally, this location is near public transportation, and is not in close proximity to schools, daycares, or similar types of facilities. Other potential locations in Kenosha were reviewed and eliminated due to inability to meet DOC’s locational requirements.

DOA Legal Counsel and State Budget Office have reviewed lease documents and found no issues with this transaction. Additionally, the proposed lease agreement was evaluated with comparable lease options and a cost benefit analysis was done that determined it to be the best solution for DOC – DCC office in Kenosha.

PREVIOUS ACTION: None.

BUILDING COMMISSION REQUESTS / ITEMS

August 11, 2021

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

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

Facility Maintenance and Repair		\$499,800
Femrite	Circuit Breaker Testing	\$499,800
	(\$499,800 PRSB)	
 Utility Repair and Renovation		 \$184,200
Hygiene Lab	Parking Lot & Exterior Light Repl (Incr)	\$184,200
	(\$184,200 PRSB)	
 TOTAL		 \$684,000

In October 2020, the SBC granted authority to construct the State of Wisconsin Laboratory of Hygiene project for an estimated total cost of \$715,900 PRSB.

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

AGENCY: Department of Administration

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

DFD CONTACT: Laura Larsen, (608) 261-2435, laura.larsen@wisconsin.gov

LOCATION: Statewide

PROJECT REQUEST: Request the following:

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

Facility Maintenance and Repair			
LOCATION	PROJ. NO.	PROJECT TITLE	PRSB
Femrite Data Center (Dane Co.)	19K2U	Circuit Breaker Testing	\$499,800
Facility Maintenance and Repair Total			\$499,800

Utility Repair and Renovation			
LOCATION	PROJ. NO.	PROJECT TITLE	PRSB
WI State Laboratory of Hygiene (Dane Co.)	19I2P	Parking Lot and Exterior Lighting Replacement (Increase)	\$184,200
Utility Repair and Renovation Total			\$184,200

AUGUST 2021 TOTALS	TOTAL
	\$684,000

Femrite Data Center - Circuit Breaker Testing (19K2U):

Project Description and Justification:

This project is for circuit breaker maintenance and replacement at the Femrite Data Center (FDC). The project's scope includes replacing nineteen (19) circuit breakers and testing/cleaning system components (including switchgear breakers, power distribution units (PDUs), and customer designated service panels). Completing the project requires isolating the main electrical distribution system during the testing and inspection phase. The project also requires coordination with the local utility company to shut down one of the two power feeds to the facility during phasing of the project.

The industry standard calls for preventative maintenance on a five-year cycle; the last maintenance project for the FDC circuit breakers took place 11 years ago in 2010. This project will ensure existing circuit breakers are operating as designed while performing preventative maintenance and replacing equipment where necessary. The additional equipment included in the project will allow for system redundancy reducing risk of system failure at the facility.

Budget/Schedule:

Construction	\$190,300	SBC Approval	Aug 2021
Design	\$27,500	A/E Selection	Jan 2021
DFD Mgt	\$10,500	Bid Opening	Apr 2021
Contingency	\$71,500	Start Construction	Oct 2021
Equipment	\$200,000	Substantial Completion	Sep 2022
TOTAL	\$499,800	Final Completion	Nov 2022

Previous Action: None.

WI State Laboratory of Hygiene - Parking Lot and Exterior Lighting (Increase) (19I2P):

Project Description and Justification:

This project provides for the removal and replacement of approximately 11,800 square yards of degraded asphalt pavement for a parking lot and loading dock located at the eastern section of the Wisconsin State Laboratory of Hygiene grounds and a portion of the private roadway leading to the State Agriculture Building.

In the early stages of construction, unforeseen conditions were discovered during the undercutting and excavation of the below subgrade portion of the parking lot. The soil was found to have insufficient surface fill for a standard parking lot. In addition, there was a significant amount of undesirable materials found in the base such as old carpeting, fenceposts, and other assorted debris. This required removing and replacing almost all the existing sub-base, instead of the planned supplementation. This increase will allow for correcting this unforeseen condition and reestablish an appropriate contingency should any further unforeseen conditions arise during the remainder of construction.

Budget/Schedule:

Construction	\$713,100	SBC Approval	Oct 2020
Design	\$77,300	A/E Selection	Nov 2019
DFD Mgt	\$31,400	Bid Opening	Jan 2021
Contingency	\$71,300	Start Construction	Apr 2021
Other Fees	\$7,000	Substantial Completion	Aug 2022
TOTAL	\$900,100	Final Completion	Sep 2022

Previous Action: In October 2020, the SBC granted authority to construct this project for an estimated total cost of \$715,900 PRSB.

BUILDING COMMISSION REQUESTS / ITEMS

August 11, 2021

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

Department of Corrections

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

Health, Safety & Environmental Protection		\$5,958,800
OCI	Fire Alarm Upgrades (\$2,973,800 GFSB)	\$2,973,800
RCI	Fire Alarm Upgrades (\$2,985,000 GFSB)	\$2,985,000

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

AGENCY: Department of Corrections

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

DFD CONTACT: Laura Larsen, (608) 261-2435, laura.larsen@wisconsin.gov

LOCATION: Statewide

PROJECT REQUEST: Request the following:

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

Health, Safety and Environmental Protection			
LOCATION	PROJ. NO.	PROJECT TITLE	GFSB
Oakhill Correctional Institution (Dane Co.)	19K2F	Fire Alarm Upgrades	\$2,973,800
Racine Correctional Institution (Racine Co.)	20A1Z	Fire Alarm Upgrades	\$2,985,000
Health, Safety and Environmental Protection Total			\$5,958,800

Oakhill Correctional Institution – Fire Alarm Upgrade (19K2F)

Project Description and Justification:

This project updates and replaces outdated fire alarm systems at Oakhill Correctional Institution (OCI), bringing systems up to current codes. This replacement will include all fire alarm system panels, field devices, wiring and conduit as necessary, and signal cabling within all buildings at OCI. The building's fire alarm panels will be connected to a central reporting location in the control center of the administration building. New devices will be added to meet current fire alarm code, and new inter-building cabling and networking to be added as needed.

Miscellaneous equipment and wiring will be added as needed to complete a new code-compliant fire alarm system.

It is estimated that 25% of control panels at the institution no longer communicate with central reporting due to compatibility issues, making it challenging to maintain existing systems at an acceptable level of safety for the institution and its occupants. Maintenance costs for the existing systems have escalated as replacement parts become more difficult to source, adapt, and install to acceptable standards.

Budget/Schedule:

Construction	\$2,311,000
Design	\$210,000
DFD Mgt	\$106,300
Contingency	\$346,500
TOTAL	\$2,973,800

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

Previous Action: None.

Racine Correctional Institution – Fire Alarm Upgrades (20A1Z):**Project Description and Justification:**

This project replaces an outdated fire alarm system within the Racine Correctional Institution (RCI) and brings the system up to current codes. The new system will bring these buildings up to current codes and standards. All fire alarm panels will be connected to a central reporting location, with interbuilding fiber optic cabling provided. The new fire alarm system will be installed in phases to minimize impact on RCI.

The existing fire alarm system is antiquated and, in some instances, no longer functional. There are currently four housing units where the fire alarm system is inoperable. The panels are outdated with minimal support which makes repairs expensive and mostly inadequate. There are several points of damage to wiring due to corrosion, crushed conduit, and underground issues. The smoke heads are easily accessible to inmates, causing tampering and false alarms. It has become challenging to maintain existing systems at an acceptable level of safety for the institution and its occupants. In addition, the cost of maintaining the system has escalated as compatible replacement parts become more difficult to source, adapt, and install to acceptable standards.

Budget/Schedule:

Construction	\$2,375,500
Design	\$267,000
DFD Mgt	\$105,000
Contingency	\$237,500
TOTAL	\$2,985,000

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

Previous Action: None.

BUILDING COMMISSION REQUESTS / ITEMS

August 11, 2021

Subcommittee

Full Commission

Department of Health Services

7. Mendota Mental Health Institute – Water Utility Improvement Project BTF-Planning Release – Request the release of \$375,000 Building Trust Funds (BTF)- Planning to prepare preliminary plans and a Design Report for the Mendota Mental Health Institute Water Utility Improvement Project.

This project was enumerated in 2021 Wisconsin Act 58 for \$11,200,000 GFSB.

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

AGENCY: Department of Health Services

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

DFD CONTACT: Laura Larsen, (608) 261-2435, laura.larsen@wisconsin.gov

LOCATION: Mendota Mental Health Institute, Dane County

PROJECT REQUEST: Request the release of \$375,000 Building Trust Funds (BTF)-Planning to prepare preliminary plans and a Design Report for the Mendota Mental Health Institute Water Utility Improvement Project.

PROJECT NUMBER: 20G10

PROJECT DESCRIPTION:

This project will construct a water treatment plant and make water infrastructure improvements at Mendota Mental Health Institute (MMHI). The treatment plant will include equipment to filter and treat the water so that the biological agents causing excessive copper corrosion of the plumbing systems at MMHI and Central Wisconsin Center (CWC) are removed. The new treatment building will include filtration, chemical storage, and chemical dosing systems. The treatment plant will be integrated into the existing well and distribution systems. A new pumping station will move water from the wells to an existing water tower and reservoir. These storage areas will be improved to enhance reliability and comply with current water standards. New controls will be installed to monitor and control the overall water system. Sections of the distribution system from the late 19th century will be replaced. Water lines through archeologically sensitive areas will be re-routed to avoid any damage to these sites. These improvements will improve water quality and bring the existing system up to the most recent standards.

PROJECT JUSTIFICATION:

This project is needed to maintain a reliable source of drinking water for the patients, residents, and staff at MMHI and CWC. Water tests have shown elevated levels of copper in the recent past. The Department of Health Services is currently performing a Corrosion Control and Treatment study at the direction of the Department of Natural Resources. Previous projects to clean the distribution system and the building plumbing systems were done in the past. These efforts have improved water quality at both institutions, but additional improvements are needed to address the root cause of the copper corrosion issue. This project will address the corrosion issue and bring the system up to current codes and improve reliability.

BUDGET/SCHEDULE:

Construction	\$8,313,000
Design	\$998,000
DFD Mgt	\$373,000
Contingency	\$998,000
Equipment	\$166,000
Other Fees	\$352,000
TOTAL	\$11,200,000

SBC Approval	Aug 2021
A/E Selection	Aug 2020
Design Report	Feb 2022
Bid Opening	Dec 2022
Start Construction	Mar 2023
Substantial Completion	Feb 2024
Final Completion	Aug 2024

PREVIOUS ACTION: This project was enumerated in 2021 Wisconsin Act 58 for \$11,200,000 GFSB.

BUILDING COMMISSION REQUESTS / ITEMS

August 11, 2021

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

8. Wisconsin Resource Center – Units 9 and 10 Wet Cell Remodel – Request the following:
- a) Approve the Design Report; and
 - b) Authority to construct the Units 9 and 10 Wet Cell Remodel project for an estimated total cost of \$5,925,000 GFSB.

In October 2020, the SBC approved the release of \$173,000 Building Trust Funds (BTF)-Planning to prepare preliminary plans and a design report.

This project was enumerated in 2019 Wisconsin Act 9 for \$5,925,000 GFSB.

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

AGENCY: Department of Health Services

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

DFD CONTACT: Laura Larsen, (608) 261-2435, laura.larsen@wisconsin.gov

LOCATION: Wisconsin Resource Center, Winnebago County

PROJECT REQUEST: Request the following:

- a) Approve the Design Report; and
- b) Authority to construct the Units 9 and 10 Wet Cell Remodel project for an estimated total cost of \$5,925,000 GFSB.

PROJECT NUMBER: 20B3L

PROJECT DESCRIPTION:

This project will remodel 60 cells at the Wisconsin Resource Center (WRC) converting them from dry to wet holding cells. Units 9 and 10 are in a two-story wing of the North Building. The existing floor will be replaced to allow the placement of new waste piping; and new hot and cold-water supply piping will be provided to the individual cells allowing the existing shower rooms to be remodeled. The HVAC system will be configured to provide the ventilation required in a wet cell and the plumbing electrical control system will be extended to allow the units to operate if normal power is interrupted.

PROJECT JUSTIFICATION:

This project is needed to provide enhanced security for the inmates and staff at the Wisconsin Resource Center. The WRC receives prisoners from the Department of Corrections (DOC) who require services to treat mental illness. Most of these inmates are from a maximum-security environment. Remodeling the current rooms to wet cells will replicate the type of housing that each prisoner is used to at a DOC facility. Transition and treatment of inmates at the WRC will be easier and more efficient if the holding cells are similar to the originating DOC facility. The wet cells will also allow WRC to treat the most volatile population in the least restrictive manner. Disruptive prisoners will be allowed to stay on their current unit until they calm down and return to treatment as quickly as possible.

BUDGET/SCHEDULE:

Construction	\$4,460,000
Design	\$430,000
DFD Mgt	\$206,000
Contingency	\$688,000
Equipment	\$120,000
Other Fees	\$21,000
TOTAL	\$5,925,000

SBC Approval	Aug 2021
A/E Selection	May 2020
Design Report	Aug 2021
Bid Opening	Feb 2022
Start Construction	Jul 2022
Substantial Completion	Mar 2023
Final Completion	Sep 2023

PREVIOUS ACTION: In October 2020, the SBC approved the release of \$173,000 Building Trust Funds (BTF)-Planning to prepare preliminary plans and a design report.

This project was enumerated in 2019 Wisconsin Act 9 for \$5,925,000 GFSB.

DESIGN REPORT

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

August 11, 2021

Units 9 and 10 Wet Cell Remodel
Wisconsin Resource Center
Oshkosh, WI

Project Number: 20B3L

For the: Department of Health Services

Project Manager: Jim Schaefer

Architect/Engineer: Venture Architects
Milwaukee, WI

1. Project Description:

This project will remodel 60 cells at the Wisconsin Resource Center into wet type holding cells. A new sanitary waste pipe will connect to a sanitary main west of the building. New hot and cold domestic water supply will be provided to each cell. The existing shower rooms will be remodeled. The HVAC system will be augmented for the new wet cell condition. The plumbing electrical control system will be extended to the new plumbing fixtures. An existing toilet room will be remodeled into program rooms.

2. Authorized Budget and Funding Source:

This project was enumerated in 2019 Wisconsin Act 9 for \$5,925,000 GFSB.

3. Schedule:

Bid Opening:	Feb 2022
Start of Construction:	Jul 2022
Substantial Completion / Occupancy:	Mar 2023

4. Budget Summary:

Construction:	\$4,460,000
A/E Fees:	\$430,000
DFD Mgt:	\$206,000
Contingency:	\$688,000
Equipment:	\$120,000
Other Fees	\$21,000
Total Project Cost:	\$5,925,000

BUILDING COMMISSION REQUESTS / ITEMS

August 11, 2021

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

9. Central Wisconsin Center – Building 1 Code Compliance and Renovation (Increase) – Request authority to increase the project budget for the Building 1 Code Compliance and Renovation project by \$280,000 GFSB for a revised estimated total cost of \$4,928,400 (\$4,628,400 GFSB and \$300,000 PR-CASH).

This project was enumerated in 2015 Wisconsin Act 55 as amended in 2019 Wisconsin Act 9 and 2021 Wisconsin Act 58 for \$22,448,400 (\$20,648,400 GFSB and \$1,800,000 PR-CASH) as the Central Wisconsin Center – Life Safety Renovations Buildings 1 and 6.

In October 2020, the SBC granted authority to construct the Building 1 Code Compliance and Renovation project for an estimated total cost of \$4,648,400 (\$4,348,400 GFSB and \$300,000 PR-CASH).

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

AGENCY: Department of Health Services

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

DFDM CONTACT: Laura Larsen, (608) 261-2435, laura.larsen@wisconsin.gov

LOCATION: Central Wisconsin Center, Dane County

PROJECT REQUEST: Request authority to increase the project budget for the Building 1 Code Compliance and Renovation project by \$280,000 GFSB for a revised estimated total cost of \$4,928,400 (\$4,628,400 GFSB and \$300,000 PR-CASH).

PROJECT NUMBER: 17E2S

PROJECT DESCRIPTION:

This project will correct code compliance issues, repair or replace specific mechanical, electrical and plumbing systems, and update the finishes of Building 1 at Central Wisconsin Center (CWC). Renovations include an updated sprinkler system, sun porch structural repairs, remodeled bathrooms and showers, ADA compliant exterior exits to the building, and improvements to site and stairwell drainage. In addition, HVAC ductwork will be replaced and extended to reflect the reconfigured architectural floor plan. The plumbing system, including water heater and water softener, will be replaced. Interior lighting will be updated with new LED fixtures and the emergency electrical system will be segregated. New finishes and interior surface treatments will be durable and abuse resistant. Door and bathroom hardware will be ligature resistant to minimize the risk of self-harm.

Bids were received for this project on July 6, 2021. While there were sufficient funds to award the contract, there were insufficient funds to provide an appropriate post-bid contingency needed to address any unforeseen conditions that may arise during construction. The increased funding will be transferred from existing residual bonding available within DHS's current allocation.

PROJECT JUSTIFICATION:

This project is required to provide a safe and secure environment for patients and staff and to bring Building 1 into compliance with current Life Safety and Building Codes. The CWC is a licensed health care facility for the developmentally disabled. Building 1 was constructed in 1957 and is used by the facility to operate the Intensive Treatment Program (ITP). The repairs and renovations performed by this project will satisfy the physical environment requirements of the applicable codes for this type of facility. The new interior surface treatments will satisfy the requirement to provide a "home like" environment for residents in the building.

Central Wisconsin Center's ITP serves people with an intellectual disability and co-occurring mental health or behavior disorder. Staff provide behavioral and psychiatric evaluation and

treatment, educational services, medical services, therapeutic recreation, and vocational programming. An individualized treatment plan is developed for each client. The goal is to help the client develop skills to live in their community with as much independence as possible.

BUDGET/SCHEDULE:

Construction	\$4,043,000
Design	\$248,000
DFD Mgt	\$179,900
Contingency	\$452,400
Other	\$5,100
TOTAL	\$4,928,400

SBC Approval	Oct 2020
A/E Selection	Mar 2018
Design Report	Oct 2020
Bid Opening	Jul 2021
Start Construction	Aug 2021
Substantial Completion	Nov 2022
Final Completion	Mar 2023

PREVIOUS ACTION: This project was enumerated in 2015 Wisconsin Act 55 as amended in 2019 Wisconsin Act 9 and 2021 Wisconsin Act 58 for \$22,448,400 (\$20,648,400 GFSB and \$1,800,000 PR-CASH) as the Central Wisconsin Center – Life Safety Renovations Buildings 1 and 6.

In October 2020, the SBC granted authority to construct the Building 1 Code Compliance and Renovation project for an estimated total cost of \$4,648,400 (\$4,348,400 GFSB and \$300,000 PR-CASH).

BUILDING COMMISSION REQUESTS / ITEMS

August 11, 2021

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

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

Utility Repair and Renovation	\$1,800,000
MMHI Electric Service Improvements	\$1,800,000
(\$1,800,000 GFSB)	

--	--

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

AGENCY: Department of Health Services

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

DOA CONTACT: Laura Larsen, (608) 261-2435, laura.larsen@wisconsin.gov

LOCATION: Mendota Mental Health Institute, Dane County

PROJECT REQUEST: Request the following:

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

Utility Repair and Renovation			
LOCATION	PROJ. NO.	PROJECT TITLE	GFSB
Mendota Mental Health Institute (Dane Co.)	20B1K	Electric Service Improvements	\$1,800,000
Utility Repair and Renovation Total			\$1,800,000

PROJECT DESCRIPTION:

This project adds local emergency power generators for existing Goodland and Stovall Halls on the Mendota Mental Health Institute campus. The emergency power system in each of the buildings will also be brought up to current codes by adding transfer switches and distribution to support life safety, critical branch, and equipment branch loads. The project also extends new critical branch circuits to selected rooms to help modernize the healthcare practices in these facilities.

PROJECT JUSTIFICATION:

This project is required to provide more reliable and decentralized source of emergency power to support two of the larger patient buildings on campus. The existing emergency electrical system is a campus-wide system with components dating back to the early 1980's. Providing an independent local source of emergency power at each building will diversify the emergency system and improve its reliability. Segregating the emergency loads in the patient care buildings will allow the facility to comply with the latest electrical codes for healthcare facilities.

BUDGET/SCHEDULE:

Construction	\$1,330,700
Design	\$139,400
DFD Mgt	\$63,900
Contingency	\$266,000
TOTAL	\$1,800,000

SBC Approval	Aug 2021
A/E Selection	Mar 2020
Bid Opening	Nov 2021
Start Construction	Mar 2022
Substantial Completion	Dec 2023
Final Completion	Mar 2024

PREVIOUS ACTION: None.

BUILDING COMMISSION REQUESTS / ITEMS

August 11, 2021

Subcommittee

Full Commission

Department of Military Affairs

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

Facility Maintenance and Repair		\$4,228,800
Madison	Fire Suppression System Install	\$2,974,200
AASF 2	(\$2,974,200 FED)	
Eau Claire	Vehicle Exhaust System Repl	\$863,000
FMS 7	(\$863,000 FED)	
Fort McCoy	Building Envelope Improvements	\$391,600
	(\$391,600 FED)	

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

AGENCY: Department of Military Affairs

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

DFD CONTACT: Laura Larsen, (608) 261-2435, laura.larsen@wisconsin.gov

LOCATION: Statewide

PROJECT REQUEST: Request the following:

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

Facility Maintenance and Repair			
LOCATION	PROJ. NO.	PROJECT TITLE	FED
Madison AASF #2 (Dane Co.)	20D3E	Fire Suppression System Installation	\$2,974,200
Eau Claire FMS 7 (Eau Claire Co.)	20C2I	Vehicle Exhaust System Replacement	\$863,000
Fort McCoy (Monroe Co.)	19L1A	Building Envelope Improvements	\$391,600
Facility Maintenance and Repair Total			\$4,228,800

Madison Army Aviation Support Facility (AASF) #2 – Fire Suppression System Installation (20D3E):

Project Description and Justification:

This project will install fire suppression systems through entire hangar structure. The new systems will include pre-action sprinklers and high expansion foam. A new water line will be run to the building to feed the new fire suppression systems.

The Army Aviation Support Facility #2 in Madison consists of the main building and eight PODs and has been used to repair and shelter rotary wing aircraft. The PODs were constructed in the late 1940s and 1950s for fixed wing aircraft and has two large overhead doors which are operated when the aircraft is entering and exiting the building. The facility currently does not have a fire suppression system, and structural changes related to replacing the doors resulted in the code requirement to install one.

New regulations concerning the use of aqueous firefighting foam are in place and the project has been designed using high expansion foam that contains no Per- and polyfluoroalkyl substances (PFAS) type of chemicals. The high expansion foam system is the most environmentally safe system available that meets the code requirements and military standards. This is a life, health,

and safety issue not just for extremely valuable equipment but also for the Service Members working in the area.

Budget/Schedule:

Construction	\$2,444,000
Design	\$173,200
DFD Mgt	\$107,600
Contingency	\$244,400
Other Fees	\$5,000
TOTAL	\$2,974,200

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

Previous Action: None.

Eau Claire Field Maintenance Shop (FMS) 7 – Vehicle Exhaust System Replacement (20C2D):

Project Description and Justification:

This project will replace and upgrade the vehicle exhaust system, bringing it into compliance with OSHA and National Guard Bureau standards. The project scope includes: replacing the exhaust fans, and air handling units that improving ventilation in maintenance garage areas. This will be done by installing new direct digital controls, adjustments and/or tie-ins to the building’s HVAC system, replacing tailpipe local exhaust ventilation systems, and adding an exhaust system for wash bay areas.

The current system places personnel in this facility at risk of CO2 exposure. The system is comprised of obsolete parts that are difficult to repair and replace. Exhaust hosing is severely compromised, with multiple holes in the lines that have been repaired using materials not rated to handle exhaust gasses.

Budget/Schedule:

Construction	\$680,000
Design	\$85,000
DFD Mgt	\$30,000
Contingency	\$68,000
TOTAL	\$863,000

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

Previous Action: None.

Fort McCoy – Building Envelope Improvements (19L1A):

Project Description and Justification:

This project repairs the portions building envelop at the Wisconsin Military Academy at Fort McCoy. External airflow to the interior of the space will be sealed where possible and openings in building components will be filled. The mechanical plenum spaces will have new insulation installed, separating them from the corridor air volumes, and improving insulation for the

occupied portions below. Corridor ceilings will be removed and replaced to provide access to these areas. Supply air grilles in the North Wing billeting rooms will be relocated to directly supply air toward the exterior wall. This work will require metal wall framing and gypsum board patching and painting, and destratification fan(s) will be added in the three-story atrium.

Gaps in the current building envelop have contributed to the sprinkler system piping freezing resulting in no functioning fire-protection sprinkler system in the Wisconsin Military Academy building. To avoid this, heat is increased in corridors, wasting energy and straining boilers. Air grille relocation and other HVAC improvements will improve user comfort and save energy.

Budget/Schedule:

Construction	\$289,500
Design	\$60,300
DFD Mgt	\$12,800
Contingency	\$29,000
TOTAL	\$391,600

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

Previous Action: None.

BUILDING COMMISSION REQUESTS / ITEMS

August 11, 2021

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

Department of Natural Resources

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

Utility Repair and Renovation	\$3,000,000
Kettle Well Replace and Water Sys Improv	\$3,000,000
Moraine (\$3,000,000 GFSB)	

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

AGENCY: Department of Natural Resources

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

DFD CONTACT: Laura Larsen, (608) 261-2435, laura.larsen@wisconsin.gov

LOCATION: Kettle Moraine Springs Fish Hatchery, Sheboygan County

PROJECT REQUEST: Request the following:

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

Utility Repair and Renovation			
LOCATION	PROJ. NO.	PROJECT TITLE	GFSB
Kettle Moraine Fish Hatchery (Sheboygan Co.)	21G1W	Well Replacement and Water Systems Improvements	\$3,000,000
Utility Repair and Renovation Total			\$3,000,000

PROJECT DESCRIPTION:

This project includes installing a replacement well to provide the needed quantity of water at the Kettle Moraine Springs Hatchery. The originally constructed water source well has failed and rehabilitation is not feasible. Project scope also includes pH control and acid feed systems to the water sources, as well miscellaneous wastewater treatment facility adjustments to meet regulatory discharge limits.

PROJECT JUSTIFICATION:

The Kettle Moraine Springs facility produces fish primarily for Lake Michigan, while meeting the new phosphorus discharge requirements in the Milwaukee River watershed. The facility allows for the continued and expanded delivery of fry to private growers which supports the Department of Natural Resource's efforts to expand these public-private partnerships for the delivery of fish.

BUDGET/SCHEDULE:

Construction	\$2,400,000
Design	\$300,000
DFD Mgt	\$96,000
Contingency	\$204,000
TOTAL	\$3,000,000

SBC Approval	Aug 2021
A/E Selection	Jul 2021
Start Construction	Nov 2021
Substantial Completion	Aug 2022
Final Completion	Jan 2023

PREVIOUS ACTION: None.

BUILDING COMMISSION REQUESTS / ITEMS

August 11, 2021

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

Department of Transportation

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

Facility Maintenance and Repair		\$1,080,500
DMV	East Madison Service Ctr Remodel	\$1,080,500
District 1	(\$1,080,500 SEGRB)	
 Utility Repair and Renovation		 \$792,900
DTSD	Truax SW Office/Lab Parking Lot Repl	\$792,900
District 1	(\$792,900 SEBRB)	
 TOTAL		 \$1,873,400

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

AGENCY: Department of Transportation

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

DFD CONTACT: Laura Larsen, (608) 261-2435, laura.larsen@wisconsin.gov

LOCATION: Statewide

PROJECT REQUEST: Request the following:

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

Facility Maintenance and Repair			
LOCATION	PROJ. NO.	PROJECT TITLE	SEGRB
DMV District 1 Madison (Dane Co.)	20A2A	East Madison Service Center Remodel	\$1,080,500
Facility Repair and Renovation Total			\$1,080,500

Utility Repair and Renovation			
LOCATION	PROJ. NO.	PROJECT TITLE	SEGRB
DTSD District 1 Madison (Dane Co.)	20E3Q	Truax SW Regional Office and Lab Parking Lot Replacement	\$792,900
Utility Repair and Renovation Total			\$792,900

AUGUST 2021 TOTALS	TOTAL
	\$1,873,400

DMV District 1 Madison - East Madison Service Center Remodel (20A2A):

Project Description and Justification:

This project renovates the DMV's 8,000 GSF East Madison Service Center. The remodel will include the following: replace all windows and public entrance doors, reconfigure office and lobby space per programmatic requirements, replace public restrooms to meet ADA standards, replace mechanical systems, update control systems, and replace finishes.

This twenty-nine-year-old facility was constructed in 1992. Since the original construction, there have been three small projects to replace portions of the mechanical system, the building's siding and insulation, and lighting upgrades. This renovation seeks to replace portions of the building

infrastructure that have exceeded their useful life while also reconfiguring the space to better meet the needs of residents accessing services from the space.

The East Madison Service Center had approximately 150,000 customer transactions in 2019. This location is one of two serving Madison (the second location is on the City’s far westside). To support continuity of operations the facility will need to remain operational functional efficient and accessible during the renovation.

Budget/Schedule:

Construction	\$805,400
Design	\$82,100
DFD Mgt	\$37,100
Contingency	\$120,900
Equipment	\$35,000
TOTAL	\$1,080,500

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

Previous Action: None.

DTSD Region 1 Madison - Truax SW Regional Office and Lab Parking Lot Replacement (20E3Q):

Project Description and Justification:

This project will replace the parking lot at the Truax SW Regional Office and the Lab buildings. The project scope includes replacing the front and back parking lots, replacing sidewalk in the front of the regional office, replacing the concrete for the Lab building loading dock, and replacing steps leading into Lab building with a gradual ramp. This project will improve the building’s accessibility by repairs large missing pieces from sidewalks and repairing corrosion that has resulted from a failing drainage system. Repairs to the Lab’s loading docks and step entrance will make accessing the lab easier and system for equipment.

The DTSD Southwest Regional Headquarters was built in 1984, an addition was added to the building in 1994. The parking lot is well past its useful life and is in constant need of repair. Along with the numerous uneven surfaces due to cracks and heaving of sections, the front sidewalk needs to be replaced and updated to meet ADA standards.

Budget/Schedule:

Construction	\$620,000
Design	\$41,400
DFD Mgt	\$28,600
Contingency	\$93,000
Other Fees	\$9,900
TOTAL	\$792,900

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

Previous Action: None.

BUILDING COMMISSION REQUESTS / ITEMS

August 11, 2021

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

Department of Public Instruction

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

Facility Maintenance and Repair	\$697,900
WSDHH Athletic Field Grading/Drainage (\$697,900 GFSB)	\$697,900

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

AGENCY: Department of Public Instruction

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

DFD CONTACT: Laura Larsen, (608) 261-2435, laura.larsen@wisconsin.gov

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

PROJECT REQUEST: Request the following:

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

Facility Maintenance and Repair			
LOCATION	PROJ. NO.	PROJECT TITLE	GFSB
Wisconsin School for the Deaf and Hard of Hearing (Walworth Co.)	19F3R	Athletic Field Grading and Drainage	\$697,900
Facility Maintenance and Repair Total			\$697,900

PROJECT DESCRIPTION:

This project will expand the current running track and address water issues on the football field and portions of the athletic field east of the running track. Regrading is required to improve drainage and project areas will be restored to turf and new grass. Swales, drainage trenches and storm sewer will be added to convey the storm water away from the area. The running track's asphalt pavement will be pulverized, repaved, and expanded to include a sixth running lane on the exterior of the track. New lane striping, retaining wall construction, and chain link fencing will also be completed as part of the running track expansion.

PROJECT JUSTIFICATION:

The current running track is only five lanes and is not approved to host track events at the school. To host a track meet, DPI staff must request access from nearby schools to use their tracks, then coordinate travel arrangements for students to attend. Additionally, the athletic field's drainage problems often lead to standing water, creating unusable conditions.

BUDGET/SCHEDULE:

Construction	\$533,700
Design	\$54,900
DFD Mgt	\$24,600
Contingency	\$80,100
Other Fees	\$4,600
TOTAL	\$697,900

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

PREVIOUS ACTION: None.

BUILDING COMMISSION REQUESTS / ITEMS

August 11, 2021

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

Department of Veterans Affairs

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

Facility Maintenance and Repair	\$860,000
Union Campus wide Facility Upgrades	\$860,000
Grove (\$243,250 GFSB; \$451,750 PRSB; and \$165,000 PR-CASH)	

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

AGENCY: Department of Veterans Affairs

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

DFD CONTACT: Laura Larsen, (608) 261-2435, laura.larsen@wisconsin.gov

LOCATION: Wisconsin Veterans Home at Union Grove, Racine County

PROJECT REQUEST: Request the following:

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

Facility Maintenance and Repair						
LOCATION	PROJ. NO.	PROJECT TITLE	GFSB	PRSB	PR-CASH	TOTAL
WI Veterans Home at Union Grove (Racine Co.)	19C1G	Campus Wide Facility Upgrades	\$243,250	\$451,750	\$165,000	\$860,000
Facility Maintenance and Repair Total			\$243,250	\$451,750	\$165,000	\$860,000

PROJECT DESCRIPTION:

This project consists of renovating 22 public restrooms in Boland, Gates and Maurer Halls at the Wisconsin Veterans Home at Union Grove. Six kitchenettes will also be renovated in Boland Hall. Handrails and wall protection will be added to the ramped connecting corridor between Maurer and Gates Hall.

Restroom renovations will include new finishes, standardized toilet accessories, and replacement of aging fixtures and stall partitions in some of the restrooms. Specific lavatories, water closets and urinals will be removed and replaced to comply with both state and federal guidelines. Nurse call stations will be added to restrooms that currently do not have call stations.

The renovated kitchenettes will replace aging countertops, cabinets, and appliances. New durable cabinets and countertops with sinks will be provided along with new beverage dispensers, refrigerators, and freezers for resident use. One new storage room will be provided on each floor.

The project is also replacing fluorescent lights with new LED fixtures and new controls within the renovated rooms. To improve water quality, water filters will be added to all drinking fountains and ice machines throughout the facility, and three drinking fountains will have bottle fillers added.

PROJECT JUSTIFICATION:

The public restrooms in Boland, Gates and Maurer Halls are being remodeled to update fixtures and make the rooms more useable. Some public restrooms do not have Nurse Call pull cords. The kitchenettes are used by staff and members, and wheelchairs have taken their toll on the cabinets and countertops. New durable cabinets and fixtures will replace the existing LED light bulbs will outlast the existing fluorescent bulbs. The renovated spaces will meet current building code and ADA requirements.

DVA has applied to the USDVA State Homes Construction Grant Program for a grant to cover \$451,750 of the project. When awarded, grant funds will replace the PRSB in the project. The GFSB allocated to the project will be used for the public portions of the project.

BUDGET/SCHEDULE:

Construction	\$665,500
Design	\$102,300
DFD Mgt	\$29,300
Contingency	\$57,900
Equipment	\$5,000
TOTAL	\$860,000

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

PREVIOUS ACTION: None.

BUILDING COMMISSION REQUESTS / ITEMS

August 11, 2021

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

Kickapoo Reserve Management Board

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

Facility Maintenance and Repair	\$600,000
KVR Exhibit Upgrade	\$600,000
(\$600,000 PR-CASH)	

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

AGENCY: Kickapoo Reserve Management Board

KRMB CONTACT: Erica Cronk, (608) 625-2960, erica.cronk@wisconsin.gov

DFD CONTACT: Laura Larsen, (608) 261-2435, laura.larsen@wisconsin.gov

LOCATION: Kickapoo Valley Reserve, Vernon County

PROJECT REQUEST: Request the following:

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

Facility Maintenance and Repair			
LOCATION	PROJ. NO.	PROJECT TITLE	PR-CASH
Kickapoo Valley Reserve (Vernon Co.)	20B1H	Exhibit Upgrade	\$600,000
Facility Maintenance and Repair Total			\$600,000

PROJECT DESCRIPTION:

This project will upgrade informational exhibits within the existing display space in the Visitor Center. The project will offer updated and new exhibits and displays, improved technology, and allow changeable layouts for different seasons and special events. New finishes and lighting will also be provided.

PROJECT JUSTIFICATION:

The 2,000 SF exhibit space within the 8,000 SF Visitor Center was completed in 2004. The exhibits have hosted 15,000-20,000 visitors annually and feature the geology of the driftless region, history of flooding in the Kickapoo Valley Reserve (KVR), story of the failed dam project and the current management of the KVR between the State of Wisconsin and Ho-Chunk Nation. Some of the exhibits are no longer functioning due to out-of-date technology. Others need an expansion of information or educational options in layout and subject matter.

BUDGET/SCHEDULE:

Construction	\$447,900
Design	\$87,500
DFD Mgt	\$19,800
Contingency	\$44,800
TOTAL	\$600,000

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

PREVIOUS ACTION: None.

August 11, 2021

Subcommittee

Full Commission

HIGHER EDUCATION

University of Wisconsin

17. UW-Eau Claire – Science/Health Science Building Phase II BTF-Planning Release – Request the release of \$1,000,000 Building Trust Funds (BTF)-Planning to complete advance planning for Phase II of the Science/Health Science Building project.

Phase I of this project was enumerated in 2019 Wisconsin Act 9 for \$109,000,000 (\$93,250,000 GFSB, \$2,041,000 PR-CASH, and \$13,709,000 GIFTS).

Phase II of this project was allocated \$1,000,000 BTF-Planning for advanced planning in 2019 Wisconsin Act 9.

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

AGENCY: University of Wisconsin System

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

DFD CONTACT: Laura Larsen, (608) 261-2435, laura.larsen@wisconsin.gov

LOCATION: UW-Eau Claire, Eau Claire County

PROJECT REQUEST: Request the release of \$1,000,000 Building Trust Funds (BTF)-Planning to complete advance planning for Phase II of the Science/Health Science Building project.

PROJECT NUMBER: 19J4E

PROJECT DESCRIPTION:

The project will construct a new home for the Biology, Computer Science, Geography and Anthropology, Geology, and Watershed programs. New general access classrooms in the appropriate capacities and configurations will also be created to balance the campus-wide classroom demand with the available space. The current primary science facility, Phillips Hall (192,250 GSF), will be razed and the site will be restored to green space.

The new instructional spaces will be larger than the obsolete original spaces to accommodate the current space planning standards for square feet per student station, flexible furnishings, active learning room configurations, instructional technology, and increased computing and instrumentation requirements. The instructional laboratories will be designed and modeled for flexibility to adequately serve multiple courses, disciplines, and programs to maximize utilization and minimize dedicated and specialized spaces. The associated laboratory preparation and support spaces will also be sized to minimize the instructional schedule impacts. The facility will include a fire suppression system, structural fire compartmentalization, code compliant hazardous chemical storage, air supply and exhaust systems with adequate capacity and controls to supply the required air exchanges, and 16-foot floor-to-floor clearance to accommodate the modern building infrastructure and facilitate future maintenance and renovation activities. The exterior envelope, building entrances, and mechanical system equipment and controls will be designed for optimal energy efficiency and sustainability. New nursing simulation laboratories and a new Mayo Clinic research laboratory suite will also be provided.

Estimated Budget Phase II: \$158,000,000

PREVIOUS ACTION: Phase I of this project was enumerated in 2019 Wisconsin Act 9 for \$109,000,000 (\$93,250,000 GFSB, \$2,041,000 PR-CASH, and \$13,709,000 GIFTS).

Phase II of this project was allocated \$1,000,000 BTF-Planning for advanced planning in 2019 Wisconsin Act 9.

BUILDING COMMISSION REQUESTS / ITEMS

August 11, 2021

Subcommittee	Full Commission

- 18. UW-Green Bay – Land Gift – Request authority to accept a 4.66-acre parcel of vacant land located on the campus of UW-Green Bay at no cost from University Village Housing, Incorporated (UVHI) and permit UVHI to construct a replacement parking lot on the University of Wisconsin–Green Bay campus.

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

AGENCY: University of Wisconsin System

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

DFD CONTACT: Laura Larsen, (608) 261-2435, laura.larsen@wisconsin.gov

LOCATION: UW-Green Bay, Brown County

PROJECT REQUEST: Request authority to accept a 4.66-acre parcel of vacant land located on the campus of UW-Green Bay at no cost from University Village Housing, Incorporated (UVHI) and permit UVHI to construct a replacement parking lot on the University of Wisconsin–Green Bay campus.

PROJECT NUMBER: 21F1Y

PROJECT DESCRIPTION:

This request is to accept a 4.66-acre parcel of vacant land located on the east side of the UW-Green Bay campus owned by UVHI. The property is improved with a 226-car parking lot. The anticipated closing would occur after State Building Commission approval.

Two real estate appraisals of the property were completed. There is no purchase price; however, the value of the parcel being acquired is \$70,000. A preliminary environmental audit of the property found no evidence of contaminants or unacceptable environmental hazards.

PROJECT JUSTIFICATION:

The Board of Regents is accepting a parcel of land owned by UVHI located on the UW-Green Bay campus, while transferring a similarly sized parcel to them. UVHI incorporated in 1984 as a 501(c)(3) Wisconsin non-stock corporation with the primary purpose of providing low-cost student housing to UW-Green Bay students. Soon after their incorporation, the UW Foundation gifted a 39-acre parcel within the campus boundary to UVHI to assist them in fulfilling their mission. To date UVHI has constructed 1,512 units of student housing, accounting for almost 73 percent of the total housing stock on campus. UW-Green Bay manages both the operation of the buildings and the residence life programming for which UVHI compensates them with a management fee.

The 2019 UW-Green Bay Residence Life Comprehensive Physical Master Plan identified several concerns regarding the residence life program such as existing wood-frame residence halls that are at the end of their useful life and dated residence hall configurations with little or no community or common space. Programming has begun for a new residence hall addressing the lack of community space, a building targeted to first-year students that would be constructed

in two-phases to allow for flexible enrollment. The first phase would construct a 200-bed residence hall. As the phases open, the residence halls that are beyond their useful lives, with a corresponding number of beds, will be removed from the housing inventory.

The last UVHI-owned parcels of land available for development are located on the far eastern edge of campus. A new residence hall could be constructed on the vacant UVHI land; however, that location does not accomplish the goal to encourage the residence life community. UW-Green Bay would like UVHI to construct the proposed residence hall closer to other campus buildings and residence halls to further densify campus. UVHI and the Board of Regents have agreed to exchange available parcels. The Board of Regents-owned parcel is approximately 5.33 acres. Although the size of the parcels is different, it was determined that there would be no cost to either party.

SCHEDULE:

SBC Approval: August 2021

Closing: Within 60 days of SBC approval

PREVIOUS ACTION: None.

BUILDING COMMISSION REQUESTS / ITEMS

August 11, 2021

Subcommittee

Full Commission

19. UW-Madison – Engineering Building Replacement Phase I BTF-Planning Release – Request the release of \$500,000 Building Trust Funds (BTF)-Planning to complete advance planning for the Engineering Building Replacement Phase-I project.

This project was allocated \$500,000 BTF-Planning for advanced planning in 2019 Wisconsin Act 9.

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

AGENCY: University of Wisconsin System

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

DFD CONTACT: Laura Larsen, (608) 261-2435, laura.larsen@wisconsin.gov

LOCATION: UW-Madison, Dane County

PROJECT REQUEST: Request the release of \$500,000 Building Trust Funds (BTF)-Planning to complete advance planning for the Engineering Building Replacement Phase-I project.

PROJECT NUMBER: 20E2X

PROJECT DESCRIPTION:

This project demolishes the engineering facility located at 1410 Engineering Drive (63,561 GSF) and constructs the first phase of a proposed two-phase replacement facility (170,000 GSF) to create contiguous space for the College of Engineering. The new eight-floor facility (six floors above grade and two floors below grade) will provide modern classrooms and instructional laboratories, research laboratories, shared collaboration and support spaces, and offices. The space will accommodate undergraduate engineering students, 13 principal investigator led research teams, and 30 additional research teams.

The facility will be planned around the convergence of instructional and research platforms. Innovation and discovery will not be confined to the traditional and individual physical spaces, but rather through the collaborative and collective efforts of research teams and external stakeholders. The design locates the instructional program at the lower levels and the research program at the upper levels. Interconnecting spaces with communicating stairs are located throughout the building to further reinforce student collaboration and the interconnectivity of programs on multiple floors.

The building will provide four, flat-floor, flexible, active learning classrooms, and associated support spaces. Each classroom will have a capacity of 100-120 students. Both dry and wet instructional laboratories will be developed with their associated support spaces. Each instructional laboratory will have a capacity of 40 students and movable interior walls so that adjacent laboratories could be combined to enable sections of 80 students. The shared instructional spaces in between will be available as study space when they are not used for instruction. The proposed instructional laboratories will emphasize hands-on, project-based learning by integrating instrumentation and technology into the learning environment to support discovery and innovation.

Estimated Budget: \$150,000,000

PREVIOUS ACTION: This project was allocated \$500,000 BTF-Planning for advanced planning in 2019 Wisconsin Act 9.

BUILDING COMMISSION REQUESTS / ITEMS

August 11 2021

Subcommittee

Full Commission

20. UW-Madison – Land Transfer – Request authority to transfer ownership of a 1.91-acre parcel of land and improvements located at 2109 South Stoughton Road in the City of Madison from the Department of Public Instruction (DPI) to the Board of Regents of the University of Wisconsin System (UWS) for \$113,322.

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

AGENCY: University of Wisconsin System

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

DPI CONTACT: Michele McGaffin, (608) 266-3320, michele.mcgaffin@dpi.wi.gov

DFD CONTACT: Laura Larsen, (608) 261-2435, laura.larsen@wisconsin.gov

LOCATION: UW-Madison, Dane County

PROJECT REQUEST: Request authority to transfer ownership of a 1.91-acre parcel of land and improvements located at 2109 South Stoughton Road in the City of Madison from the Department of Public Instruction (DPI) to the Board of Regents of the University of Wisconsin System (UWS) for \$113,322.

PROJECT NUMBER: 21F1X

PROJECT DESCRIPTION:

This project proposes transferring a 1.91 acre-parcel located at 2109 South Stoughton Road from DPI to UWS. This parcel includes a 25,000 SF building with an 800 SF shed and 36 parking stalls. DPI was previously utilizing this property to house the Reference Library for the Libraries and Lifelong Learning (RL & LL) operations. UW plans to utilize this property to relocate their IT Publishing and Printing operations currently housed at 30 Campus Mall.

An MOU was signed between the parties to allow FP&M access to the property prior to the transfer of ownership. A quitclaim deed will be recorded to convey ownership after SBC approval of the transaction. The parcel number for the building is 251/0710-164-1802-4. As part of this transfer UW will pay the outstanding debt service for improvements to the property. The outstanding debt service is \$113,322; UW will fund this transaction through cash sources.

PROJECT JUSTIFICATION:

The DPI RL & LL operations have been housed at this facility since 1989. Its staff works with libraries of all types from across the State, including public library systems, public schools, academic and special libraries. In March 2021, following the DCF move to the Tommy G. Thompson Office Building, DPI relocated RL&LL functions to the third floor of the State Education Building (GEF 3) and offered the building to other state agencies.

The UW-Madison master plan includes a long-range goal of realizing space efficiencies in preparation for a future building project along University Avenue near the Wisconsin Institute for Discovery. University staff have determined this property would be an ideal fit for the printing and publishing services because it would allow them to consolidate into a single larger

space. The office space they currently occupy would by operations that will need to be relocated for the future building project.

This property was identified as a surplus property outside the standard process outlined in the SBC Policy and Procedure manual due to the timing of when it was vacated. DOA-Real Estate staff contacted multiple State agencies with potential operational needs for the space. No property appraisals were performed since this parcel was transferred between state agencies at no cost – except for the payment of outstanding debt service. A preliminary environmental audit of the property found no evidence of contaminants or unacceptable environmental hazards; however, based upon the age of the structures, lead-based paint and asbestos may be present. Prior to renovation of the building, the UWS will conduct an assessment and testing for asbestos and lead containing materials.

SCHEDULE:

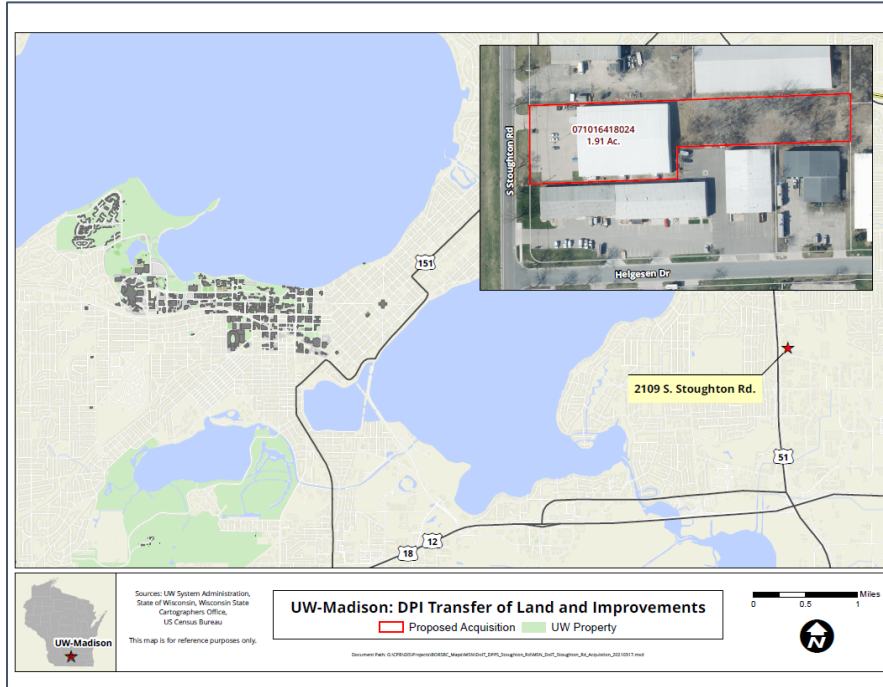
SBC Approval: August 2021

Closing: No later than December 1, 2021

PREVIOUS ACTION: None.

Property Location

This property is located on Stoughton Road between E Buckeye Road and Pflaum Road on Madison's east side.



Aerial Photograph

This parcel is accessible by a frontage road with the 36-stall parking lot located in front of the building.



BUILDING COMMISSION REQUESTS / ITEMS

August 11, 2021

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

21. UW-Madison – Kohl Center Addition and Renovation

– Request the following:

- a) Approve the Design Report; and
- b) Authority to construct the Kohl Center Addition and Renovation project for an estimated total cost of \$48,074,000 (\$33,974,000 PRSB, \$4,100,000 PR-CASH and \$10,000,000 GIFTS).

This project was enumerated in 2019 Wisconsin Act 9 for \$48,074,000 (\$33,974,000 PRSB, \$4,100,000 PR-CASH, and \$10,000,000 GIFTS).

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

AGENCY: University of Wisconsin System

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

DFD CONTACT: Laura Larsen, (608) 261-2435, laura.larsen@wisconsin.gov

LOCATION: UW-Madison, Dane County

PROJECT REQUEST: Request the following:

- a) Approve the Design Report; and
- b) Authority to construct the Kohl Center Addition and Renovation project for an estimated total cost of \$48,074,000 (\$33,974,000 PRSB, \$4,100,000 PR-CASH, and \$10,000,000 GIFTS).

PROJECT NUMBER: 18H2G

PROJECT DESCRIPTION:

This project constructs a new addition over the loading dock area providing additional space for strength and conditioning, sports medicine, academics, and administrative functions. The renovation work includes upgrades to practice/playing surfaces and the upgrade of service level spaces impacting locker rooms, media rooms, club rooms, and kitchen/dining. These new and renovated spaces will serve men's and women's basketball, golf, hockey, swimming, and tennis programs, as well as the cheerleading and dance teams.

The proposed additional space at the Kohl Center will provide student athletes with tutoring and academic services, nutritional and dining opportunities in close proximity to their coaching and training areas, along with training and sport rehabilitation areas that meet spatial requirements and standards. The Academic Center will be expanded to accommodate ten tutoring sites, multi-purpose classrooms, and a computing laboratory/lounge. A new nutrition center will be created so that it can be easily accessed by all student athletes. Use of the basketball practice courts will be centralized between strength and performance and sports medicine programs. Creating administrative offices will resolve space shortages in Kellner Hall, including relocating the swimming and diving offices to the Kohl Center, and to provide housing for new transformational units for student athlete development and diversity and inclusion.

PROJECT JUSTIFICATION:

The Kohl Center is the central hub of athletics operations and student athletes in the basketball, hockey, swimming and diving programs. Several spaces (including academic services, dining, and sports performance) are now undersized and require expansion to fully serve the programmatic needs. Expanding those areas into a building addition allows other spaces within

the arena to be reconfigured and enlarged to provide greater functionality for the entire building. The recently completed feasibility study determined the area above the loading dock was the most suitable location for the proposed addition and allows the greatest connectivity within the building. The central media hub for athletics is in the Kohl Center. At the time the Kohl Center was designed, social media activities were not a core function of the department. Since the advent of social media, additional staff and resources are necessary to maintain an active and engaging presence for the Badger sports community.

When the Kohl Center was originally opened, there was no dedicated academic space. The current academic center being utilized by student athletes is a renovated storage room and nearly one-third the size of the space per student available at Camp Randall. Additionally, space limitations have forced student athletes to find creative ways to take advantage of the available support services. Most teams are forced to break into multiple groups as the strength and conditioning facility is not large enough to run a whole team through a training session at one time. This is difficult to manage and hinders team chemistry opportunities that occur from training together.

Nutritional services opportunities and practices that are commonplace today, based on current NCAA policies, were not yet conceived when the Kohl Center was originally designed. The addition of nutritional services space and the expansion of the Sports Medicine Unit will ensure that student athletes can easily obtain services without traversing through the length of campus. By providing all services within one general location based on sport, UW-Madison’s student athletes can be more efficient, and thus, more capable of achieving overall success not only on the playing field, but in the classroom as well.

BUDGET/SCHEDULE:

Construction	\$34,435,000
Design	\$2,755,000
DFD Mgt	\$1,652,500
Contingency	\$6,887,500
Equipment	\$2,344,000
TOTAL	\$48,074,000

SBC Approval	Aug 2021
A/E Selection	Mar 2019
Design Report	Aug 2021
Bid Opening	Oct 2021
Start Construction	Apr 2022
Substantial Completion	July 2024
Final Completion	Dec 2024

PREVIOUS ACTION: This project was enumerated in 2019 Wisconsin Act 9 for \$48,074,000 (\$33,974,000 PRSB, \$4,100,000 PR-CASH, and \$10,000,000 GIFTS).

DESIGN REPORT

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

August 11, 2021

Kohl Center Addition and Renovation
UW-Madison
Madison, WI

Project Number: 18H2G

For the: University of Wisconsin

Project Manager: Tim Luttrell

Architect/Engineer: Berners-Schober, Inc
Green Bay, WI

1. Project Description:

This project constructs a new addition over the loading dock area to provide additional space for strength and conditioning, sports medicine, academics, and administrative functions. The renovation work includes upgrades to practice/playing surfaces and the upgrade of service level spaces impacting locker rooms, media rooms, club rooms, and kitchen/dining. These new and renovated spaces will serve men's and women's and basketball, golf, hockey, swimming, and tennis programs, as well as the cheerleading and dance teams.

2. Authorized Budget and Funding Source:

This project was enumerated in 2019 Wisconsin Act 9 for \$48,074,000 (\$33,974,000 PRSB, \$4,100,000 PR-CASH, and \$10,000,000 GIFTS).

3. Schedule:

Bid Opening:	Oct 2021
Start of Construction:	Apr 2022
Substantial Completion / Occupancy:	Jul 2024

4. Budget Summary:

Construction:	\$34,435,000
A/E Fees:	\$2,755,000
DFD Mgt:	\$1,652,500
Contingency:	\$6,887,500
Equipment:	\$2,344,000
Total Project Cost:	\$48,074,000

BUILDING COMMISSION REQUESTS / ITEMS

August 11, 2021

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

22. UW-System – 2019-21 Minor Facilities Renewal

Program Group 3 – Request the following:

- a) Authority to release \$3,133,000 PRSB 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;
- b) Authority to construct the specified projects for an estimated total cost of \$3,133,000 PRSB; and
- c) Permit the Division of Facilities Development to adjust individual project budgets within the 2019-21 Minor Facilities Renewal Program Group 3.

Minor Facilities Renewal, Group 3	\$3,133,000
OSH Gruenhagen Hall Plumbing Riser Repl	\$3,133,000
(\$3,133,000 PRSB)	

2019 Wisconsin Act 9 authorized \$90,000,000 for UW Minor Facility Improvement projects in three categories, Group 1, 2, and 3. To date, the SBC has authorized \$48,481,000 (\$44,533,000 GFSB, \$3,948,000 PRSB) from these enumerations.

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

AGENCY: University of Wisconsin System

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

DFD CONTACT: Laura Larsen, (608) 261-2435, laura.larsen@wisconsin.gov

LOCATION: UW System, Statewide

PROJECT REQUEST: Request the following:

- a) Authority to release \$3,133,000 PRSB 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;
- b) Authority to construct the specified projects for an estimated total cost of \$3,133,000 PRSB; and
- c) Permit the Division of Facilities Development to adjust individual project budgets within the 2019-21 Minor Facilities Renewal Program Group 3.

INST	PROJ. NO.	PROJECT TITLE	PRSB	TOTAL
OSHKOSH (Winnebago Co.)	19G2L	Gruenhagen Hall Plumbing Riser Replacement	\$3,133,000	\$3,133,000
AUGUST 2021 TOTAL			\$3,133,000	\$3,133,000

UW-Oshkosh – Gruenhagen Hall Plumbing Riser Replacement (19G2L):

Project Description and Justification:

This project replaces the vertical sanitary riser and vents for the south tower of Gruenhagen Conference Center and renovate the restrooms to meet current ADA accessibility requirements. Project work is within the south tower in 18 toilet and shower rooms located on floors 2-10. Project work includes demolition of all walls, floor and wall finishes, plumbing fixtures, plumbing piping, electrical, and ductwork. The spaces will be reconfigured to provide ADA accessible shower and toilet facilities, hard tile floor and wall finishes, replacement of cast iron vertical plumbing risers with new PVC or other material as required by current code or standards. The fire protection sprinkler system and HVAC ventilation system will be reconfigured to match the new room configuration.

There has been an increased frequency of leaks in both the horizontal and vertical plumbing runs throughout the facility during the past several years. Campus facilities staff has been replacing the horizontal plumbing lines in the basement since those sections are easily accessible. The vertical risers require replacement before a complete or significant failure occurs. It has been determined that the necessary headroom could not be gained in the shower areas by eliminating the elevated step and still have the pan depth required.

Budget/Schedule:

Construction	\$2,602,300
Design	\$210,900
DFD Mgt	\$112,300
Contingency	\$205,200
Other Fees	\$2,300
TOTAL	\$3,133,000

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

Previous Action: 2019 Wisconsin Act 9 authorized \$90,000,000 for UW Minor Facility Improvement projects in three categories, Group 1, 2, and 3. To date, the SBC has authorized \$48,481,000 (\$44,533,000 GFSB, \$3,948,000 PRSB) 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	GBY – Mary Ann Cofrin Hall/Wood Hall Exterior Envelope Repair (19G1Z)	\$6,058,300
	Dec 2020	MIL - Engineering & Mathematical Sciences Building Mechanical/Electrical/Plumbing Systems Infrastructure Renovation (19G2B)	\$6,558,700
	Dec 2020	STO - Site Utility Steam Distribution System Replacement (19G2A)	\$5,223,500
	Feb 2021	MSN - Multi-Building Fire Alarm System Replacement and Renovation, Phases 8-9 (19E3M)	\$5,955,000
		Group 1 Subtotal	\$23,795,500
Group 2	Feb 2021	MSN - Site Utility Steam Distribution Pits 4/13-79/12 Replacement (19G2C)	\$6,238,000
	May 2021	MIL - Mitchell Hall Exterior Envelope Repair & Window Replacement (19G2G)	\$6,941,500
		Group 2 Subtotal	\$13,179,500
Group 3	Oct 2020	MIL - Multi-Building Exterior Envelope Repair (19G2O)	\$3,708,000
	Oct 2020	PLT - Karrmann Library HVAC System Renovation/Skylight Replacement (19G2Y)	\$4,798,000
	May 2021	WTW - McGraw Hall Exterior Entrance Repair (19G2M)	\$3,000,000
		Group 3 Subtotal	\$11,506,000

August 11, 2021

Subcommittee

Full Commission

23. UW-System – 2019-21 Classroom

Renovations/Instructional Technology Improvements –

Request the following:

- a) Authority to release \$6,037,500 GFSB of the \$31,689,000 GFSB of the 2019-21 Classroom Renovations/Instructional Technology Improvements enumeration;
- b) Authority to construct the specified Classroom Renovation/Instructional Technology project for an estimated total cost of \$6,037,500 GFSB; and
- c) Permit the Division of Facilities Development to adjust individual project budgets.

	Classroom Renovation/Instructional Technology	\$6,037,500
LAC	Mitchell Hall Phys Ed Lab Reno	\$6,037,500
	(\$6,037,500 GFSB)	

2019 Wisconsin Act 9 authorized \$31,689,000 for UW Classroom Renovation/Instructional Technology Improvement projects. To date, the SBC has authorized \$22,491,400 GFSB from this enumeration.

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

AGENCY: University of Wisconsin System

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

DFD CONTACT: Laura Larsen, (608) 261-2435, laura.larsen@wisconsin.gov

LOCATION: UW System, Statewide

PROJECT REQUEST: Request the following:

- a) Authority to release \$6,037,500 GFSB of the \$31,689,000 GFSB of the 2019-21 Classroom Renovations/Instructional Technology Improvements enumeration;
- b) Authority to construct the specified Classroom Renovation/Instructional Technology project for an estimated total cost of \$6,037,500 GFSB; and
- c) Permit the Division of Facilities Development to adjust individual project budgets.

CLASSROOM RENOVATIONS/INSTRUCTIONAL TECHNOLOGY

Institution	Project No.	Project Title	GFSB	TOTAL
La Crosse (La Crosse Co.)	19G3P	Mitchell Hall Physical Education Lab Renovation	\$6,037,500	\$6,037,500
AUGUST 2021 TOTAL			\$6,037,500	\$6,037,500

UW-La Crosse – Mitchell Hall Physical Education Lab Renovation (19G3P):

Project Description and Justification:

This project renovates 15,090 GSF of space in Mitchell Hall to expand and enhance three heavily used instructional laboratories serving UW-La Crosse’s nationally accredited athletic training programs. The current underutilized locker room will be repurposed into an instructional Athletic Training Lab, the former wrestling room will be converted into instructional and laboratory space to serve as the new Exercise and Sport Science Lab, and the existing Human Performance Lab will be expanded to meet the needs of the current curriculum and research as well as provide clinical health and training support to the university’s award-winning athletics program.

The project will demolish most interior walls and the areas will be reconstructed into three large spaces with new ceiling, lighting, finishes, casework, and sinks along the perimeter walls where appropriate. A new air handling system, including air conditioning, will be installed as part of the project. These mechanical systems will be designed to accept future chilled water supply for cooling once the utility work for that supply is completed to the building. The existing restrooms and the specialized treadmill in the Human Performance Lab shall remain intact. This lab will receive a small office and work room to process lab result data and a small shower and changing area to support the laboratory work.

The existing athletic training instructional space has been located in the lower level of Mitchell

Hall since its construction was completed in 1965. Other than some minor remodeling, the space is essentially the same size and format as when it was constructed; however, the athletic training program itself has evolved significantly since then. It is now a robust academic program in which students learn preventative methods for avoiding injury, evaluating and assessing muscular skeletal injuries, implementation of therapeutic modalities, rehabilitation methods, and emergent care and first aid. The program has outgrown its space, and the implementation of this project will allow additional space to be dedicated to its instruction.

The UW-La Crosse athletic training program was the first curriculum program recognized by the National Athletic Trainers Association (NATA), and it has been fully accredited by the Commission on Accreditation of Allied Health Educational Programs (CAAHEP) since 1980. The program leads to a Bachelor of Science in Athletic Training, and courses within the program are required for other majors within the College of Science and Health.

The number of students who are pursue degrees in the life sciences and those who seek courses needed for degrees in the various allied health fields, continues to grow dramatically. This results in an ever-increasing demand for access to curriculum within the programs offered by the College of Science and Health. The spaces renovated by this project are the only areas that many of these graduate and undergraduate programs have available to accommodate the delivery of classroom and lab instruction as well as faculty and student research. Based on enrollment trends and the general increase in STEM courses, the College of Science and Health desires to reconstruct these spaces into areas that will provide the flexibility to support a more diverse array of instructional methods and activities. These larger spaces will accommodate students who participate in instructional and lab activities, and better support interactive instruction and quick transitions from lecture-based learning activities to laboratory-based learning.

Budget/Schedule:

Construction	\$4,261,800
Design	\$373,300
DFD Mgt	\$186,700
Contingency	\$404,900
Equipment	\$803,000
Other Fees	\$7,800
TOTAL	\$6,037,500

SBC Approval	Aug 2021
A/E Selection	Sep 2019
Design Report	Aug 2021
Bid Opening	Jan 2022
Start Construction	Apr 2022
Substantial Completion	Jan 2023
Final Completion	Mar 2023

Previous Action: 2019 Wisconsin Act 9 authorized \$31,689,000 for UW Classroom Renovation/Instructional Technology Improvement projects. To date, the SBC has authorized \$22,491,400 GFSB from this enumeration. The table below summarizes projects previously authorized by the SBC.

SBC Mtg	Project	Amount Authorized
Oct 2020	GBY – Instructional Services Electrical Engineering Technology Lab (19G3Q)	\$5,763,500
Oct 2020	STO – Fryklund Hall Apparel Laboratories Renovation (19G3M)	\$3,019,000
Dec 2020	WTW – Center for the Arts Sculpture Lab Renovation (19G3L)	\$3,001,000

Dec 2020	MIL – Holton Hall G80 Active Learning Classroom Renovation (19G3O)	\$668,000
Feb 2021	OSH – Swart Hall Forensics Anthropology Lab and Classroom Renovation and Arts & Communication Music Practice Rooms Acoustic Renovations (19G3K)	\$3,291,500
Feb 2021	EAU – Hass Fine Arts Music Large Ensemble and Practice Rooms Renovation (19G3R)	\$6,748,400
	<i>Subtotal</i>	\$22,491,400

BUILDING COMMISSION REQUESTS / ITEMS

August 11, 2021

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

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

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

Facility Maintenance and Repair		\$1,120,000
STP	Multi Bldg Roof Replacements (\$1,120,000 PRSB)	\$1,120,000
 Utility Repair and Renovation		 \$5,532,500
MIL	Central Heating Plant Controls Repl (\$2,825,500 GFSB; \$797,000 PRSB)	\$3,622,500
RVF	Main Campus Exterior Light Repl (\$1,910,000 GFSB)	\$1,910,000
 Energy Conservation		 \$975,000
MIL	Multi Bldg Light/Controls Upgrades (\$975,000 PRSB)	\$975,000
 TOTAL	 \$4,735,500 GFSB \$2,892,000 PRSB	 \$7,627,500

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

AGENCY: University of Wisconsin System

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

DFD CONTACT: Laura Larsen, (608) 261-2435, laura.larsen@wisconsin.gov

LOCATION: UW System, Statewide

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

FACILITY MAINTENANCE AND REPAIR

INST	PROJ. NO.	PROJECT TITLE	GFSB	PRSB	TOTAL
STEVENS POINT (Portage Co.)	20H2J	Multi-Building Roof Replacements	\$0	\$1,120,000	\$1,120,000
FMR SUBTOTALS			\$0	\$1,120,000	\$1,120,000

UTILITY REPAIR AND RENOVATION

INST	PROJ. NO.	PROJECT TITLE	GFSB	PRSB	TOTAL
MILWAUKEE (Milwaukee Co.)	20B1J	Central Heating Plant Controls Replacement	\$2,825,500	\$797,000	\$3,622,500
RIVER FALLS (Pierce Co.)	20E2W	Main Campus Exterior Lighting Replacement	\$1,910,000	\$0	\$1,910,000
URR SUBTOTALS			\$4,735,500	\$797,000	\$5,532,500

ENERGY CONSERVATION

INST	PROJ. NO.	PROJECT TITLE	GFSB	PRSB	TOTAL
MILWAUKEE (Milwaukee Co.)	20H1T	Multi-Building Lighting & Controls Upgrades	\$0	\$975,000	\$975,000
EC SUBTOTALS			\$0	\$975,000	\$975,000

	GFSB	PRSB	TOTAL
AUGUST 2021 TOTALS	\$4,735,500	\$2,892,000	\$7,627,500

UW-Stevens Point – Multi-Building Roof Replacements (20H2J):

Project Description and Justification:

This project replaces roof coverings and completes all other associated ancillary work to maintain the building envelope integrity and prevent damage to the Allen Center and Watson Hall and their contents. Project work includes replacing approximately 27,311 SF total of roofing between the Allen Center (16,563 SF of fibrated aluminum coated roof membrane system) and Watson Hall (10,748 SF of gravel surfaced built-up-roof). Roofing work will be coordinated around electrical conduits run across the roofing surface, mechanical equipment

curbs, and other roof penetrations. Roof insulation will be evaluated and replaced or upgraded as needed for proper roof drainage and compliance with State of Wisconsin energy conservation code requirements. Core sampling for R-Value determination will be conducted and the final design adjusted accordingly. Roof counter flashings and metal roof edges will be replaced as required. OSHA compliant fall protection appurtenances and features will be determined, and associated cost estimates provided (including all required structural modifications) for all roof sections included in this project.

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

Budget/Schedule:

Construction	\$890,000
Design	\$83,300
DFD Mgt	\$39,900
Contingency	\$106,800
TOTAL	\$1,120,000

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

Previous Action: None.

UW-Milwaukee – Central Heating Plant Controls Replacement (20B1J):

Project Description and Justification:

This project upgrades antiquated single and dual loop boiler and chiller controls, aged equipment control devices, and central plant display, monitoring, recording, alarm instrumentation and panels to a programmable logic controller (PLC)-based open protocol control configuration. This project furnishes and installs a new combustion control system for the four central plant boilers, along with a variable frequency drive on each forced draft fan, and completely upgrades all boiler field instrumentation to enable remote computer control and monitoring at each boiler and the central control room. In addition to the boiler specific control system upgrade work, the balance-of-plant controls will be modernized as well to enable overall plant analysis, monitoring, alarming, equipment dispatching, and implementation of general plant optimization strategies.

The central plant controls have not been comprehensively upgraded since the plant was first built in the late 1960s. Much of the technology used to control the boilers and ancillary equipment is no longer supported by the manufacturers, and when instrumentation or controls break it is difficult to find parts. Often, the plant staff with the support of service contractors, will find a compatible device that they can plug into the system to keep the equipment functional, but it is viewed as a short-term solution rather than a long-term repair. Much of this type of work has already occurred and resulted in a patchwork of devices, controls, and instrumentation that does not enable effective or reliable central plant monitoring, analysis, or reporting. Upgrading to a PLC-based system will bring the plant up-to-date and foster the ability to analyze and dispatch equipment in a manner that will promote enhanced reliable delivery of steam, chilled water and

compressed air to the campus in an efficient manner that will result in substantial fuel and electrical savings. If left unmodified, the control systems will continue to fail with limited ability to find replacement parts thereby forcing the equipment to be run in manual-mode, lowering plant efficiency and safety.

Budget/Schedule:

Construction	\$3,050,600
Design	\$132,600
DFD Mgt	\$134,300
Contingency	\$305,000
TOTAL	\$3,622,500

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

Previous Action: None.

UW-River Falls – Main Campus Exterior Lighting Replacement (20E2W):

Project Description and Justification:

This project makes improvements to exterior lighting throughout the UW-River Falls campus in order to improve the overall reliability of the existing system and enhance public safety. The project’s scope includes replacing approximately 200 pedestrian pathway lights, selected building wall lights, and canopy lights. All replacement and new lights installed to augment the exterior lighting performance will be connected to and controlled by the central campus building automation system.

The current pedestrian lighting system was installed beginning in the 1960s and expanded with building projects throughout the 1970s. A portion of the system was upgraded in 2011 as part of updated campus site design guidelines. The current building and canopy lighting systems were installed in the 1980s powered by an underground cable network. Given the age of current systems repairs have become costly and time intensive. Portions of the system have become non-compliant with current code standards surrounding conduit systems. Once implemented, the new lighting system will have improved scheduling capabilities through the campus automation system resulting in energy savings.

Budget/Schedule:

Construction	\$1,488,500
Design	\$130,000
DFD Mgt	\$68,500
Contingency	\$223,000
TOTAL	\$1,910,000

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

Previous Action: None.

UW-Milwaukee - Multi-Building Lighting & Controls Upgrades (20H1T):

Project Description and Justification:

This project retrofits more than 1,100 exterior light fixtures that illuminate buildings and pedestrian walkways to enhance campus safety and aesthetics to modern light emitting diode (LED) fixtures. Most of these fixtures are original ranging in age from 40-50 years old. A significant number of these fixtures light parking lots and pedestrian walkways, typically with pole-mounted high-pressure sodium or metal halide lamps. Wall-mounted canopy lights typically use incandescent, fluorescent, or compact fluorescent lamps. These old technology light fixtures are significantly less energy efficient and more costly to operate and maintain than their proposed LED replacement fixtures.

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. This project is projected to save \$60,700 annually.

Budget/Schedule:

Construction	\$931,000
DFD Mgt	\$19,000
Contingency	\$25,000
TOTAL	\$975,000

SBC Approval	Aug 2021
A/E Selection	Oct 2021
Start Construction	Oct 2021
Substantial Completion	Feb 2022
Final Completion	May 2022

Previous Action: None.