

State of Wisconsin Building Commission

TONY EVERS
Governor

NAOMI DE MERS
Secretary
P.O. Box 7866
Madison, WI 53707-7866
Voice (608) 261-0602
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 7, 2024

10:30 AM

State Fair Park Expo Center

2nd Floor East Conference Room

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

Wednesday, August 7, 2024

11:30 AM

State Fair Park Expo Center

2nd Floor East Conference Room

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 7, 2024

New Time - 2:30 PM

State Fair Park Expo Center

2nd Floor East Conference Room

BUILDING COMMISSION REQUESTS / ITEMS

August 7, 2024

Subcommittee

Full Commission

The Secretary requests approval of the minutes of May 22, 2024.

No action required.

DEBT MANAGEMENT

1. Debt Authorizing Resolution – 2024 State of Wisconsin Building Commission Resolution 4 grants certain state agencies new debt authority in an amount not to exceed \$25,250,000 and continuation of previously approved debt authority in an amount not to exceed \$624,371,167, 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. General Obligation New Money Authorizing Resolution – 2024 State of Wisconsin Building Commission Resolution 5 authorizes the sale and issuance of General Obligations in an amount not to exceed \$307,390,000, in fixed or variable rate form, to fund the construction or improvements of facilities, grants, and acquisition of land for state-wide purposes.

3. General Obligation Refunding Authorizing Resolution – 2024 State of Wisconsin Building Commission Resolution 6 authorizes the sale and issuance of General Obligations in an amount not to exceed \$500,000,000, in fixed or variable rate form, to refund outstanding general obligation bonds previously issued for construction or improvement of facilities, grants, and acquisition of land for state-wide purposes.

No action required.

No action required.

No action required.

BUILDING COMMISSION REQUESTS / ITEMS

August 7, 2024

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

- 4. Environmental Improvement Fund Revenue Refunding Authorizing Resolution - 2024 State of Wisconsin Building Commission Resolution 7 authorizes the sale and issuance of Environmental Improvement Fund Revenue Refunding Bonds in an amount not to exceed \$150,000,000 to refund outstanding environmental improvement fund revenue bonds.

No action required.

ADMINISTRATIVE AFFAIRS

Department of Administration

- 5. Department of Administration on behalf of the Department of Corrections – Request authority to execute a 1,487 SF/0.034-acre underground natural gas utility easement at the John C. Burke Correctional Center (900 S. Madison Street, Waupun) to Alliant Energy in exchange for total compensation of \$500 to the Department of Corrections.

In June 2014, the SBC approved a 0.0138-acre permanent easement and a 0.0046-acre temporary easement at the DOC John C. Burke Correctional Center in Waupun to Wisconsin Power & Light (WP&L) dba Alliant Energy for a natural gas regulator station for total compensation of \$950.65.

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

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

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

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

LOCATION: John C. Burke Correctional Center, Dodge County

PROJECT REQUEST: Request authority to execute a 1,487 SF/0.034-acre underground natural gas utility easement at the John C. Burke Correctional Center (900 S. Madison Street, Waupun) to Alliant Energy in exchange for total compensation of \$500 to the Department of Corrections.

PROJECT DESCRIPTION:

The requested easement is located near the front driveway of the John C. Burke Correctional Center (JCBCC) off County Truck Highway (CTH) "M" (S. Madison Street). The permanent easement will be asymmetrical and is approximately 1,487 total SF. It will be located adjacent to an existing Alliant Energy easement for an above ground natural gas regulator station. The easement will allow Alliant Energy to replace a 4" section of gas main with a 6" section that runs along CTH M so that sufficient natural gas supply will be available to Waupun residents.

In order to increase the natural gas feed out of the regulation station on state land, Alliant Energy would like to use the existing regulation station and install a new pipe on the northwest side that will cross under the railroad tracks. To accomplish this, six feet of clear space is required under the railroad tracks. However, due to the number of underground facilities (fiber optic wires) and a culvert in close proximity to the existing gas main, Alliant Energy needs to obtain an easement 30 feet west from the regulation station in order to safely drill and install a new section of the gas main line under the railroad tracks. The requested easement will provide Alliant Energy with the perpetual right and easement to construct, install, maintain, operate, repair, inspect, replace, add, relocate, and remove underground natural gas line facilities, including but not limited to a single pipeline with valves, main and service laterals, and any other components used in the transmission and distribution of natural gas products or communication signals.

A temporary 15-foot-wide construction easement is also included in the project. This will expire upon completion and restoration of the initial construction of the gas line intended for this easement, but no later than one year from the date of the easement. Upon project completion, Alliant Energy will return the construction area to green space.

PROJECT JUSTIFICATION:

The JCBCC is a minimum-security male facility, located inside the city limits of Waupun on 12 acres with an operating capacity of 250 adult male inmates. Construction of the JCBCC was completed in July 1990.

Alliant Energy has requested this easement in order to provide proper gas volume/service to meet the increased demand and provide sufficient natural gas supply in the southern Waupun area. Currently, the requested easement area is green space and has no designated use. Upon completion of easement construction, it will continue to be maintained as green space, and not designated for any other use, other than what the easement identifies for infrastructure added and future maintenance access for Alliant Energy.

DOA Legal and DFTS Real Estate staff have reviewed the easement documents and found no issues with the transactions.

PREVIOUS ACTION: In June 2014, the SBC approved a 0.0138-acre permanent easement and a 0.0046-acre temporary easement at the DOC John C. Burke Correctional Center in Waupun to Wisconsin Power & Light (WP&L) dba Alliant Energy for a natural gas regulator station for total compensation of \$950.65.

BUILDING COMMISSION REQUESTS / ITEMS

August 7, 2024

Subcommittee	Full Commission

- 6. Department of Administration on behalf of the Department of Military Affairs – Request authority to purchase approximately 4.874 acres of vacant land located at 185 North Trenton Road in the City of West Bend for an estimated cost of \$330,000 SEG REV for the Department of Military Affairs.

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

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

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

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

LOCATION: West Bend, Washington County

PROJECT REQUEST: Request authority to purchase approximately 4.874 acres of vacant land located at 185 North Trenton Road in the City of West Bend for an estimated cost of \$330,000 SEG REV for the Department of Military Affairs.

PROJECT NUMBER: 24D4U

PROJECT DESCRIPTION:

This request will provide the Department of Military Affairs (DMA) – Wisconsin Army National Guard with 4.874 acres of vacant land anticipated to be used for the future construction of soldier parking, a paved area to house a mobile flight simulation facility, and Army helicopters hangars. The proposed land acquisition is located along Trenton Road adjacent to the Wisconsin Army National Guard’s Aviation Support Facility and is in close proximity to the West Bend Municipal Airport.

The subject property is tax parcel #11201720005 and has 5.004 acres; however, 0.130 acres (or 5,680 SF) encompasses a shared driveway with an adjacent parcel and has been excluded from the property purchase. As a result, the total land acquisition will be approximately 4.874 acres.

The privately owned property is zoned M-2 (Heavy Industrial District) and is located within the Wingate Business Center. DMA conducted a Phase 1 Environmental Site Assessment which revealed no concerning environmental issues. A recent appraisal done for DOA determined the fair market value of the property to be \$330,000 or approximately \$67,706 per acre.

PROJECT JUSTIFICATION:

The Wisconsin Army National Guard (WIANG) trains and provides citizen-soldiers who are prepared to be deployed to support community, state, and federal missions. The WIANG federal mission component provides trained soldiers to support our nation’s defense priorities – internally and world-wide. The WIANG community/state mission provides assistance and protection to people and property, promotes order and public safety during Wisconsin emergencies as directed by the Governor.

The purchase of 4.874 acres in West Bend will help support WIANG missions by providing the land needed for soldier parking, as well as potential aeronautics training and helicopter storage.

Currently, the WIANG has approximately 7,700 soldiers. Major WIANG locations include the Madison Headquarters, the 32nd “Red Arrow” Infantry Brigade Combat Team (Camp Douglas); the 64th Troop Command (Madison); the 157th Maneuver Enhancement Brigade (Milwaukee); and the 426th Regiment (RTI) Regional Training Institute (Fort McCoy).

SCHEDULE:

SBC Approval: August 2024
Estimated Closing: November 2024

PREVIOUS ACTION: None.



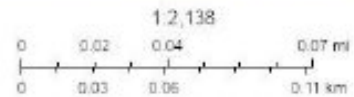
Image of 5-acre tax parcel #112017220005 in West Bend, WI. Red line represents the new boundary line (removing the driveway access). In the offer to purchase, the seller is being asked to have a new survey created removing the driveway access.

Aerial Plat Map (Not Including 33' x 355' strip at Northwest Corner)



5/15/2024, 12:59:34 PM

- Overlay 1
- Current Parcel
- Address Point
- Lot Number
- Center Survey Number
- Decedent Name
- Good Incent Name
- Parcel Taxes & Assess
- PLSS Boundary
- PLSS Section
- PLSS Quarter
- Lot
- PLSS
- centered survey line
- Condominium
- Homeowner Plat, Cemetery Plat, Subdivision
- Right-of-Way
- Multicenter
- Local Road Labels
- Local Road
- Landmark



BUILDING COMMISSION REQUESTS / ITEMS

August 7, 2024

Subcommittee	Full Commission

- 7. Department of Administration on behalf of the Department of Transportation – Request authority to lease approximately 5.2 acres of land at 3522 Oak Park Road, Deerfield Wisconsin for a term of 20 years with initial annual costs of approximately \$30,000 or \$5,769.23/acre for the Department of Transportation.

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

AGENCY: Department of Administration for the Department of Transportation

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

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

LOCATION: Deerfield, Dane County

PROJECT REQUEST: Request authority to lease approximately 5.2 acres of land at 3522 Oak Park Road in Deerfield for a term of 20 years with initial annual costs of approximately \$30,000 or \$5,769.23/acre for the Department of Transportation.

PROJECT DESCRIPTION:

The proposed lease agreement continues to provide the Department of Transportation (WisDOT) – Division of State Patrol with land for a communications station consisting of a radio tower and telecommunications equipment building together with the necessary emergency power generating equipment, communications control and electric power supply lines, including poles, wires, guys, anchors and other appliances over, across and upon said land in conformity with the location of the tower and telecommunications control, as well as electric power supply lines, poles and appliances.

The tower land lease site is approximately 5.2 acres, located near the intersection at Oak Park Road and U.S. Hwy 12/18 in Deerfield, Wisconsin. The proposed lease consists of a twenty-year term and first year total lease costs of \$30,000.00 or \$5,769.23/acre. In addition to the base rental rate, the proposed lease contains a Revenue Share Fee that requires the WisDOT to provide the Lessor with 25% of any gross rent/fee or payment it receives as the result of any sublease, agreement, license or assignment of any rights in regard to the leased property to a third party. Also, the lease contains an early termination clause that allows WisDOT to terminate this Lease, without penalty or liability with 12 months’ written notice to the Lessor.

Below, please find the specifics of the proposed lease:

State Functions at Leased Location	Wisconsin Department of Transportation (WisDOT) – Division of State Patrol’s (DSP) Network Engineering and Data Infrastructure Bureau (BNEDI) Radio Communications Tower
Lease Location	Land near the intersection at Oak Park Road and U.S. Hwy 12/18 in Deerfield, Wisconsin (<i>SE ¼ of the NW ¼ Section 29, Township 7 North, Range 12 East</i>)
Type of Negotiation or Process	Re-negotiations of an existing land lease for a WisDOT communications station.
Lessor	Oak Park Quarry, LLC
Anticipated Occupancy Date	September 1, 2024
Lease Term	20 Years (September 1, 2024 – August 31, 2044)

Renewal Option(s)	None
Escalation Rate	4% annually
Purchase Option	None
Space Type	Radio Communications Tower
Square Feet/acres	5.2 acres
Gross Cost Per Square Feet	\$5,769,23/acre
Annual Gross Cost	\$30,000

PROJECT JUSTIFICATION:

The current six-acre lease expired on June 30, 2023. It has annual lease costs of \$3,000 and is in holdover status with no renewal options remaining. The proposed 5.2-acre land lease will have annual costs of \$30,000. The Lessor required a \$27,000 annual rent increase in the new agreement which WisDOT approved due to substantially increased costs associated with relocating the communication tower/equipment to a different location. Additionally, the land included in the lease has recently been surveyed where it was determined that the correct acreage in the lease is 5.2 acres and does not reflect a reduction to the original footprint of space leased.

The Division of State Patrol (DSP) is responsible for WisDOT’s statewide telecommunications network which includes all radio tower sites and voice transmitting equipment. Statewide law enforcement communication requires reliable and secure transport and back-up systems. Additionally, the DSP works with federal, state, and local agencies to ensure the most efficient and cost-effective use of limited radio frequency resources. Approval of this WisDOT communications tower land lease will enable the continued support and availability of critical state communication services and promotes and ensures the continuance of public safety locally and nationally for the upcoming twenty years.

DOA Legal Counsel and the State Budget Office have reviewed the WisDOT lease request and found no issues with this transaction. It was determined that the Deerfield location continues to best meet WisDOT’s requirements for a radio communications tower in this section of Wisconsin.

PREVIOUS ACTION: None.

BUILDING COMMISSION REQUESTS / ITEMS

August 7, 2024

Subcommittee

Full Commission

8. Department of Administration on behalf of the Department of Veterans Affairs – Request authority to purchase a 0.333-acre parcel of land and improvements located at 22 W. Mifflin Street and at 30 W. Mifflin Street in the City of Madison for \$9,000,000 SEG REV plus gift funds and closing costs for the Department of Veterans Affairs. Final cost will be negotiated with the lessor, per the option to purchase process outlined in the lease.

The acquisition of 22 W. Mifflin Street and 30 W. Mifflin Street in the City of Madison was enumerated in 2023 Wisconsin Act 19 for \$9,000,000 SEG REV.

**AGENCY REQUEST FOR
BUILDING COMMISSION ACTION
AUGUST 2024
REQUEST #8**

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

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

DVA CONTACT: Joseph Hoey, joseph.hoey@DVA.wisconsin.gov

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

LOCATION: Madison, Dane County

PROJECT REQUEST: Request authority to purchase a 0.333-acre parcel of land and improvements located at 22 W. Mifflin Street and at 30 W. Mifflin Street in the City of Madison for \$9,000,000 SEG REV plus gift funds and closing costs for the Department of Veterans Affairs. Final cost will be negotiated with the lessor, per the option to purchase process outlined in the lease.

PROJECT NUMBER: 24F2A

PROJECT DESCRIPTION:

This project would acquire a leased facility at 22 and 30 W. Mifflin Street through the execution of the purchase offer option in the lease. In November 2005, the DOA entered into the 7th lease amendment with the Lessor on behalf of the Department of Veterans Affairs (DVA). This lease amendment granted DVA the option to purchase the building. DVA has consistently communicated an intent to exercise this option.

This acquisition was requested by the DVA and enumerated in 2023 Wisconsin Act 19 for \$9,000,000 SEG REV. This action will allow the DVA to exercise the option, initiating the process to purchase the building. Eventually the existing facility will be demolished, and a new Wisconsin Veterans Museum will be constructed at this site. The subject property is located across from the Wisconsin State Capitol on 0.333 acres. The site consists of a 10-story building (30 W. Mifflin) connected to a one-story adjacent building (22 W. Mifflin) that together comprise the first floor of the building. The building has 84,671 GSF above-ground and 13,455 GSF in the basement or below grade. The facility's locations were originally constructed in 1948 (22 W. Mifflin Street) and 1964 (30 W. Mifflin Street) with renovations completed in 1991. DVA has leased space in the building since 1990.

The State has proceeded in strict accordance with the lease Purchase Option and lease amendment #7 stipulates the following process. The Lessee submits to Lessor an appraisal within 60 days of giving Lessor the Notice to exercise the Purchase Option. If Lessor does not agree with the Lessee's appraisal, Lessor submits their appraisal to Lessee within 60 days of receipt of Lessee's appraisal. There could be a third appraisal, all subject to clause 2 (b) of the 7th Lease Amendment. The State has an appraisal from an MAI appraiser (Member of the Appraisal Institute), which determined the fair market value of the property to be \$9,100,000. The Notice

to Exercise the Purchase Option will be sent to the Lessor after. Due to timeframe constraints identified in lease amendment #7, the Department anticipates a tentative closing date within 180 days from the Notice to Exercise, per the lease option.

Any existing non-state agency leases after the parcel is purchased will require SBC approval and will be managed by the Department of Administration.

PROJECT JUSTIFICATION:

The W. Mifflin Street lease has provided the DVA and Wisconsin Veteran’s Museum (WVM) with 28,300 RSF located in the basement, first, second and third floors of the building. The final renewal option was exercised for the time period beginning December 1, 2020 and ending November 30, 2025 which included annual escalations of approximately 2.86%. The current annual rent cost beginning on July 1, 2024 and ending June 30, 2025 is \$964,628.88 or \$34.09/RSF. In addition, an annual true-up of real estate tax payment is assessed.

Overall, the building’s condition is proportionate with its age of 60-76 years. There have been an increasing number of leaks and other maintenance problems over the last few years. Additionally, the Lessor sent a letter to DOA on April 5, 2024 indicating the 1990 HVAC system is at a significant risk of failure. While the Lessor will “band-aid” the HVAC system to keep it functioning during the remaining term of the lease, they recommend that DVA remove sensitive artifacts that could be damaged from HVAC failure. The Lessor also notes that they will not be held responsible for any damage that may occur to those artifacts.

DVA has officed and operated the museum honoring the memory of Wisconsin’s Veterans at this location since 1993. With the building falling into disrepair and the opportunity to buy the location and build a new facility, the Wisconsin Veterans Museum Foundation is actively pursuing a fundraising campaign to raise \$40 million for the construction of a new Wisconsin Veterans Museum. Currently, \$10 million has been pledged by the W. Jerome Frautschi Foundation towards this development; however, there are certain conditions which must be met before the funding will be provided. These conditions include: the current museum site is acquired by the State; the \$40 million is raised toward the new museum; and a design report is approved and authority to construct the project is provided by the State Building Commission.

The location of the new Wisconsin Veterans Museum at 22 W. Mifflin Street and at 30 W. Mifflin Street is ideal. It is in close proximity to the Wisconsin History Center, the State Capitol and the Madison Children’s Museum, and will continue to expand downtown Madison into a cultural arts center.

DOA Legal Counsel and the State Budget Office have reviewed the acquisition request and found no issues with this transaction.

SCHEDULE:

SBC Approval: August 2024
Closing: Tentative date is within 180 days of exercising the Option to Purchase.

PREVIOUS ACTION: The acquisition of 22 W. Mifflin Street and 30 W. Mifflin Street in the City of Madison was enumerated in 2023 Wisconsin Act 19 for \$9,000,000 SEG REV.

BUILDING COMMISSION REQUESTS / ITEMS

August 7, 2024

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

Department of Corrections

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

Facility Maintenance and Repair		\$8,298,000
REECC	Window Replacement (\$2,745,600 SEG REV)	\$2,745,600
WCI	Camera Upgrades (\$2,998,000 SEG REV)	\$2,998,000
LHS	Living Unit Locks/Controls Repl (\$2,554,400 SEG REV)	\$2,554,400
Utility Repair and Renovation		\$4,021,000
BRCC	Wellhouse 2 & 3 Replacement (\$4,021,000 SEG REV)	\$4,021,000
Energy Conservation		\$1,430,000
Statewide	Multi-Center Lighting Retrofit, Ph III (\$1,430,000 PRSB)	\$1,430,000
TOTAL	\$12,319,000 SEG \$1,430,000 PRSB	\$13,749,000 REV

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

AGENCY: Department of Corrections

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

DFD CONTACT: Joshua Bernardini, (608) 267-6927, joshua.bernardini@wisconsin.gov

LOCATION: Statewide

PROJECT REQUEST: Request the following:

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

Facility Maintenance and Repair					
LOCATION	PROJ. NO.	PROJECT TITLE	SEG REV	PRSB	TOTAL
Robert E. Ellsworth Correctional Center (Racine Co.)	23F3S	Window Replacement	\$2,745,600	\$0	\$2,745,600
Waupun Correctional Institution (Dodge Co.)	22K2T	Camera Upgrades	\$2,998,000	\$0	\$2,998,000
Lincoln Hills School (Lincoln Co.)	22K2P	Living Unit Locks and Controls Replacement	\$2,554,400	\$0	\$2,554,400
Facility Maintenance and Repair Total			\$8,298,000	\$0	\$8,298,000

Utility Repair and Renovation					
LOCATION	PROJ. NO.	PROJECT TITLE	SEG REV	PRSB	TOTAL
Black River Correctional Center (Jackson Co.)	22L1E	Wellhouse 2 and 3 Replacement	\$4,021,000	\$0	\$4,021,000
Utility Repair and Renovation Total			\$4,021,000	\$0	\$4,021,000

Energy Conservation					
LOCATION	PROJ. NO.	PROJECT TITLE	SEG REV	PRSB	TOTAL
Statewide	24E7X	Multi-Center Lighting Retrofit, Phase III	\$0	\$1,430,000	\$1,430,000
Energy Conservation Total			\$0	\$1,430,000	\$1,430,000

	SEG REV	PRSB	TOTAL
TOTALS	\$12,319,000	\$1,430,000	\$13,749,000

Robert E. Ellsworth Correctional Center (REECC) – Window Replacement (23F3S):

Project Description and Justification:

This project replaces approximately 354 windows and removal of vents and other unused envelope fenestrations.

The windows in the main building at REECC are original wood windows that date to the first use of the facility in 1954 and no longer provide suitable protection from the elements. Many of the windows do not operate or close tightly at this facility, allowing outside cold and heat to get into the building. DOC targets to complete this replacement before the winter of 2025.

Budget/Schedule:

Construction	\$2,121,000
Design	\$209,000
DFD Mgt	\$97,600
Contingency	\$318,000
TOTAL	\$2,745,600

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

Previous Action: None.

Waupun Correctional Institution – Camera Upgrades (22K2T):

Project Description and Justification:

This project will replace approximately 220 analog cameras and associated coaxial cabling and equipment from Waupun Correction Institution (WCI) and the secure ward at Waupun Memorial Hospital with new digital cameras and associated data cable. In addition, this project will install approximately 30 additional new digital cameras and associated data cables as needed at WCI. The analog viewing stations in the WCI Central Control will be replaced with new digital monitors.

Existing analog systems do not have the recording capacity or quality necessary for investigations in the case of incidents. Poor video quality and aging cameras jeopardize the safety and security of the institution. Recording systems are already handling more cameras than they are designed for and do not meet the current standards set by DOC.

Budget/Schedule:

Construction	\$1,922,000
Design	\$200,000
DFD Mgt	\$88,400
Contingency	\$287,600
Equipment	\$500,000
TOTAL	\$2,998,000

SBC Approval	Aug 2024
A/E Selection	Dec 2022
Bid Opening	Jan 2025
Start Construction	Apr 2025
Substantial Completion	Dec 2025
Final Completion	Feb 2026

Previous Action: None.

Lincoln Hills School – Living Unit Locks and Controls Replacement (22K2P):

Project Description and Justification:

This project will replace youth room locks and lock controls in all 12 living units. New lock controls shall consist of the replacement of all PLCs, relays, workstations, and other equipment that make up the security locking controls. Networking of the locking controls will be provided. Room call buttons and any other door and intercom related equipment will be added or replaced as needed.

The locks and lock controls are obsolete, parts and/or replacements are no longer available. Maintenance staff have no choice but to take locks from other rooms creating unusable and unsecure spaces. The control panels are past their useful life expectancy and replacement parts are no longer available.

Budget/Schedule:

Construction	\$1,985,000
Design	\$180,000
DFD Mgt	\$91,400
Contingency	\$298,000
TOTAL	\$2,554,400

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

Previous Action: None.

Black River Correctional Center – Wellhouse 2 and 3 Replacement (22L1E):

Project Description and Justification:

This project at the Black River Correctional Center will improve the reliability of the water supply as well as improve water quality. The water supply improvements will include water

treatment with iron removal, chemical feed equipment and controls, additional water storage, supervisory controls for the water system and rehabilitation of Wells 2 and 3. The water treatment plant will incorporate well 2 and replace wellhouse 2. Wellhouse 3 will be demolished and a pitless adapter will be installed. Extensive testing of wells and iron filter systems has already taken place in predesign as part of this project.

The current conditions of the water system make record keeping and maintenance very difficult. DNR identified deficiencies in the existing system in the sanitary surveys done in 2019, 2021 and 2022. Failure to correct deficiencies will lead to these items becoming significant deficiencies and possible enforcement action. Improvements to the water system are required to ensure the continued supply of safe drinking water to the institution now and into the future.

Budget/Schedule:

Construction	\$2,765,400	SBC Approval	Aug 2024
Design	\$339,700	A/E Selection	Feb 2023
DFD Fee	\$132,800	Bid Opening	Feb 2025
Contingency	\$553,100	Start Construction	Apr 2025
Other Fees	\$230,000	Substantial Completion	Oct 2026
TOTAL	\$4,021,000	Final Completion	May 2027

Previous Action: None.

Statewide – Multi-Center Lighting Retrofit, Phase III (24E7X):

Project Description and Justification:

This project will retrofit current incandescent and fluorescent lighting fixtures to LED lighting at the following DOC facilities: Dodge Correctional Institution (Phase II), Felmers O. Chaney Correctional Center, Kettle Moraine Correctional Institution, Marshall E. Sherrer Correctional Center, Milwaukee Secure Detention Facility, and Wisconsin Secure Program Facility (Phase II). These retrofits include interior and exterior lighting.

This project is projected to save 1,130,000 kWh/yr. The implementation of the energy conservation measures (ECMs) identified in this request will result in an anticipated annual energy cost savings of \$89,800 with a simple payback of 15.9 years. Savings will be measured, verified, and guaranteed by the Energy Service Company (ESCO). Franklin Energy, DOA’s independent energy conservation consultant, has reviewed this proposal and found no issues with this project.

Budget/Schedule:

Construction	\$1,274,000	SBC Approval	Aug 2024
DFD Mgt	\$28,000	Start Construction	Sep 2024
Contingency	\$128,000	Substantial Completion	Dec 2025
TOTAL	\$1,430,000	Final Completion	Feb 2026

Previous Action: None.

August 7, 2024

Subcommittee

Full Commission

Department of Health Services

10. 2023-25 Minor Facilities Renewal Program – Envelope Repairs – Request the following:

- a) Authority to release \$13,836,900 SEG REV of the total \$20,111,000 allocation of the 2023-25 Minor Facilities Renewal Program – Envelope Repairs;
- b) Authority to construct the specified projects for an estimated total cost of \$13,836,900 SEG REV; and
- c) Permit the Division of Facilities Development to adjust individual project budgets within the 2023-25 Minor Facilities Renewal Program – Envelope Repairs group.

2023-25 Minor Facilities Renewal – Envelope		\$13,836,900
MMHI	Goodland Hall Roof Replacement (\$5,691,900 SEG REV)	\$5,691,900
SRSTC	Multi-Building Roof Replacement (\$2,988,000 SEG REV)	\$2,988,000
SRSTC	Multi-Building Envelope Repair (\$5,157,000 SEG REV)	\$5,157,000

2023 Wisconsin Act 19 authorized \$28,441,000 SEG REV for DHS Minor Facilities Renewal projects in two categories, Envelope Repairs and HVAC Improvements. To date, the SBC has authorized approximately \$1 million from these enumerations.

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

AGENCY: Department of Health Services

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

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

LOCATION: Statewide

PROJECT REQUEST: Request the following:

- a) Authority to release \$13,836,900 SEG REV of the total \$20,111,000 allocation of the 2023-25 Minor Facilities Renewal Program – Envelope Repairs;
- b) Authority to construct the specified projects for an estimated total cost of \$13,836,900 SEG REV; and
- c) Permit the Division of Facilities Development to adjust individual project budgets within the 2023-25 Minor Facilities Renewal Program – Envelope Repairs group.

Minor Facilities Renewal Program – Envelope Repairs			
LOCATION	PROJ. NO.	PROJECT TITLE	SEG REV
Mendota Mental Health Institute (Dane Co.)	23G1N	Goodland Hall Roof Replacement	\$5,691,900
Sand Ridge Secure Treatment Center (Juneau Co.)	23H1U	Multi-Building Roof Replacement	\$2,988,000
Sand Ridge Secure Treatment Center (Juneau Co.)	23I2T	Multi-Building Envelope Repair	\$5,157,000
Minor Facilities Renewal Program – Envelope Repairs Total			\$13,836,900

Mendota Mental Health Institute – Goodland Hall Roof Replacement (23G1N):

Project Description and Justification:

This project replaces 95,000 SF of roofing on Goodland Hall at Mendota Mental Health Institute. The scope of work includes a new vapor barrier, insulation, and fully adhered EPDM roofing membrane. New metal flashing will be installed, and the project replaces the existing roof penthouse metal exterior. Alterations to the existing security fence and temporary fencing are included in this project. The project also demolishes the chimney from an abandoned incinerator. The project will be phased to limit the disruption to the safety and security of the building.

This project is required to maintain the building envelope against water infiltration. The flat roofs were last replaced in 1998 and are failing as evidenced by an increase in leaks and repairs. Goodland Hall has multiple units for the secure treatment of adult individuals with mental health issues under a forensic commitment. Goodland Hall provides housing, programming, dining,

dental services, and optometry services for over 120 patients. Replacing the roof will maintain the integrity of the building and provide patients with comfortable and dry living quarters.

Budget/Schedule:

Construction	\$4,452,200
Design	\$367,100
DFD Mgt	\$204,800
Contingency	\$667,800
TOTAL	\$5,691,900

SBC Approval	Aug 2024
A/E Selection	Aug 2023
Bid Opening	Dec 2024
Start Construction	Mar 2025
Substantial Completion	Oct 2025
Final Completion	Mar 2026

Sand Ridge Secure Treatment Center – Multi-Building Roof Replacement (23H1U):

Project Description and Justification:

This project replaces 60,000 SF of roofing at Buildings A, B, D, G, H, and J at Sand Ridge Secure Treatment Center. The existing roof insulation and membrane will be replaced, and the roof ballast will be re-used. This project includes new roof drains and metal flashings. The project will be phased to limit the disruption to the safety and security of the facility.

This project is required to maintain the building envelope against water infiltration. The existing roof is 24 years old and is failing as evidenced by the increase and frequency of repairs. Replacing the roof will maintain the physical environment and minimize further damage to the building.

Budget/Schedule:

Construction	\$2,352,000
Design	\$168,000
DFD Mgt	\$108,200
Contingency	\$352,800
Other Fees	\$7,000
TOTAL	\$2,988,000

SBC Approval	Aug 2024
A/E Selection	Oct 2023
Bid Opening	Jan 2025
Start Construction	Apr 2025
Substantial Completion	Dec 2025
Final Completion	Apr 2026

Sand Ridge Secure Treatment Center – Multi-Building Envelope Repair (23I2T):

Project Description and Justification:

This project repairs the exterior masonry of Buildings A through H and J at Sand Ridge Secure Treatment Center. Work includes tuckpointing and masonry repairs to the existing structure. New weep holes near the base of the buildings will be added and existing weep holes will be exposed by adjusting the grade around the buildings. Expansion joints and sealants in the masonry walls and around windows will be replaced. Lintels at doors and windows will be repaired. The project will be phased to limit the disruption to the safety and security operations of the facility.

This project is required to maintain the building envelope against water infiltration at the buildings of Sand Ridge Secure Treatment Center. The exterior wall is deteriorating due to moisture trapped behind the concrete masonry wall. There are excessive amounts of efflorescence at mortar joints which is caused by cavity moisture. More weep holes will be added to help the water drain out of the wall. Flashing at the through wall openings need repair to minimize trapped moisture.

Budget/Schedule:

Construction	\$4,084,000
Design	\$272,400
DFD Mgt	\$188,000
Contingency	\$612,600
TOTAL	\$5,157,000

SBC Approval	Aug 2024
A/E Selection	Nov 2023
Bid Opening	Nov 2024
Start Construction	Mar 2025
Substantial Completion	Oct 2025
Final Completion	Apr 2026

PREVIOUS ACTION:

2023 Wisconsin Act 19 authorized \$28,441,000 SEG REV for DHS Minor Facilities Renewal projects in two categories, Envelope Repairs and HVAC Improvements. To date, the SBC has authorized approximately \$1 million from these enumerations. The table below summarizes projects previously authorized by the SBC from these enumerations.

Group	SBC Mtg	Project	Amount Authorized
Envelope Repairs	Oct 2023	SRSTC – Buildings A-F Envelope Design (23I2T)	\$635,000
	Oct 2023	CRC- Buildings 7 & 8 Building Envelope Design (23L2J)	\$245,500
		<i>Envelope Repairs Group Subtotal</i>	\$880,500
HVAC Improvements	Oct 2023	SWC – Cottage 7 HVAC Improvements Design (23H3I)	\$297,500
		<i>HVAC Improvements Group Subtotal</i>	\$297,500
		<i>Program Total</i>	\$1,178,000

BUILDING COMMISSION REQUESTS / ITEMS

August 7, 2024

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

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	\$1,565,800
SRSTC Non-Lethal Electric Fence Replacement	\$1,565,800
(\$1,565,800 SEG REV)	

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

AGENCY: Department of Health Services

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

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

LOCATION: Sand Ridge Secure Treatment Center, Juneau 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 Repair and Maintenance			
LOCATION	PROJ. NO.	PROJECT TITLE	SEG REV
Sand Ridge Secure Treatment Center (Juneau Co.)	23C1L	Non-Lethal Electric Fence Replacement	\$1,565,800
Facility Repair and Maintenance Total			\$1,565,800

Sand Ridge Secure Treatment Center – Non-Lethal Electric Fence Replacement (23C1L):

PROJECT DESCRIPTION:

This project replaces the existing stun fence that surrounds the perimeter of Sand Ridge Secure Treatment Center. The project installs new controllers, energizers, network electronics, power supplies, enclosures, alarm annunciation, and any needed miscellaneous parts. Fence wiring will be replaced and reconfigured to accommodate the new controllers. All lead out cable will be replaced with new, and lightning diverters will be added. Corroded structural members of fencing will be replaced and grounding deficiencies will be corrected. The new system will be programmed, and each zone fully tested for integrity.

PROJECT JUSTIFICATION:

This project is required to maintain existing fence operational integrity and prevent system failures. The existing system controllers are at the end of their useful life and replacement parts are not available. The insulation on existing high voltage stun fence wiring has broken down over time due to sunlight degradation and weathering. These system components need to be replaced to maintain an adequate level of security and reliability.

BUDGET/SCHEDULE:

Construction	\$1,213,000
Design	\$115,000
DFD Mgt	\$55,800
Contingency	\$182,000
TOTAL	\$1,565,800

SBC Approval	Aug 2024
A/E Selection	Apr 2023
Bid Opening	Jan 2025
Start Construction	Mar 2025
Substantial Completion	Mar 2026
Final Completion	Sep 2026

PREVIOUS ACTION: None.

BUILDING COMMISSION REQUESTS / ITEMS

August 7, 2024

Subcommittee

Full Commission

Department of Military Affairs

12. Statewide – Tower Updates (Increase) – Request authority to increase the project budget for the Statewide Towers Updates project by \$1,431,900 PR-CASH to accept bids received for a revised estimated total cost of \$12,972,500 (\$10,556,400 GFSB and \$2,416,100 PR-CASH).

In May 2023, the SBC approved the Design Report and provided authority to construct the Statewide Towers updates for an estimated total cost of \$11,540,600 (\$10,556,400 GFSB and \$984,200 PR-CASH).

This project was enumerated in 2021 Wisconsin Act 58 for \$10,556,400 GFSB.

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

AGENCY: Department of Military Affairs

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

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

LOCATION: Statewide

PROJECT REQUEST: Request authority to increase the project budget for the Statewide Towers Updates project by \$1,431,900 PR-CASH to accept bids received for a revised estimated total cost of \$12,972,500 (\$10,556,400 GFSB and \$2,416,100 PR-CASH).

PROJECT NUMBERS: 22A1H (Eastern WI) and 22A1X (Western WI)

PROJECT DESCRIPTION:

This project includes remediation of life-safety, equipment-safety and code compliance issues at 24 radio communication tower sites located in the eastern half of Wisconsin and 29 radio communication tower sites located in the western half of Wisconsin. The DMA administers the Wisconsin Interoperable System for Communications (WISCOM) radio network for multiple agencies (DOT, DNR, DHS and DOC), allowing state and municipal departments to communicate amongst themselves, state and federal law enforcement, and emergency medical partners. Three new radio communication towers and support infrastructure will be constructed to replace existing towers at DOC facilities statewide. The new towers also allow for microwave network connections to nearby towers.

PROJECT JUSTIFICATION:

An assessment of the communication towers identified four areas of concern:

1. Life-safety: tower structure; safety climbs or overall tower condition.
2. Equipment-safety: the site's grounding and electrical system configuration; included issues with the interior and exterior grounding systems as compared to industry standards.
3. Maintenance: civil and sitework items related to the access, fenced compound and equipment shelters that need improvement to extend the life/usefulness of the facility.
4. Documentation: gaps in records of tower design documents, geotechnical reports, structural analysis documents, tower inventory reports and tower maintenance records.

The existing towers are at various stages of disrepair, neglect and non-compliance with industry standards, and are integral to the success of a statewide radio network. The DMA has undergone a procurement to replace WISCOM with a new radio network and these radio towers will be utilized for the new system. It is therefore important for the radio towers and sites to meet industry standards and be able to handle a new radio network. This project is being constructed

in two phases. The second phase of radio tower upgrades and replacements was enumerated in the 2023-25 Capital Budget.

Bids for the project for the towers in eastern Wisconsin were received on May 9, 2024, and funds were moved from the project for the towers in western Wisconsin to accept those bids and allow work to proceed without delay. Bids for the project for the towers in western Wisconsin were received on June 12, 2024, and there were insufficient remaining funds to accept bids received while also maintaining an adequate construction contingency.

This requested increase will allow bids for the project in western Wisconsin to be accepted for the previously approved scope and provide an appropriate post-bid contingency to address any unforeseen conditions that may arise during construction. DMA has set aside additional agency funds to account for the increased budget.

BUDGET/SCHEDULE:

Construction	\$9,737,000	SBC Approval	May 2023
Design	\$909,500	A/E Selection	Feb 2022
DFD Mgt	\$448,800	Design Report	May 2023
Contingency	\$1,481,300	Bid Opening	Jun 2024
Equipment	\$200,000	Start Construction	Sep 2024
Other Fees	\$195,900	Substantial Completion	Dec 2025
TOTAL	\$12,972,500	Final Completion	Jan 2026

PREVIOUS ACTION: In May 2023, the SBC approved the Design Report and provided authority to construct the Statewide Towers updates for an estimated total cost of \$11,540,600 (\$10,556,400 GFSB and \$984,200 PR-CASH).

This project was enumerated in 2021 Wisconsin Act 58 for \$10,556,400 GFSB.

BUILDING COMMISSION REQUESTS / ITEMS

August 7, 2024

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

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		\$5,189,700
MSN	Replace Roof	\$967,500
Bldg	(\$241,875 SEG REV; \$725,625 FED)	
901		
Camp	Replace Built-Up Roof	\$1,222,300
Williams	(\$611,150 SEG REV; \$611,150 FED)	
Ripon	Replace Steam Boiler and AC	\$2,999,900
	(\$1,499,950 SEG REV; \$1,499,950 FED)	
Utility Repair and Renovation		\$1,110,200
Fort	Repair and Replace Concrete Pavement	\$1,110,200
McCoy	(\$1,110,200 FED)	
TOTAL	\$2,352,975 SEG \$3,946,925 FED	\$6,289,900
	REV	

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

AGENCY: Department of Military Affairs

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

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

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	SEG REV	FED	TOTAL
Madison Building 901 Truax (Dane Co.)	23E1I	Replace Roof	\$241,875	\$725,625	\$967,500
Camp Williams CSMS (Juneau Co.)	22D3Q	Replace Built-Up Roof	\$611,150	\$611,150	\$1,222,300
Ripon Readiness Center (Fond du Lac Co.)	21K2H	Replace Steam Boiler and AC	\$1,499,950	\$1,499,950	\$2,999,900
Facility Maintenance and Repair Total			\$2,352,975	\$2,836,725	\$5,189,700

Utility Repair and Renovation					
LOCATION	PROJ. NO.	PROJECT TITLE	SEG REV	FED	TOTAL
Fort McCoy MATES (Monroe Co.)	23J6X	Repair and Replace Concrete Pavement	\$0	\$1,110,200	\$1,110,200
Utility Repair and Renovation Total			\$0	\$1,110,200	\$1,110,200

	SEG REV	FED	TOTAL
TOTAL	\$2,352,975	\$3,946,925	\$6,289,900

Madison Building 901 Truax - Replace Roof (23E1I):

Project Description and Justification:

This project will remove approximately 22,500 SF of existing gravel surfaced Built-Up Roof down to existing steel deck; remove and dispose of abandoned penetrations; provide thermal

barrier, self-adhered vapor retarder, polyisocyanurate insulation; and a fully adhered 60-mil Ethylene-Propylene-Diene-Monomer (EPDM) roof system. This project also replaces approximately 2,100 SF of deteriorated metal panels with new metal panels, along with a snow retention system. New perimeter sheet metal flashings, gutters, downspouts, and total system warranties are also to be included in the project.

A project to remodel some utility systems and working spaces of the facility was executed in the federal fiscal year 2022, but a review of records shows the last work done on this roof was major repairs in 1998, with several "band-aid" repairs since that time. A small section of roof was done with an HVAC project in 2007, and the manufacturer's warranty for that section will expire within a year. It is unknown as to the last time when the roof was completely replaced.

Budget/Schedule:

Construction	\$738,000	SBC Approval	Aug 2024
Design	\$84,800	A/E Selection	Aug 2023
DFD Mgt	\$34,000	Bid Opening	Nov 2024
Contingency	\$110,700	Start Construction	Mar 2025
TOTAL	\$967,500	Substantial Completion	Sep 2025
		Final Completion	Oct 2025

Previous Action: None.

Camp Williams Combined Support Maintenance Shop - Replace Built-Up Roof (22D3Q):

Project Description and Justification:

This project will remove approximately 45,500 SF of ballast and membrane and install new 2" rigid insulation over existing, dry insulation with new, adhered Ethylene-Propylene-Diene-Monomer (EPDM) membrane, 60 mils thick, and ballast. The project will provide new flashing, pipe boots, counterflashing, downspouts, gutters, and other roof accessories to achieve manufacturer's 20-year No-Dollar-Limit warranty. The building will be occupied during construction and the site has access limitations. This will require the protection of interior and exterior equipment and all other adjacent surfaces.

The existing Built-Up Roof was installed when the building was originally constructed in 1996 and has never been replaced, exceeding its life expectancy of 20 years. The number of repairs required each year is increasing, especially over the areas of the electronics shop and test, measurement, and diagnostic equipment areas. This facility also has locations armed with an IDS alarm system, which cannot be endangered by roof failure. This project is being requested to preempt complete failure of the roof and protect the equipment, electronics, and other contents of the facility.

Budget/Schedule:

Construction	\$937,400
Design	\$99,500
DFD Mgt	\$43,200
Contingency	\$140,600
Other Fees	\$1,600
TOTAL	\$1,222,300

SBC Approval	Aug 2024
A/E Selection	Aug 2023
Bid Opening	Dec 2024
Start Construction	Apr 2025
Substantial Completion	Sep 2025
Final Completion	Oct 2025

Previous Action: None.

Ripon Readiness Center - Replace Steam Boiler and AC (21K2H):**Project Description and Justification:**

This project will replace the existing steam heating system with a new hot water system, DDC controls and air systems to improve reliability and function. The scope of this project also includes remodeling of bathroom areas, and building spaces need upgrades to meet current requirements.

This project is part of a statewide initiative to replace steam systems at the end of their life cycles with hot water systems to not only improve energy efficiency, but also overall system performance and reliability. The existing boiler and distribution system has deteriorated and requires replacement. The existing electrical service is original to the Readiness Center and is in need of replacement with a 600 AMP service.

Budget/Schedule:

Construction	\$2,279,000
Design	\$274,000
DFD Mgt	\$104,900
Contingency	\$342,000
TOTAL	\$2,999,900

SBC Approval	Aug 2024
A/E Selection	Nov 2022
Bid Opening	Dec 2024
Start Construction	Mar 2025
Substantial Completion	May 2026
Final Completion	Jul 2026

Previous Action: None.

Fort McCoy MATES - Repair and Replace Concrete Pavement (23J6X):**Project Description and Justification:**

This project will address deteriorating reinforced concrete pavement at the MATES facility in the northern part of Fort McCoy. Work within this area of the project will also include replacement of the fencing, access gates, and all electrical and communication lines associated with the access gates.

Due to winter weather and heavy metal tracked vehicle usage, the concrete surface is deteriorating in numerous areas and needs to be replaced. The concrete has pulled away from the sides of the building, creating a large gap that is causing weathering damage from freeze/thaw cycles. In some areas the concrete has buckled and has done damage to the foundation and walls.

Budget/Schedule:

Construction	\$857,100
Design	\$85,000
DFD Mgt	\$39,500
Contingency	\$128,600
TOTAL	\$1,110,200

SBC Approval	Aug 2024
A/E Selection	Dec 2023
Bid Opening	Feb 2025
Start Construction	Apr 2025
Substantial Completion	Aug 2025
Final Completion	Sep 2025

Previous Action: None.

BUILDING COMMISSION REQUESTS / ITEMS

August 7, 2024

Subcommittee

Full Commission

Department of Natural Resources

14. Hartman Creek State Park – Toilet/Shower and Vault

Toilet Replacement – Request the following:

- a) Approve the Design Report; and
- b) Authority to construct the Toilet/Shower Building and Vault Toilet Replacement project for an estimated total cost of \$2,384,300 (\$2,239,300 GFSB and \$145,000 STWD).

In December 2023, the SBC authorized the release of \$80,000 BTF-Planning to prepare preliminary plans and a Design Report.

This project was enumerated in 2021 Wisconsin Act 58 for \$2,239,300 GFSB.

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

AGENCY: Department of Natural Resources

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

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

LOCATION: Hartman Creek State Park, Waupaca County

PROJECT REQUEST: Request the following:

- a) Approve the Design Report; and
- b) Authority to construct the Toilet/Shower Building and Vault Toilet Replacement project for an estimated total cost of \$2,384,300 (\$2,239,300 GFSB and \$145,000 STWD).

PROJECT NUMBER: 23E2R

PROJECT DESCRIPTION:

This project will construct a replacement toilet/shower building, which will replace two existing toilet/shower buildings in the campground. In total, two toilet/shower buildings and two vault toilet buildings will be razed and will be replaced with a larger toilet/shower building and three vault toilet buildings. The new unheated toilet/shower building includes individual unisex showers, women's and men's restrooms, and improved parking. The new building will be constructed primarily with cast in place concrete footings and foundations, concrete floor, concrete masonry unit exterior and interior walls, wood roof trusses, and granular coated steel roof shingles. The roof has been designed to provide shelter at the approach on three sides of the building, with an extended roof and columns providing a sheltered waiting area outside of the shower rooms. The project also includes the redesign and construction of two accessible campsites located near the new toilet/shower building, and improved accessibility, parking, and walkways to and from the building.

PROJECT JUSTIFICATION:

The current buildings provide bathroom and shower facilities to more than 100 family sites and five group sites. These buildings have reached the end of their useful lives, are no longer sustainable, and their existing building layouts do not meet accessibility standards for visitors with disabilities. Hartman Creek State Park was established in 1966 and is partially located on the Waupaca Chain O' Lakes in Waupaca County. The park is open year-round with the peak season running from Memorial Day through Labor Day and has an annual visitation of over 250,000. During peak season the campground operates at full capacity and receives most of its revenue from the family campground, where this proposed building will be located.

The park consists of 1,500 acres with 105 family campsites and five large group sites. Within park boundaries there are 30 miles of trails for hiking, bicycling, and equestrian activity. There are also seven spring-fed lakes that provide a variety of recreational opportunities, including a

large beach with three different day use areas, that include swimming, picnicking, bird watching and paddle sport opportunities. Shoulder season and winter activities remain popular and provide extended recreational opportunities that include fat-tire biking, cross country skiing, snow shoeing, and ice fishing.

The project’s budget exceeds the enumerated amount due to the addition of two new vault toilets requested by DNR, and by replacing a vault toilet with a flush toilet. The DNR will fund the additional costs from Stewardship funding dedicated to property development.

BUDGET/SCHEDULE:

Construction	\$1,575,850
Design	\$180,000
DFD Mgt	\$72,500
Contingency	\$236,400
Equipment	\$298,300
Other Fees	\$21,250
TOTAL	\$2,384,300

SBC Approval	Aug 2024
A/E Selection	Jun 2023
Design Report	Jun 2024
Bid Opening	Oct 2024
Start Construction	Apr 2025
Substantial Completion	Apr 2026
Final Completion	May 2026

PREVIOUS ACTION: In December 2023, the SBC authorized the release of \$80,000 BTF-Planning to prepare preliminary plans and a Design Report.

This project was enumerated in 2021 Wisconsin Act 58 for \$2,239,300 GFSB.

DESIGN REPORT

DIVISION OF FACILITIES DEVELOPMENT

101 East Wilson Street, 7th
Floor Post Office Box 7866
Madison, WI 53707

August 7, 2024

Replace Campground Toilet/Shoer Building & Vault Toilets
Hartman Creek State Park
Town of Dayton, WI

Project Number: 23E2R

For the: Department of Natural Resources

Project Manager: Peggy Wischhoff

Architect/Engineer: Jewell Associates Engineers, Inc.
La Crosse, WI

1. Project Description:

This project at Hartman Creek State Park involves constructing a new toilet/shower building to replace two existing ones within the family campground, enhancing accessibility and infrastructure. The new facility, which also includes unisex showers and improved parking, will be built with durable materials such as concrete and steel. Additionally, two vault toilet buildings will be razed and replaced with two new vault toilets and one new flush toilet. The plan also includes creating two accessible campsites near the new building. The buildings being replaced are outdated and do not meet current accessibility standards.

2. Authorized Budget and Funding Source:

This project was enumerated in 2021 Wisconsin Act 58 for \$2,239,300 GFSB.

3. Schedule:

Bid Opening:	Oct 2024
Start of Construction:	Apr 2025
Substantial Completion / Occupancy:	Apr 2026

4. Budget Summary:

Construction:	\$1,575,850
A/E Fees:	\$180,000
DFD Mgt:	\$72,500
Contingency:	\$236,400
Equipment:	\$298,300
Other Fees:	\$21,250
Total Project Cost:	\$2,384,300

BUILDING COMMISSION REQUESTS / ITEMS

August 7, 2024

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

15. Pattison State Park – Toilet/Shower Building

Replacement – Request the following:

- a) Approve the Design Report; and
- b) Authority to construct the Toilet/Shower Building Replacement project for an estimated total cost of \$1,498,600 (\$1,458,900 GFSB and \$39,700 STWD).

In October 2023, the SBC authorized the release of \$60,000 BTF-Planning to prepare preliminary plans and a Design Report.

This project was enumerated in 2021 Wisconsin Act 58 for \$1,458,900 GFSB.

**AGENCY REQUEST FOR
STATE BUILDING COMMISSION ACTION
AUGUST 2024
REQUEST #15**

AGENCY: Department of Natural Resources

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

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

LOCATION: Pattison State Park, Douglas County

PROJECT REQUEST: Request the following:

- a) Approve the Design Report; and
- b) Authority to construct the Toilet/Shower Building Replacement project for an estimated total cost of \$1,498,600 (\$1,458,900 GFSB and \$39,700 STWD).

PROJECT NUMBER: 23E2T

PROJECT DESCRIPTION:

This project will replace the toilet/shower building located within Pattison State Park. The existing building has experienced significant damage due to frost action, and this new facility will replace the functions currently satisfied by the existing building. The current toilet/shower building will be razed, with water, sewer, and electrical services from the existing building site rerouted to the new building. Existing walkways and parking areas will also be relocated to serve the new building. The new building may be located adjacent to the existing building to allow continued use during construction. If so, this would result in the loss of one or several camping sites that would then need to be replaced following the demolition of the existing building.

PROJECT JUSTIFICATION:

The existing building is failing due to expansive soils and the frost action encountered, requiring care to be taken to adequately evaluate site soils conditions. Since the level of service is not changing, expansion of the water, sewer and electrical service is not anticipated.

Pattison State Park was established in 1920, the sixth state park in the DNR system, after Martin Pattison bought 660 acres to protect Big Manitou Falls from a proposed hydroelectric dam company and donated it to the State. Located 12 miles from Superior, WI, this 1,400-acre park features Big Manitou Falls – the highest waterfall in Wisconsin at 165 feet – as well as Little Manitou Falls. In 1935 the Civilian Conservation Corps began significant work at the park, including the construction of several buildings, rerouting the river, creating a swimming beach, and building three miles of foot trails.

The park offers camping, fishing, swimming, hunting, and over seven miles of trails, and its waterfalls remain one of the park's greatest attractions. Winter activities such as snowshoeing and cross-country skiing are also popular. The swimming beach and 27-acre Interfalls Lake,

which are made possible by Pattison Dam, are significant recreational features for visitors with an estimated 300-500 visitors using the area on Saturdays in the peak season.

The project’s budget exceeds the enumerated amount due to inflationary effects that were unforeseen at the time of the 2021 enumeration. The DNR will fund the additional costs from Stewardship funding dedicated to property development.

BUDGET/SCHEDULE:

Construction	\$1,125,300
Design	\$138,500
DFD Mgt	\$51,800
Contingency	\$169,000
Other Fees	\$14,000
TOTAL	\$1,498,600

SBC Approval	Aug 2024
A/E Selection	May 2023
Design Report	Jun 2024
Bid Opening	Apr 2025
Start Construction	Jun 2025
Substantial Completion	Sep 2026
Final Completion	Oct 2026

PREVIOUS ACTION: In October 2023, the SBC authorized the release of \$60,000 BTF-Planning to prepare preliminary plans and a Design Report.

This project was enumerated in 2021 Wisconsin Act 58 for \$1,458,900 GFSB.

DESIGN REPORT

DIVISION OF FACILITIES DEVELOPMENT

101 East Wilson Street, 7th
Floor Post Office Box 7866
Madison, WI 53707

August 7, 2024

Replace Toilet/Shower Building
Pattison State Park
Town of Superior, WI

Project Number: 23E2T

For the: Department of Natural Resources

Project Manager: Jim Schaefer

Architect/Engineer: Jewell Associates Engineers, Inc.
La Crosse, WI

1. Project Description:

This project will replace the toilet shower building located within Pattison State Park. The existing building has experienced significant damage due to frost action. The new building will replace the functions currently satisfied by the existing building. Water, sewer, and electrical services from the existing building site will be rerouted to the new building. Existing walkways and parking areas will be relocated to serve the new building. The existing toilet shower building will be razed.

2. Authorized Budget and Funding Source:

This project was enumerated in 2021 Wisconsin Act 58 for \$1,458,900 GFSB.

3. Schedule:

Bid Opening:	Apr 2025
Start of Construction:	Jun 2025
Substantial Completion / Occupancy:	Sep 2026

4. Budget Summary:

Construction:	\$1,125,300
A/E Fees:	\$138,500
DFD Mgt:	\$51,800
Contingency:	\$169,000
Other Fees:	\$14,000
Total Project Cost:	\$1,498,600

BUILDING COMMISSION REQUESTS / ITEMS

August 7, 2024

Subcommittee

Full Commission

16. Grantsburg Ranger Station Replacement – Request the following:

- a) Approve the Design Report; and
- b) Authority to construct the Grantsburg Ranger Station Replacement for an estimated total cost of \$4,527,400 CON SEGB.

In October 2023, the SBC authorized the release of \$119,300 BTF-Planning to prepare preliminary plans and a Design Report

This project was enumerated in 2021 Wisconsin Act 58 for \$3,319,200 CON SEGB.

**AGENCY REQUEST FOR
STATE BUILDING COMMISSION ACTION
AUGUST 2024
REQUEST #16**

AGENCY: Department of Natural Resources

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

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

LOCATION: Grantsburg Ranger Station, Burnett County

PROJECT REQUEST: Request the following:

- a) Approve the Design Report; and
- b) Authority to construct the Grantsburg Ranger Station Replacement for an estimated total cost of \$4,527,400 CON SEGB.

PROJECT NUMBER: 23E2U

PROJECT DESCRIPTION:

This project will replace the existing Grantsburg Ranger Station with a new station at its current location. The new station will also replace the existing DNR office building at the property, with office space for 8 FTE employees and 4 LTE employees.

The current drive-thru garage stores two Fire Control heavy-units (a 3-ton dozer, and trailer) and has an area for small equipment repairs. By comparison, the new facility will have a heated, 5-bay drive-thru garage for one Type 6 engine, two Type 8 engines, and three Type 4 engines with attached trailers that carry two tractor/plow units and one low ground unit. The heated area will contain workspace for woodworking/small projects and fire cache.

The fire response facility will also contain an unheated 2-bay drive-thru garage for storage of two forestry light trucks, mobile fire cache trailer, and a light truck for the area's Conservation Warden. Additional storage space within the unheated drive-thru will be included.

PROJECT JUSTIFICATION:

This new fire and equipment maintenance shop is critical for repairing the DNR's heavy trucks, off-road equipment, and fire control heavy units. Without this facility, the current drive-thru storage building will continue to experience storage and operational issues, space capacity shortages, and safety concerns. Outside vendor repair shops are 50-100+ miles away, depending on the type of equipment, so this proposed shop facility will serve an essential need that will ensure department fire control equipment remains in the district and is repaired as quickly as possible.

The Grantsburg Ranger Station has been in service since 1928 and is the headquarters for Division of Forestry Fire Control staff and Governor Knowles State Forest. Crex Meadows Wildlife Area is also located in Grantsburg and is located on the north end of town. The current

facility consists of the Ranger Station, shed (the former fire control garage), and the drive-thru garage.

The projected cost is above the enumerated amount due to an expanded scope, which DNR approved prior to the start of design. The original project was enumerated for three drive-in bays but was expanded to a 5-bay heated drive-thru and a 2-bay unheated drive thru to best meet DNR’s fire safety and conservation needs in the area. The DNR will fund the additional costs through savings from previous ranger station projects which did not spend all their approved allocations, as well as other previously closed projects.

BUDGET/SCHEDULE:

Construction	\$3,331,300
Design	\$331,200
DFD Mgt	\$153,300
Contingency	\$500,000
Equipment	\$185,000
Other Fees	\$26,600
TOTAL	\$4,527,400

SBC Approval	Aug 2024
A/E Selection	May 2023
Design Report	Jun 2024
Bid Opening	Mar 2025
Start Construction	May 2025
Substantial Completion	Oct 2026
Final Completion	Apr 2027

PREVIOUS ACTION: In October 2023, the SBC authorized the release of \$119,300 BTF-Planning to prepare preliminary plans and a Design Report.

This project was enumerated in 2021 Wisconsin Act 58 for \$3,319,200 CON SEGB.

DESIGN REPORT

DIVISION OF FACILITIES DEVELOPMENT

101 East Wilson Street, 7th
Floor Post Office Box 7866
Madison, WI 53707

August 7, 2024

Grantsburg Ranger Station
Ranger Station Replacement
Village of Grantsburg, WI

Project Number: 23E2U

For the: Department of Natural Resources

Project Manager: Jim Schaefer

Architect/Engineer: LHB Inc (0000043110)
Superior, WI

1. Project Description:

This project will replace the existing Grantsburg Ranger Station with a new station at its current location. The new station will also replace the existing DNR office building at the property. The new fire response facility will include office space for 8 FTE employees and 4 LTE employees. In addition, it will include a heated approximately 5-bay drive-thru garage for one Type 6 engine, two Type 8 engines, and three Type 4 engines with attached trailer that carry 2 tractor/plow units and one low ground unit. The heated area will contain workspace for woodworking/small projects and fire cache. The fire response facility will also contain an unheated 2-bay drive-thru garage for storage of two forestry light trucks, mobile fire cache trailer, and Conservation Warden light truck. Additional storage space within the unheated drive-thru will be included.

2. Authorized Budget and Funding Source:

This project was enumerated in 2021 Wisconsin Act 58 for \$3,319,200 CON SEGB.

3. Schedule:

Bid Opening:	Mar 2025
Start of Construction:	May 2025
Substantial Completion / Occupancy:	Oct 2026

4. Budget Summary:

Construction:	\$3,331,300
A/E Fees:	\$331,200
DFD Mgt:	\$153,300
Contingency:	\$500,000
Equipment:	\$185,000
Other Fees:	\$26,600
Total Project Cost:	\$4,527,400

BUILDING COMMISSION REQUESTS / ITEMS

August 7, 2024

Subcommittee

Full Commission

17. 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	\$954,000
SCRHQ/ SCRHQ & Dodgeville Interior Renov	\$954,000
DSC (\$591,700 CON SEGB; \$362,300 PR-CASH)	
TOTAL \$591,700 CON SEGB \$362,300 PR-CASH	\$954,000

**AGENCY REQUEST FOR
STATE BUILDING COMMISSION ACTION
AUGUST 2024
REQUEST #17**

AGENCY: Department of Natural Resources

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

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

LOCATION: SCR Headquarters and Dodgeville Field Office, Dane and Iowa Counties

PROJECT REQUEST: Request the following:

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

Facility Maintenance and Repair					
LOCATION	PROJ. NO.	PROJECT TITLE	CON SEGB	PR-CASH	TOTAL
South Central Region Headquarters and Dodgeville Service Center (Dane and Iowa Counties)	23J3R	South Central Region Headquarters and Dodgeville Service Center Interior Renovations	\$591,700	\$362,300	\$954,000
Facility Maintenance and Repair Total			\$591,700	\$362,300	\$954,000

PROJECT DESCRIPTION:

This project will replace the carpeting in the South Central Region (SCR) Headquarters in Fitchburg; and replace the carpeting, siding, windows, fluorescent lights with LED lights, and paint the interior walls at the Dodgeville Service Center.

PROJECT JUSTIFICATION:

New carpeting is needed in both service centers because the existing carpeting has passed its service life and has fraying edges which presents a tripping hazard. In addition, replacement carpet tiles are no longer available. At Dodgeville, siding replacement and staining is needed as some cedar boards are cracked, warped, and damaged due to UV radiation. New windows are required due to cloudiness from age, rotting frames, and a sliding door which also leaks will be replaced with a fixed window. Lighting replacement is needed as the lights are outdated, inefficient, and often fail. Finally, fresh interior painting will be conducted on all interior walls.

The current SCR Headquarters resides in the City of Fitchburg and was built in 1980. It houses numerous staff from all programs within the DNR as well as a customer service center. The developed part of the property is approximately 64 acres and contains the SCR Headquarters, the Nevin State Fish Hatchery and program management buildings.

The Dodgeville Service Center is built on the Military Ridge State Trail property in the City of Dodgeville. The office building is no longer an active customer service center but is a very active field office. Many programs work out of the office, including Fisheries Management, Wildlife Management, Forestry, Water Quality, Law Enforcement, and Office of Applied Sciences.

BUDGET/SCHEDULE:

Construction	\$740,000
Design	\$68,500
DFD Mgt	\$34,100
Contingency	\$111,000
Other Fees	\$400
TOTAL	\$954,000

SBC Approval	Aug 2024
A/E Selection	Mar 2024
Bid Opening	Feb 2025
Start Construction	Apr 2025
Substantial Completion	Dec 2025
Final Completion	Jan 2026

PREVIOUS ACTION: None.

BUILDING COMMISSION REQUESTS / ITEMS

August 7, 2024

Subcommittee

Full Commission

Department of Veterans Affairs

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

Facility Maintenance and Repair		\$2,074,300
King	Marden Ctr & Ainsworth Hall Roof Reno	\$2,074,300
	(\$800,200 SEG REV; \$1,274,100 PRSB)	
TOTAL	\$800,200 SEG REV \$1,274,100 PRSB	\$2,074,300

**AGENCY REQUEST FOR
STATE BUILDING COMMISSION ACTION
AUGUST 2024
REQUEST #18**

AGENCY: Department of Veterans Affairs

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

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

LOCATION: Wisconsin Veterans Home at King, Waupaca County

PROJECT REQUEST: Request the following:

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

Facility Maintenance and Repair					
LOCATION	PROJ. NO.	PROJECT TITLE	SEG REV	PRSB	TOTAL
Wisconsin Veterans Home at King (Waupaca Co.)	23I1H	Marden Center and Ainsworth Hall Roof Renovation	\$800,200	\$1,274,100	\$2,074,300
Facility Maintenance and Repair Total			\$800,200	\$1,274,100	\$2,074,300

PROJECT DESCRIPTION:

This project replaces roof coverings at the Marden Center and Ainsworth Hall. At the Marden Center the existing roof system will be removed down to the existing asphaltic vapor retarder and deck, and a fully adhered Ethylene Propylene Diene Terpolymer (EPDM) single-ply roof membrane will be installed over a tapered insulation system. At Ainsworth Hall, the existing roof system will be removed down to the existing deck, and a ballasted EPDM single-ply roof membrane will be installed over a tapered and flat insulation system. Ainsworth Hall will also have repairs to soil stack penetrations, and both facilities will receive prefinished sheet metal flashings and trims.

PROJECT JUSTIFICATION:

The Marden Center and Ainsworth Hall both have roof systems over 30 years old and are past their service lives. They both have developed multiple leaks at drains, flashings, and vent penetrations, and the small patchwork that has been completed in the past is not withholding. The roof renovations will provide energy efficiency and decrease operational costs and demands on resources. In addition, the roof renovations are a necessary improvement to member health and safety at the King campus.

This project was included as part of DVA's application for federal funding for Fiscal Year 2025, with that federal funding replacing PRSB in this project after it is awarded by US DVA.

BUDGET/SCHEDULE:

Construction	\$1,629,000
Design	\$125,900
DFD Mgt	\$75,000
Contingency	\$244,400
TOTAL	\$2,074,300

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

PREVIOUS ACTION: None.

BUILDING COMMISSION REQUESTS / ITEMS

August 7, 2024

Subcommittee

Full Commission

State Fair Park

19. 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	\$1,500,000
SFP	Track Safety Improvements, Phase 3 (\$1,200,000 SEG REV; \$300,000 PRSB)	\$1,500,000
TOTAL	\$1,200,000 SEG REV \$300,000 PRSB	\$1,500,000

**AGENCY REQUEST FOR
STATE BUILDING COMMISSION ACTION
AUGUST 2024
REQUEST #19**

AGENCY: Wisconsin State Fair Park

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

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

LOCATION: West Allis, Milwaukee County

PROJECT REQUEST: Request the following:

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

Facility Maintenance and Repair					
LOCATION	PROJ. NO.	PROJECT TITLE	SEG REV	PRSB	TOTAL
State Fair Park (Milwaukee Co.)	24B1O	Track Safety Improvements Phase 3	\$1,200,000	\$300,000	\$1,500,000
Facility Maintenance and Repair Total			\$1,200,000	\$300,000	\$1,500,000

PROJECT DESCRIPTION:

This project will perform repairs and improvements to the Milwaukee Mile Speedway to ensure safe racing conditions. These repairs include replacing existing modular walls with poured-in-place concrete walls, replacement of debris catch fence systems, drainage improvements and storm sewer replacements, and rehabilitating asphaltic surfaces.

PROJECT JUSTIFICATION:

The track utilizes various types of safety features to protect drivers, spectators, and employees from racing related accidents. To ensure the track will be able to continue to serve its function of hosting races in a safe and controlled manner, the addition of new safety features and repair of existing safety features are necessary. This project is slated to be completed ahead of events at the Milwaukee Mile that are scheduled for June 2025.

BUDGET/SCHEDULE:

Construction	\$1,169,400
Design	\$93,600
DFD Mgt	\$53,800
Contingency	\$175,400
Other Fees	\$7,800
TOTAL	\$1,500,000

SBC Approval	Aug 2024
A/E Selection	Apr 2024
Bid Opening	Oct 2024
Start Construction	Jan 2025
Substantial Completion	Jun 2025
Final Completion	Jul 2025

PREVIOUS ACTION: None.

August 7, 2024

Subcommittee

Full Commission

Wisconsin Historical Society

20. Wisconsin History Center Property Agreements -
 Request authority to execute two agreements with neighboring property owner prior to the construction of the Wisconsin History Center:
- a) A Party Wall Agreement with Hovde Property to grant temporary rights to the parties for the erection, maintenance, support, inspection, repair, and replacement of the shared wall, and for the construction and installation of tie-backs for a soil retention system; and
 - b) An Amended and Restated Alley Easement with Hovde Property governing the use of the shared alley adjacent to the new Wisconsin History Center site.

In October 2023, the SBC approved the Design Report and authorized construction of the Wisconsin History Museum for an estimated total cost of \$160,625,400 (\$42,341,000 SEG REV, \$70,000,000 GFSB and \$48,284,400 GIFTS).

In April 2024, the Wisconsin Historical Foundation gifted two parcels of land to the WHS for construction of the new History Center, 22-24 N. Carroll Street and 18-20 N. Carroll Street.

This project was re-enumerated in 2023 Wisconsin Act 19 for \$160,487,000 (\$42,341,000 SEG REV, \$70,000,000 EX-GFSB and \$48,146,000 GIFTS).

In June 2022, the SBC approved the release of \$4,000,000 Building Trust Funds (BTF)-Planning to prepare preliminary plans and a Design Report for the Wisconsin History Museum.

2021 Wisconsin Act 58 allocated \$4,000,000 BTF to this project for project planning, development, design, site selection, and land and property acquisition.

This project was enumerated in 2019 Wisconsin Act 9 for \$100,000,000 (\$70,000,000 GFSB and \$30,000,000 GIFTS).

**AGENCY REQUEST FOR
STATE BUILDING COMMISSION ACTION
AUGUST 2024
REQUEST #20**

AGENCY: Wisconsin Historical Society

WHS CONTACT: Wes Mosman Block, (608) 445-4615, wes.mosmanblock@wisconsinhistory.org

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

LOCATION: Madison, Dane County

PROJECT REQUEST: Request authority to execute two agreements with neighboring property owner prior to the construction of the Wisconsin History Center:

- a) A Party Wall Agreement with Hovde Property to grant temporary rights to the parties for the erection, maintenance, support, inspection, repair, and replacement of the shared wall, and for construction and installation of tie-backs for a soil retention system; and
- b) An Amended and Restated Alley Easement with Hovde Property governing the use of the shared alley adjacent to the new Wisconsin History Center site.

PROJECT NUMBER: 19K2R

PROJECT DESCRIPTION:

The site of the new Wisconsin History Center includes three parcels: 18-20 N. Carroll Street, 20-24 N. Carroll Street, and 30 N. Carroll Street. The WHS is party to an existing Alley Easement agreement with Hovde Property governing usage of alley adjacent to the west side of the site. The WHS is also included in a Party Wall Agreement governing the maintenance and repair of a shared wall and foundation for the existing structures. Construction of the new Wisconsin History Center requires new agreements to be executed between the parties governing use and maintenance during and post construction.

Party-Wall Easement. The requested easement for the shared party-wall outlines rights to the parties for the erection, maintenance, support, inspection, repair, and replacement of the Party Wall. Further, it allows WHS to remove unneeded chimneys and windows. Due to building proximity, this easement also grants mutual easement rights to install tiebacks for a subterranean soil retention system. The Party Wall agreement also encompasses other key aspects of the installation of the tiebacks, including maintenance, inspection, support, etc. given the permanency of the installations for each building.

Amended and Restated Alley Agreement. The requested Agreement provides the framework for use of the shared alley adjacent to the new Wisconsin History Center. It includes a Vehicular & Pedestrian Access Easement; a Utility Easement and includes Service Vehicle Access and Fire Department Access. The agreement also addresses construction issues below and above the easement area allowing the construction for the Wisconsin History Center to overhang the easement with a clearance of not less than 18 feet. The agreement also identifies the allocation of maintenance responsibilities and costs.

This project constructs a museum facility on the City of Madison Block 75 at North Carroll Street and West Mifflin Street on the Capitol Square. The new facility will support the WHS' statewide educational and partnerships mission, serving as the central hub to house the core exhibits and staff of the museum, supporting a network of programs and exhibits in partnership with WHS collaborating institutions and groups throughout Wisconsin. The museum concept program consists of approximately 114,500 GSF, which yields approximately 64,865 of net (or assignable) SF.



- WHS property (Red)
- Shared Alley (Blue)
- Party Wall (Yellow)

PROJECT JUSTIFICATION:

Construction of the new Wisconsin History Center requires easement agreements to be executed between the parties governing use and maintenance during and post construction. The requested Alley Easement governs usage of alley adjacent to the West side of the Wisconsin History

Center site. The Party Wall Agreement provides for maintenance and repair responsibilities of a shared wall and foundation for the existing structures.

The requested easements are needed to provide clarity regarding the future use of the shared alleyways and a “party wall” between buildings and are necessary for the construction of the Wisconsin History Center to proceed.

DOA Legal and DFTS Real Estate staff have reviewed the easement documents and found no issues with the transactions.

WHS is advancing plans for a new 21st-century museum on Capitol Square to serve as the central hub for statewide history education and outreach. Addressing the inadequacies of the current facility—housed in a former hardware store and plagued by public safety issues, failing technology, and space constraints—the new Wisconsin History Center will be built on Block 75, directly across from the State Capitol. This prime location facilitates efficient educational visits, combining trips to the Capitol with the museum. Set to offer approximately 67,000 square feet of assignable space within a 100,000 square-foot building, the new museum will accommodate double the current number of visiting students and display large-scale exhibits. Demolition of existing structures and site preparation will clear the way for this transformative project, enhancing Madison’s cultural district and utilizing an underexploited urban site.

BUDGET/SCHEDULE:

Construction	\$116,738,000	SBC Approval	Oct 2023
Design	\$16,079,000	A/E Selection	Mar 2022
DFD Mgt	\$5,370,000	Design Report	Oct 2023
Contingency	\$17,511,000	Bid Opening	Jan 2024
Equipment	\$4,789,000	Start Construction	Apr 2024
TOTAL	\$160,487,000	Substantial Completion	Mar 2027
		Final Completion	Mar 2028

PREVIOUS ACTION: In October 2023, the SBC approved the Design Report and authorized construction of the Wisconsin History Museum for an estimated total cost of \$160,625,400 (\$42,341,000 SEG REV, \$70,000,000 GFSB and \$48,284,400 GIFTS).

In April 2024, the Wisconsin Historical Foundation gifted two parcels of land to the WHS for construction of the new History Center, 22-24 N Carroll Street and 18-20 N Carroll Street.

This project was re-enumerated in 2023 Wisconsin Act 19 for \$160,487,000 (\$42,341,000 SEG REV, \$70,000,000 EX-GFSB and \$48,146,000 GIFTS).

In June 2022, the SBC approved the release of \$4,000,000 Building Trust Funds (BTF)-Planning to prepare preliminary plans and a Design Report for the Wisconsin History Museum.

2021 Wisconsin Act 58 allocated \$4,000,000 BTF to this project for project planning, development, design, site selection, and land and property acquisition.

This project was enumerated in 2019 Wisconsin Act 9 for \$100,000,000 (\$70,000,000 GFSB and \$30,000,000 GIFTS).

BUILDING COMMISSION REQUESTS / ITEMS

August 7, 2024

Subcommittee

Full Commission

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

Facility Maintenance and Repair		\$2,889,300
WHS	Envelope & Façade Improvements	\$2,889,300
HQ	(\$2,889,300 SEG REV)	

**AGENCY REQUEST FOR
STATE BUILDING COMMISSION ACTION
AUGUST 2024
REQUEST #21**

AGENCY: Wisconsin Historical Society

WHS CONTACT: Kelly Frawley, (608) 264-6581, kelly.frawley@wisconsinhistory.org
DFD CONTACT: Joshua Bernardini, (608) 266-8874, joshua.bernardini@wisconsin.gov

LOCATION: Madison, Dane County

PROJECT REQUEST: Request the following:

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

Facility Maintenance and Repair			
LOCATION	PROJ. NO.	PROJECT TITLE	SEG REV
WHS Headquarters (Dane Co.)	2111S	Envelope & Façade Improvements	\$2,889,300
Facility Maintenance and Repair Total			\$2,889,300

PROJECT DESCRIPTION:

This project consists of exterior envelope restoration for the masonry façade and wood window repairs. The masonry repair of façade elements includes low-pressure water-wash cleaning, crack repairs, stone resetting, and full-face dutchman. The historic building proper shall receive 100% repointing and sealant replacement. Removal and recreation of decorative stone carvings at the Lion heads and rosettes is also required. Wood window restoration will treat general wood damage and dry rot, refurbish hardware, and provide new paint, weatherstripping, and sealant, for ongoing operations. The first-floor infilled openings will have masonry removed and have a replacement window installed. The Wisconsin Historical Society Headquarters building is listed on the National Register for Historic Places. Treatments for this project shall be in accordance with the Secretary of the Interior Standards for Restoration.

PROJECT JUSTIFICATION:

The WHS Headquarters is an approximately 277,590 GSF building that houses the prominent Wisconsin Historical Society reading room, an extensive library, and state archives, along with the society's administrative functions. The WHS contracted for a study of the Wisconsin Historical Society Headquarters Building in 2019, developing a Historic Structures Report and Programming Guide, and providing recommendations for operational practices and building envelope improvements. These repairs and improvements are in line with those recommendations.

BUDGET/SCHEDULE:

Construction	\$1,581,000
Design	\$587,300
DFD Mgt	\$72,800
Contingency	\$237,200
Other Fees	\$411,000
TOTAL	\$2,889,300

SBC Approval	Aug 2024
A/E Selection	Sep 2021
Bid Opening	Oct 2024
Start Construction	Dec 2024
Substantial Completion	Jun 2026
Final Completion	Jul 2026

PREVIOUS ACTION: None.

August 7, 2024

Subcommittee

Full Commission

HIGHER EDUCATION

University of Wisconsin System

22. UW-Green Bay – Cofrin Technology and Education Center – Request the following:

- a) Approve the Design Report; and
- b) Authority to construct the Cofrin Technology and Education Center project for a revised estimated total cost of \$101,715,000 (\$93,850,000 GFSB, \$6,000,000 EX-GFSB and \$1,865,000 PRSB).

This project was enumerated in 2021 Wisconsin Act 58 for \$96,297,000 (\$93,850,000 GFSB and \$2,447,000 PRSB).

Subcommittee	Full Commission

**AGENCY REQUEST FOR
STATE BUILDING COMMISSION ACTION
AUGUST 2024
REQUEST #22**

AGENCY: University of Wisconsin System

UWSA CONTACT: Alex Roe, (608) 265-0551, alexandria.roe@wisconsin.edu

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

LOCATION: UW-Green Bay, Brown County

PROJECT REQUEST: Request the following:

- a) Approve the Design Report; and
- b) Authority to construct the Cofrin Technology and Education Center project for a revised estimated total cost of \$101,715,000 (\$93,850,000 GFSB, \$6,000,000 EX-GFSB and \$1,865,000 PRSB).

PROJECT NUMBER: 21E2W

PROJECT DESCRIPTION:

This project demolishes the original Library Learning Center (187,703 GSF) constructed in 1972 and renamed the David A. Cofrin Library in 1990 and replaces it with a new technology and education center (131,011 GSF) on an adjacent site. It reconfigures, relocates, extends, and connects the underground site utility tunnel, concourse pedestrian circulation, and utility distribution systems to the new building site as well as redeveloping and integrating the original site into the updated campus fabric and layout.

PROJECT JUSTIFICATION:

This project transforms the entire campus layout and main entry point by replacing the original high-rise Cofrin Library with a new low-rise, multi-use academic, technology center, and administrative facility. The programs and functions located in the new facility (including Campus and Regional Archives, First Nations Education, Library, Student Success and Campus Administration) will be organized physically and operationally to promote collaboration among students and faculty in an interdisciplinary manner. The Cofrin Library's building systems and equipment are original to the facility. The building's mechanical, electrical, and plumbing systems all require complete replacement, have all exceeded their useful lives, and were assessed to have maintained only 14% of their original value. There is no fire suppression system and the installation of new standpipes, sprinkler distribution piping, and fire pumps throughout would be a costly retrofit. The vast majority of the exterior envelope has failed, requiring the removal and replacement of more than 75% of the face brick to resolve its condition.

This request increases the project budget to match current design consultant estimates. The recent cost estimates exceed the authorized budget, and this project budget increase is required to complete a reduced project scope and original intent and will be provided by residual funds from

projects completed underbudget. The proposed increase can be attributed to the following factors:

- Unprecedented building construction inflation since the original estimate
- Updated unit cost estimate for the proposed building type
- Updated cost estimate for whole building demolition and associated underground, navigable pedestrian tunnel system modifications/terminations
- Updated cost estimate for required technology and audio/visual equipment

Since the original estimate in April 2020, actual inflation has exceeded projections, leading to significantly higher construction and demolition costs. Specifically, the unit construction cost has risen from \$224/GSF to \$487/GSF due to an advanced design and a reduction in program scope. Demolition costs also increased substantially, from \$2.9 million to \$10.8 million, due to challenges like accessing the site through a complex network of underground tunnels and the need for additional precautions to protect these structures. Additionally, the cost for technology and audio/visual equipment has surged from \$2.7 million to \$4.2 million, driven by higher market prices and elevated standards for technology integration following the pandemic.

BUDGET/SCHEDULE:

Construction	\$75,671,000	SBC Approval	Aug 2024
Design	\$6,975,300	A/E Selection	Sep 2021
DFD Mgt	\$3,480,900	Design Report	May 2024
Contingency	\$11,350,300	Bid Opening	Jan 2025
Equipment	\$4,212,000	Start Construction	Apr 2025
Other Fees	\$25,500	Substantial Completion	Jan 2027
TOTAL	\$101,715,000	Final Completion	Jul 2027

PREVIOUS ACTION: This project was enumerated in 2021 Wisconsin Act 58 for \$96,297,000 (\$93,850,000 GFSB and \$2,447,000 PRSB).

DESIGN REPORT

DIVISION OF FACILITIES DEVELOPMENT

101 East Wilson Street, 7th
Floor Post Office Box 7866
Madison, WI 53707

August 7, 2024

Cofrin Technology and Education Center
UW-Green Bay
Green Bay, WI

Project Number: 21E2W

For the: University of Wisconsin

Project Manager: Robert Hoffmann

Architect/Engineer: Engberg Anderson Inc
Milwaukee, WI

1. Project Description:

This new five story mixed-use building will replace the existing Cofrin Library and house multiple departments including the Library, Campus Administration, Student Success, and First Nations Education. The building is fire resistant construction, fully sprinkled, steel frame with composite floor slabs clad with a natural stone rain-screen and terracotta panels. The building incorporates many sustainable features including an efficient and flexible layout, a green roof, solar panels and natural landscaping. Demolition of the existing building will occur after construction of the new building and will include partial removal of the underground concourse system and site restoration at the original building location.

2. Authorized Budget and Funding Source:

This project was enumerated in 2021 Wisconsin Act 58 for \$96,297,000 (\$93,850,000 GFSB and \$2,447,000 PRSB).

3. Schedule:

Bid Opening:	Jan 2025
Start of Construction:	Apr 2025
Substantial Completion / Occupancy:	Jan 2027

4. Budget Summary:

Construction:	\$75,671,000
A/E Fees:	\$6,975,300
DFD Mgt:	\$3,480,900
Contingency:	\$11,350,300
Equipment:	\$4,212,000
Other Fees:	\$25,500
Total Project Cost:	\$101,715,000

BUILDING COMMISSION REQUESTS / ITEMS

August 7, 2024

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

23. UW-Madison – Land Purchase - Request authority to purchase a 0.077-acre parcel of land and improvements located at 926 West Dayton Street in the City of Madison for \$950,000 PR-CASH plus closing costs.

**AGENCY REQUEST FOR
STATE BUILDING COMMISSION ACTION
AUGUST 2024
REQUEST #23**

AGENCY: University of Wisconsin System

UWSA CONTACT: Alex Roe, (608) 265-0551, alexandria.roe@wisconsin.edu

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

LOCATION: Madison, Dane County

PROJECT REQUEST: Request authority to purchase a 0.077-acre parcel of land and improvements located at 926 West Dayton Street in the City of Madison for \$950,000 PR-CASH plus closing costs.

PROJECT DESCRIPTION:

This project will acquire a 0.077-acre parcel of land within the UW-Madison campus boundary located at 926 West Dayton Street in the City of Madison, south of Grainger Hall School of Business. The property is improved with a two-story, five-bedroom single family house.

Two real estate appraisals of the property were completed, and a purchase price of \$950,000 plus closing costs was negotiated. No relocation costs are associated with this acquisition. A preliminary environmental audit of the property found no evidence of contaminants or unacceptable environmental hazards. Prior to demolition of the structure, the institution will conduct a historic property investigation under Wis. Stats. 44.40. The anticipated closing would occur after State Building Commission approval.

PROJECT JUSTIFICATION:

The UW-Madison Campus Master Plan update in 2015 identified the city blocks south of Grainger Hall between West Johnson and Dayton Streets as the preferred site for construction of new academic/research facilities and a parking ramp. Levy Hall is currently under construction on the north half of the block with an expected occupancy of Fall 2026. A parking ramp and potential academic building are considered for the southern half of the block where this property is located.

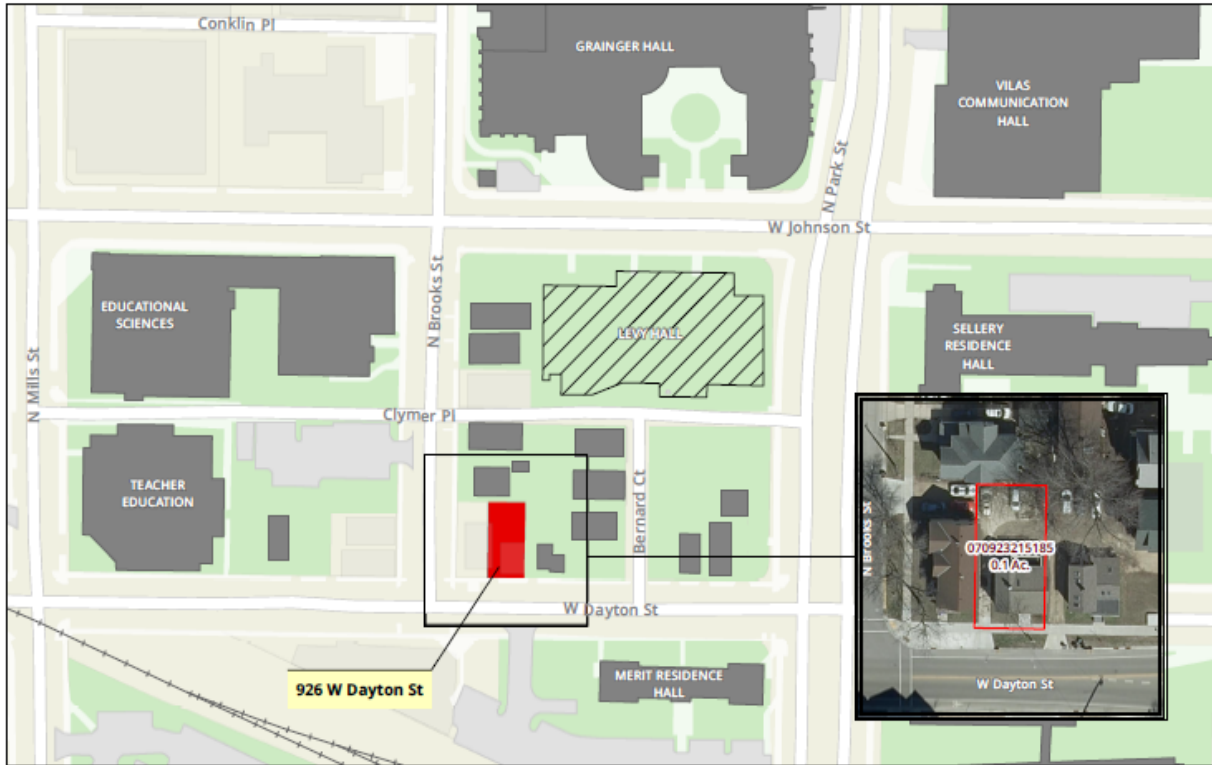
This proposed acquisition is one of three parcels that remain to be purchased within this area. Continued long-term acquisition is planned for the remaining parcels as they become available.

SCHEDULE:

SBC Approval: August 2024

Closing: On or before October 15, 2025

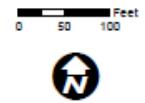
PREVIOUS ACTION: None.



Sources: UW System Administration,
 State of Wisconsin, Wisconsin State
 Cartographers Office,
 US Census Bureau
 This map is for reference purposes only.

UW-Madison: 926 W. Dayton St. Acquisition

■ Proposed Acquisition	■ UW Owned	■ Under Construction
■ Campus Building	■ Campus Parking Area	



August 7, 2024

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

24. UW-System – 2023-25 Central Plants and Utility Distribution Renovations Program – Request the following:

- a) Authority to release \$31,528,000 (\$24,745,000 SEG REV, \$1,934,000 EX-GFSB and \$4,849,000 PRSB) of the total \$149,269,000 (\$105,048,000 SEG REV, \$41,008,000 PRSB, and \$3,213,000 PR-CASH) allocation of the 2023-25 Central Plants and Utility Distribution Renovations Program;
- b) Authority to construct the Central Plants and Utility Distribution Renovations Program projects for an estimated total cost of \$31,528,000 (\$24,745,000 SEG REV, \$1,934,000 EX-GFSB and \$4,849,000 PRSB); and
- c) Permit the Division of Facilities Development to adjust individual project budgets.

2023-25 Central Plant & Utility Distribution Renovations Program		\$31,528,000
MIL	Central Heating Plant Chiller Repl (\$20,509,000 SEG REV; \$3,619,000 PRSB)	\$24,128,000
RVF	Heating Plant Burner Replacement (\$4,236,000 SEG REV; \$1,934,000 EX-GFSB; \$1,230,000 PRSB)	\$7,400,000
TOTALS	\$24,745,000 SEG REV \$4,849,000 PRSB	\$31,528,000
	\$1,934,000 EX-GFSB	

2023 Wisconsin Act 102 authorized \$149,269,000 (\$105,048,000 SEG REV, \$41,008,000 PRSB, and \$3,213,000 PR-CASH) for Systemwide - Central Plants and Utility Distribution System Renovations.

**AGENCY REQUEST FOR
STATE BUILDING COMMISSION ACTION
AUGUST 2024
REQUEST #24**

AGENCY: University of Wisconsin System

UWSA CONTACT: Alex Roe, (608) 265-0551, alexandria.roe@wisconsin.edu

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

LOCATION: UW-System

PROJECT REQUEST: Request the following:

- a) Authority to release \$31,528,000 (\$24,745,000 SEG REV, \$1,934,000 EX-GFSB and \$4,849,000 PRSB) of the total \$149,269,000 (\$105,048,000 SEG REV, \$41,008,000 PRSB, and \$3,213,000 PR-CASH) allocation of the 2023-25 Central Plants and Utility Distribution Renovations Program;
- b) Authority to construct the Central Plants and Utility Distribution Renovations Program projects for an estimated total cost of \$31,528,000 (\$24,745,000 SEG REV, \$1,934,000 EX-GFSB and \$4,849,000 PRSB); and
- c) Permit the Division of Facilities Development to adjust individual project budgets.

2023-25 CENTRAL PLANTS AND UTILITY DISTRIBUTION RENOVATIONS PROGRAM

INST	PROJ. NO.	PROJECT TITLE	SEG REV	EX-GFSB	PRSB	TOTAL
MILWAUKEE (Milwaukee Co.)	21K1P	Central Heating Plant Chiller Replacement	\$20,509,000	\$0	\$3,619,000	\$24,128,000
RIVER FALLS (Pierce Co.)	23J6P	Heating Plant Burner Replacement	\$4,236,000	\$1,934,000	\$1,230,000	\$7,400,000
AUGUST 2024 SUBTOTAL			\$24,745,000	\$1,934,000	\$4,849,000	\$31,528,000

UW-Milwaukee – Central Heating Plant Chiller Replacement (21K1P):

Project Description and Justification:

This project replaces Chiller No. 1 and installs a new 4,000-ton electrical centrifugal chiller within the Central Heating and Chilling Plant. Project work includes upgrading the chilled water and lake water piping, associated ancillary equipment, and necessary utility improvements at the Heating Plant and Lake Water Pump House for facility operation.

Chiller No. 1 is a 1966 vintage steam-turbine-driven centrifugal unit with an original capacity of 2,750-tons and well beyond its expected useful life. In 2013, the steam turbine was rebuilt, which derated the nameplate capacity to approximately 2,200-tons. The chiller has not run dependably since 2013, operating just a handful of hours since then. Multiple attempts have been made to troubleshoot and repair this unit without success and further analysis and consultation has determined that it is time to completely replace the unit to restore reliable operations. This unit also uses an R-22 refrigerant, which was phased out of use by the Environmental Protection Agency in 2020 due to its negative impacts on the ozone layer, making it illegal to manufacture or import. As the existing inventory/stockpiles diminish, R-22 will be difficult to find and expensive to purchase, so it should be reclaimed and stored for use on-site if needed in other

chiller units. It is also inefficient and more costly to operate and use the steam driven unit in comparison to an electric start model. Campus development plans require the chiller plant have at least one of the two defunct chillers replaced with a unit operating near the original nameplate capacity to reliably meet chilled water demand in the southwest quadrant.

The lake water system provides condenser (heat rejection) water to the chillers at the central plant. Pump No. 2 is a 1970s vintage pump and is undersized for the required condenser water flow. This system requires upgrade and modification in order to supply adequate lake water condenser flow to maximize capacity at the central plant. The project also provides the required electrical services for the new systems.

Budget/Schedule:

Construction	\$18,096,000	SBC Approval	Aug 2024
Design	\$1,930,300	A/E Selection	Oct 2022
DFD Mgt	\$832,500	Bid Opening	Jan 2025
Contingency	\$2,714,200	Start Construction	Apr 2025
Equipment	\$555,000	Substantial Completion	Sep 2027
TOTAL	\$24,128,000	Final Completion	Oct 2027

UW-River Falls – Heating Plant Burner Replacement (23J6P):

Project Description and Justification:

This request resolves one of the most critical central heating and cooling plant and utility distribution system repairs and renovations at a four-year university. The proposed project is required to maintain operation of the central plant, critical utilities, and utility distribution systems. The proposed scope of work in this request is considered the most efficient, practical, and economically justifiable to meet present and future needs of the university.

This project restores full redundant steam capacity in the Central Heating Plant by replacing the natural gas and fuel oil burners in Boilers 1 and 2. The fuel oil burner is mounted high on the boiler, causing a loss in efficiency and capacity. The natural gas burners are of an older style and further limit the capacity of the boiler. This project installs new burners at optimal locations in the boiler and will be sized to restore firm plant capacity. Project work also includes replacing the associated fuel piping, boiler refractory and casing, and related equipment to accommodate the change in burner types and locations.

The coal handling equipment was removed in 2020, resulting in the primary fuel being natural gas and fuel oil as backup, and significantly lower overall capacity in comparison to coal. The plant does not have enough redundant capacity during peak loads to satisfy all the campus heating demands. If a large boiler were to breakdown, especially when operating on fuel oil, there is significant risk of having insufficient steam to protect campus buildings from freezing and to provide heat to the 2,400 student residents on campus. The natural gas supply to the central campus heating plant has been constrained and/or curtailed several times during the past five years due to inclement weather conditions and by order of the utility provider. This project ensures adequate plant capacity to protect students, employees, and building assets on both remaining fuel source options available to campus.

When the university switched out its primary fuel source at the boiler plant, the efficiency of the boilers was reduced as the existing burners were designed to maximize the efficiency of a coal powered boiler. This project will install burners designed to maximize the use of natural gas, thereby increasing heating capacity, enabling the university to bring online the new the Science & Technology building, currently in construction. The university has requested a modification of the funding sources allowing them to devote resources to student success and minimizing the need to increase costs for housing, dining and segregated fees.

Budget/Schedule:

Construction	\$5,477,700
Design	\$767,100
DFD Mgt	\$255,200
Contingency	\$900,000
TOTAL	\$7,400,000

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

Previous Action: 2023 Wisconsin Act 102 enumerated \$149,269,000 (\$105,048,000 SEG REV, \$41,008,000 PRSB and \$3,213,000 PR-CASH) for Systemwide - Central Plants and Utility Distribution System Renovations.

August 7, 2024

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

25. UW-System – 2023-25 Minor Facilities Renewal

Program – Request the following:

- a) Authority to release \$5,463,600 PRSB of the total \$89,939,000 (\$64,827,000 SEG REV, \$14,871,000 PRSB and \$10,241,000 PR-CASH) allocation of the 2023-25 Minor Facilities Renewal Program;
- b) Authority to construct the specified projects for an estimated total cost of \$5,463,600 PRSB; and
- c) Permit the Division of Facilities Development to adjust individual project budgets within the 2023-25 Minor Facilities Renewal Program.

2023-25 Minor Facilities Renewal Program	\$5,463,600
WTW Wells Hall Elevator Modernization (\$5,463,600 PRSB)	\$5,463,600

2023 Wisconsin Act 19 authorized \$89,939,000 (\$64,827,000 SEG REV, \$14,871,000 PRSB, and \$10,241,000 PR-CASH) for the UWS Minor Facilities Renewal Program. To date, the SBC has authorized approximately \$2.4 million from this enumeration.

**AGENCY REQUEST FOR
STATE BUILDING COMMISSION ACTION
AUGUST 2024
REQUEST #25**

AGENCY: University of Wisconsin System

UWSA CONTACT: Alex Roe, (608) 265-0551, alexandria.roe@wisconsin.edu

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

LOCATION: UW System, Statewide

- PROJECT REQUEST:** Request the following:
- a) Authority to release \$5,463,600 PRSB of the total \$89,939,000 (\$64,827,000 SEG REV, \$14,871,000 PRSB and \$10,241,000 PR-CASH) allocation of the 2023-25 Minor Facilities Renewal Program;
 - b) Authority to construct the specified projects for an estimated total cost of \$5,463,600 PRSB; and
 - c) Permit the Division of Facilities Development to adjust individual project budgets within the 2023-25 Minor Facilities Renewal Program.

2023-25 MINOR FACILITIES RENEWAL PROGRAM

INST	PROJ. NO.	PROJECT TITLE	PRSB
WHITEWATER (Walworth Co.)	23F5A	Wells Hall Elevator Modernization	\$5,463,600
2023-25 MINOR FACILITIES RENEWAL SUBTOTAL			\$5,463,600
			PRSB
AUGUST 2024 TOTAL			\$5,463,600

UW-Whitewater – Wells Hall Elevator Modernization (23F5A):

Project Description and Justification:

This project renovates and replaces four eleven-floor traction passenger elevators and one two-floor hydraulic freight elevator and converts one two-floor hydraulic freight elevator to a non-occupiable material lift in the Wells Residence Hall (East and West Wings). Elevator modernization includes the replacement of all machine room equipment and control systems. The elevator doors, equipment and control stations would be upgraded to meet ADA requirements. Heating and cooling improvements in the equipment room will be implemented to satisfy the equipment warranty. New industrial LED fixtures will be provided in machine rooms and hoistways. Required fire alarm and smoke detection system upgrades in the machine rooms will be completed. Lighting in elevator lobbies will also be upgraded as required.

The traction passenger elevators were originally installed in 1960. Partial upgrades for each elevator were completed in 1999. The passenger elevators have been unreliable and require frequent service and repairs. The controls are obsolete and need to be replaced. The safety governors should be replaced with current code/design approved units. The hoist machines leak

and should be replaced due to advanced age and ride quality. The machine sheaves are worn out and the cables are sitting low in the sheave grooves. The machine room has limited climate controls and will require HVAC/humidity control for the new elevators. The machine room lighting will need to be upgraded to meet code and if the sprinklers are left in place, then a shunt trip disconnect is required. The car operating panels should be replaced with new LED fixtures. The car traveling lanterns should be replaced with LED fixtures. The pit access stationary ladder for each elevator needs replacement as it does not meet current code.

The freight elevators were originally installed in 1996 and appear to be original to the design. Due to the age and condition, a complete replacement or conversion to a dedicated material lift is recommended. For the unit to be replaced, all existing components should be removed, and an entire new system installed. The hydraulic cylinders for the freight elevators have a single bottom design and should be replaced as they are no longer code approved and pose a safety and environmental risk. The relay logic freight elevator controls are obsolete and should be replaced. The freight elevator buttons are original and should be upgraded.

Budget/Schedule:

Construction	\$4,238,200
Design	\$389,800
DFD Mgt	\$195,000
Contingency	\$635,700
Other Fees	\$4,900
TOTAL	\$5,463,600

SBC Approval	Aug 2024
A/E Selection	Sep 2023
Bid Opening	Dec 2024
Start Construction	Feb 2025
Substantial Completion	Aug 2026
Final Completion	Feb 2027

Previous Action: 2023 Wisconsin Act 19 authorized \$89,939,000 (\$64,827,000 SEG REV, \$14,871,000 PRSB, and \$10,241,000 PR-CASH) for the UWS Minor Facilities Renewal Program. To date, the SBC has authorized approximately \$2.4 million from this enumeration. The table below summarizes projects previously authorized by the SBC from this group.

SBC Mtg	Project	Amount Authorized
Oct 2023	50% of total design budget (SEG REV share)	\$2,442,100
	<i>Minor Facilities Renewal Program Subtotal</i>	\$2,442,100

August 7, 2024

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

26. UW-System – 2023-25 Instructional Space Projects

Program – Request the following:

- a) Authority to release \$8,674,000 SEG REV of the total \$46,604,000 SEG REV allocation of the 2023-25 Instructional Space and Technology Projects Program;
- b) Authority to construct the specified instructional space and technology renovation projects at an estimated total cost of \$8,674,000 SEG REV; and
- c) Permit the Division of Facilities Development to adjust individual project budgets.

2023-25 Instructional Space Projects Program		\$9,815,000
MSN	Brogden Phych Lecture Hall 105 Reno (\$2,012,000 SEG REV)	\$2,012,000
MSN	Van Hise 1 st Floor Classroom Reno (\$2,280,000 SEG REV)	\$2,280,000
PLT	Boebel BioChem Lab 327 Reno (\$1,141,000 SEG REV)	\$1,141,000
EAU	Hibbard Hall Classroom Reno (\$2,087,000 SEG REV)	\$2,087,000
WTW	Center of the Arts Metals Lab Reno (\$2,295,000 SEG REV)	\$2,295,000

2023 Wisconsin Act 19 authorized \$46,604,000 SEG REV for the UWS Instructional Space Projects Program. To date, the SBC has authorized approximately \$6.3 million from this enumeration.

**AGENCY REQUEST FOR
STATE BUILDING COMMISSION ACTION
AUGUST 2024
REQUEST #26**

AGENCY: University of Wisconsin System

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

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

LOCATION: UW System, Statewide

PROJECT REQUEST: Request the following:

- a) Authority to release \$8,674,000 SEG REV of the total \$46,604,000 SEG REV allocation of the 2023-25 Instructional Space and Technology Projects Program;
- b) Authority to construct the specified instructional space and technology renovation projects at an estimated total cost of \$8,674,000 SEG REV; and
- c) Permit the Division of Facilities Development to adjust individual project budgets.

2023-25 INSTRUCTIONAL SPACE PROJECTS PROGRAM

INST	PROJ. NO.	PROJECT TITLE	SEG REV
MADISON (Dane Co.)	23F4K	Brogden Psychology Lecture Hall 105 Renovation	\$2,012,000
MADISON (Dane Co.)	23F4O	Van Hise Hall First Floor Classroom Renovation	\$2,280,000
PLATTEVILLE (Grant Co.)	23F4U	Boebel Hall Biochemistry Laboratory Renovation (Rm 327)	\$1,141,000
EAU CLAIRE (Eau Claire Co.)	23F4M	Hibbard Hall Classroom Renovation	\$2,087,000
WHITEWATER (Walworth Co.)	23F4T	Center of the Arts Metals Laboratory Renovation	\$2,295,000
2023-25 INSTRUCTIONAL SPACE PROJECTS PROGRAM SUBTOTAL			\$8,674,000

SEG REV
AUGUST 2024 TOTAL
\$9,815,000

UW-Madison – Brogden Hall Psychology Lecture Hall 105 (23F4K):

Project Description and Justification:

This project renovates Brogden Hall Psychology Lecture Hall 105. The 394-seat lecture hall is located on the first floor of Brogden Hall and was built in 1964. The project includes new finishes, new ceiling, furniture, technology, HVAC, and electrical devices and fixtures. The new work also includes extensive A/V design including a projection screen and numerous data jacks to meet the requirements of a modern college lecture hall. Working with the University Classroom Media Support Staff to provide A/V equipment to meet the needs of the students and staff, this project will renovate approximately 3,339 SF of space on the first floor of Brogden Hall.

Budget/Schedule:

Construction	\$1,302,000
Design	\$186,700
DFD Mgt	\$60,000
Contingency	\$196,000
Equipment	\$267,300
TOTAL	\$2,012,000

SBC Approval	Aug 2024
A/E Selection	Sep 2023
Bid Opening	Feb 2025
Start Construction	May 2025
Substantial Completion	Jun 2026
Final Completion	Jan 2027

UW-Madison – Van Hise Hall First Floor Classroom Renovation (23F4O):**Project Description and Justification:**

This project reconfigures and renovates 6,886 SF of corridors and heavily used classrooms on the first two floors of Van Hise Hall into larger, right sized classrooms, better equipped to meet the instructional needs of the university. Construction includes the install of new suspended acoustical ceilings, acoustic wall panels, signage, flooring, wall base, repair of plaster walls and soffits, construction of new walls, writing surfaces, new door frames, reinstallation of salvaged doors and door hardware and painting of surfaces. Project includes new fire alarm devices, occupancy sensors, new power and data jacks, and new audio-video equipment as well as clocks, light fixtures, electrical and data whips for new lecterns.

Budget/Schedule:

Construction	\$1,441,000
Design	\$167,200
DFD Mgt	\$66,300
Contingency	\$216,100
Equipment	\$389,400
TOTAL	\$2,280,000

SBC Approval	Aug 2024
A/E Selection	Sep 2023
Bid Opening	Feb 2025
Start Construction	May 2025
Substantial Completion	Dec 2025
Final Completion	Jan 2026

UW-Platteville – Boebel Hall Biochemistry Laboratory Renovation (Rm 327) (23F4U):**Project Description and Justification:**

This project builds a 1,300 SF biochemistry laboratory in a room that was ‘white boxed’ in the 2020 Boebel Hall renovation. This lab will accommodate the current and anticipated Biochemistry curriculum needs. The current Biochemistry laboratory, located in Ottensman Hall, cannot meet programmatic needs due to a failing building infrastructure. Moving the lab to Boebel Hall provides the required services and expands upon the cross-disciplinary teaching and undergraduate research between Biology and Chemistry.

The Boebel Hall Addition and Renovation, Phase II project was completed in 2021 and had anticipated a budget shortfall at the end of design phase. Prior to bidding, a value engineering exercise was completed and transformed Room 327 into an unfinished, ‘white box’, temporary classroom space. Building infrastructure services were designed to accommodate the space being eventually converted into a wet laboratory and connection points were provided to the room.

The current campus Biochemistry laboratory, located in Ottensman Hall Room 307, cannot meet the academic programmatic needs. It is a relic of 1960's design and program requirements, both of which were surpassed decades ago. The building infrastructure has failed and was not designed to provide the temperature and humidity controls required by the current curriculum. This inadequacy requires extensive faculty and staff time to calibrate and maintain the sensitive laboratory equipment and instrumentation. Variations in temperature and humidity compromise the integrity of the cell cultures and reagents that must be maintained in order to carry out state of the art teaching and research. Relocating this laboratory into Boebel Hall reduces the overall chemistry space needs in Ottensman Hall and furthers the intention and plan to reallocate that facility to alternate uses and campus space needs.

Budget/Schedule:

Construction	\$765,300
Design	\$99,700
DFD Mgt	\$35,300
Contingency	\$114,800
Equipment	\$125,900
TOTAL	\$1,141,000

SBC Approval	Aug 2024
A/E Selection	Sep 2023
Bid Opening	Feb 2025
Start Construction	May 2025
Substantial Completion	Dec 2025
Final Completion	Jan 2026

UW-Eau Claire – Hibbard Hall Classroom Renovation (23F4M):

Project Description and Justification:

This project converts four small classrooms into two general access classrooms located on the second floor and the third floor of Hibbard Hall. The new classrooms will be right-sized and better equipped to serve the instructional needs of the university. Ventilation, electrical, and telecommunications distribution will be replaced, relocated, and augmented as needed to support the revised room layouts. The project includes incorporating glass interior walls to allow borrowed light into the corridor. New instructional technology will be installed including an instruction station with integrated controls, electronically controlled data projector and projection screens or wall mounted monitors, instructional boards, and improved lighting controls. All classroom furnishings will be replaced with movable tables and chairs. New carpeting, base molding, suspended acoustical ceiling tile systems, and LED light fixtures will be installed.

Budget/Schedule:

Construction	\$1,397,000
Design	\$159,000
DFD Mgt	\$64,400
Contingency	\$212,600
Equipment	\$242,000
Other Fees	\$12,000
TOTAL	\$2,087,000

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

UW-Whitewater – Center of the Arts Metals Laboratory Renovation (23F4T):

Project Description and Justification:

This project consists of the renovation and internal expansion of the Metals Studio within Greenhill Center of the Arts, which is a two-story concrete, steel and masonry building on the UW-Whitewater campus. Work includes selective demolition, masonry walls, interior windows and doors, new finishes, lab casework, fume hood, equipment and furniture. Mechanical work includes replacing the existing rooftop exhaust fans, new ductwork and exhaust hoods and backdrafts. Plumbing and electrical work includes all new fixtures in the renovated areas.

Budget/Schedule:

Construction	\$1,552,200
Design	\$188,000
DFD Mgt	\$71,400
Contingency	\$232,800
Equipment	\$250,000
Other Fees	\$600
TOTAL	\$2,295,000

SBC Approval	Aug 2024
A/E Selection	Sep 2023
Bid Opening	Dec 2024
Start Construction	Feb 2025
Substantial Completion	Aug 2025
Final Completion	Sep 2025

Previous Action: 2023 Wisconsin Act 19 authorized \$46,604,000 SEG REV for the UWS Instructional Space Projects Program. To date, the SBC has authorized approximately \$6.3 million from this enumeration. The table below summarizes projects previously authorized by the SBC.

SBC Mtg	Project	Amount Authorized
Oct 2023	50% of total design budget (all projects)	\$1,690,500
Feb 2024	PKS - Health Services Laboratory Renovation (22J31)	\$4,650,000
	<i>Instructional Space Projects Program Subtotal</i>	\$6,340,500

BUILDING COMMISSION REQUESTS / ITEMS

August 7, 2024

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

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

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

Facility Maintenance and Repair		\$17,678,500
GBY	Kress Events Center Roof Replacement (\$2,692,000 SEG REV)	\$2,692,000
LAC	Heating Plant Chimney Repair (\$1,512,700 SEG REV)	\$1,512,700
MSN	Hanson BioMed Lab HVAC Reno (\$1,822,800 SEG REV)	\$1,822,800
MSN	Parking Ramps 46/75 Elevator Jack Repl (\$2,457,700 PR-CASH)	\$2,457,700
MIL	Union Parking Ramp/Stairs Repair (\$2,950,000 PRSB)	\$2,950,000
PKS	Molinaro/Wyllie Elevator Modernization (\$2,641,000 SEG REV)	\$2,641,000
PLT	Heating Plant Chimney Liner Repl (\$2,802,300 SEG REV)	\$2,802,300
WTW	Center of the Arts Elevator Repl (\$800,000 SEG REV)	\$800,000
Utility Repair and Renovation		\$4,741,000
WTW	Heating Plant C/D Tank Repl (\$1,704,300 SEG REV; \$155,500 PRSB; \$1,130,200 PR-CASH)	\$2,990,000
WTW	Parking Lot 11 Reconstruction (\$1,621,000 PRSB; \$130,000 PR-CASH)	\$1,751,000
TOTALS	\$13,975,100 SEG REV \$4,726,500 PRSB \$3,717,000 PR-CASH	\$22,419,500

**AGENCY REQUEST FOR
STATE BUILDING COMMISSION ACTION
AUGUST 2024
REQUEST #27**

AGENCY: University of Wisconsin System

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

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

LOCATION: UW System, Statewide

PROJECT REQUEST: Request the following:

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

FACILITY MAINTENANCE AND REPAIR

INST	PROJ. NO.	PROJECT TITLE	SEG REV	PRSB	PR-CASH	TOTAL
GREEN BAY (Brown Co.)	23J6G	Kress Events Center Roof Replacement	\$2,692,000	\$0	\$0	\$2,692,000
LA CROSSE (La Crosse Co.)	23J3L	Heating Plant Chimney Repair	\$1,512,700	\$0	\$0	\$1,512,700
MADISON (Dane Co.)	2011T	Hanson Biomedical Sciences Laboratory HVAC System Renovation	\$1,822,800	\$0	\$0	\$1,822,800
MADISON (Dane Co.)	21E1Q	Parking Ramps 46 and 75 Elevator Jack Replacement	\$0	\$0	\$2,457,700	\$2,457,700
MILWAUKEE (Milwaukee Co.)	23B1X	Union Parking Structure Ramp & Stairs Repair	\$0	\$2,950,000	\$0	\$2,950,000
PARKSIDE (Kenosha Co.)	23J3Q	Molinaro Hall/Wyllie Hall Elevator Modernization	\$2,641,000	\$0	\$0	\$2,641,000
PLATTEVILLE (Grant Co.)	23J3P	Heating Plant Chimney Liner Replacement	\$2,802,300	\$0	\$0	\$2,802,300
WHITEWATER (Walworth Co.)	23J2X	Center of the Arts Elevator Replacement	\$800,000	\$0	\$0	\$800,000
FACILITY MAINTENANCE AND REPAIR SUBTOTALS			\$12,270,800	\$2,950,000	\$2,457,700	\$17,678,500

UTILITY REPAIR AND RENOVATION

INST	PROJ. NO.	PROJECT TITLE	SEG REV	PRSB	PR-CASH	TOTAL
WHITEWATER (Walworth Co.)	23J2W	Heating Plant Condensate/Deaerator Tank Repl	\$1,704,300	\$155,500	\$1,130,200	\$2,990,000
WHITEWATER (Walworth Co.)	23F1X	Parking Lot 11 Reconstruction	\$0	\$1,621,000	\$130,000	\$1,751,000
UTILITY REPAIR AND RENOVATION SUBTOTALS			\$1,704,300	\$1,776,500	\$1,260,200	\$4,741,000

	SEG REV	PRSB	PR-CASH	TOTAL
AUGUST 2024 TOTALS	\$13,975,100	\$4,726,500	\$3,717,900	\$22,419,500

UW-Green Bay – Kress Events Center Roof Replacement (23J6G):

Project Description and Justification:

This project replaces 56,560 SF of built-up roofing system on the Kress Events Center. Project work includes completely removing the built-up roofing system, metal edges, flashing, and foam insulation down to the structural deck; and replacing all roofing materials including a minimum of 5-inches of tapered, rigid foam insulation to achieve an R-25 insulation value, a new fully adhered membrane roofing system, new metal edges, and flashing. All roof drains and bodies will also be replaced with new units and any asbestos abatement required for the roof drain piping insulation will also be completed under this project.

The modified bitumen built-up roof on the Kress Events Center was installed in 1994 with a 20-year warranty, as a replacement of the original 1972 built-up 20-year roof. This roof is no longer under warranty and has a limited remaining lifespan. The roof protects two hardwood sports courts where intramural sports for student life are held. If a catastrophic failure were to occur, there would be severe damage to the hardwood gymnasium flooring and substrate and require a full replacement of the 22,000 SF athletic performance flooring and cushion system.

Budget/Schedule:

Construction	\$2,160,400
Design	\$108,200
DFD Mgt	\$99,400
Contingency	\$324,000
TOTAL	\$2,692,000

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

Previous Action: None.

UW-La Crosse – Heating Plant Chimney Repairs (23J3L):

Project Description and Justification:

This project repairs approximately 225 VF of radial brick chimney completing both exterior and interior masonry repairs. Exterior project work includes tuck pointing 1,000 LF of deteriorated masonry joints, replacing approximately 100 brick units, and inspecting and replacing faulty components of the lightning protection system. Interior project work includes replacement of the existing liner with a new fully anchored gunite liner.

The chimney was constructed in 1966 with the new heating plant. Routine maintenance has been performed throughout its life, but the current state of deterioration indicates more a substantial capital maintenance project is required to assure the chimney remains sound, stable, and functional. A recent small project made minor repairs to the chimney and included an extensive and close-up inspection of the chimney surfaces. During the inspection process, it was determined that there is substantial brick repair required and that the gunite liner needs to be replaced to ensure proper working condition of the chimney.

Budget/Schedule:

Construction	\$1,232,000
Design	\$39,200
DFD Mgt	\$56,700
Contingency	\$184,800
TOTAL	\$1,512,700

SBC Approval	Aug 2024
A/E Selection	Nov 2023
Bid Opening	Jan 2025
Start Construction	May 2025
Substantial Completion	Sep 2025
Final Completion	Mar 2026

Previous Action: None.

UW-Madison – Hanson Biomedical Sciences Laboratory HVAC System Renovation (2011T):

Project Description and Justification:

This project renovates the HVAC system to provide air handling redundancy and installs a separate air handling system with redundancy for Biosafety Level 3 (BSL-3) and animal containment spaces. A new 420 SF mechanical room will be constructed to house the new air handling system on the northeast corner of the building. The new air handling unit will be connected to the building HVAC system to provide an adequate redundant supply fan configuration. The new mechanical room will open to grade and not into the building itself. Project work also includes replacement of a portion of underground building utility lines located on the site of the new mechanical room. The building mechanical, electrical, and telecommunications infrastructure renovations will bring the facility into compliance with current National Institute of Health standards for Animal Biosafety Laboratories.

The current air handling unit located in the basement is the single source of ventilation air and cooling for the building, with space reheat coils providing the final air tempering. The HVAC system is antiquated and does not meet current system or controls standards for a laboratory building, animal holding facility, or BSL-3 space.

Budget/Schedule:

Construction	\$1,362,000
Design	\$193,800
DFD Mgt	\$62,700
Contingency	\$204,300
TOTAL	\$1,822,800

SBC Approval	Aug 2024
A/E Selection	Oct 2020
Bid Opening	Feb 2025
Start Construction	May 2025
Substantial Completion	Jan 2027
Final Completion	Jul 2027

Previous Action: None.

UW-Madison – Parking Ramps 46 and 75 Elevator Jack Replacement (21E1Q):

Project Description and Justification:

This project modernizes two elevators in Ramp 46, two elevators in Ramp 75, and completes the associated building upgrades required to meet modern standards. Project work includes providing new controls, cab interiors, hoist way and cab doors, door panels, sills, push buttons,

and hall lanterns for all elevators. Electrical infrastructure, lighting, and HVAC will be updated in all elevator control rooms. New hydraulic jacks and power units will be provided for Elevator No. 1 in both ramps. A new hoist machine will be provided for Elevator No. 2 in Ramp 46. New elevator vestibule fire alarm systems will be provided for both Lot 46 elevators.

A condition assessment was conducted in 2019 for various parking ramp existing elevators. Both elevators in Ramp 46 were part of the assessment and were assigned the highest priority level and should be considered for modernization as soon as possible. Lot 75 is served by two 6-stop hydraulic elevators. They both are 1991 vintage relay logic units and one required emergency repairs in 2020. These units are among the busiest on campus.

Budget/Schedule:

Construction	\$1,850,000
Design	\$245,100
DFD Mgt	\$85,100
Contingency	\$277,500
TOTAL	\$2,457,700

SBC Approval	Aug 2024
A/E Selection	May 2021
Bid Opening	Feb 2025
Start Construction	May 2025
Substantial Completion	Mar 2026
Final Completion	Sep 2026

Previous Action: None.

UW-Milwaukee – Union Parking Structure Ramp & Stairs Repair (23B1X):

Project Description and Justification:

This project repairs and completely encloses four concrete stairways to minimize moisture, bird, and insect intrusion. One additional concrete stairway will be demolished and completely reconstructed to also be completely enclosed. There are two exterior concrete stairs and one concrete vehicular helical ramp that will be demolished and replaced with new snow melt systems embedded in the concrete stairs and concrete vehicular helical ramp. A pedestrian concrete ramp at the upper-level parking deck that will be demolished and reconstructed to meet ADA requirements, including replacing the doors to be ADA compliant. The upper and lower-level parking areas will have concrete column, walls, and waffle slab ceiling repairs.

The Student Union parking structure was constructed in 1969, located under the eastern portion of the building with a total capacity of 430 parking stalls. The entrance to the parking structure is located on the east side of the basement floor and the exit is located at the south side of the ground floor along East Kenwood Boulevard. A helical concrete ramp connects the ground level parking to the basement level parking. The stairs and ramp are original to the facility and are in poor condition. The concrete surfaces are spalled and cracked, causing tripping hazards and slipping concerns to pedestrians. The snow-melt system's central heating/pumping equipment and exposed piping is in fair shape and fully functional and will remain. The embedded piping in the concrete slabs is not repairable when it fails due to its inaccessibility. The new embedded snow melt materials will be specified in line with present polyethylene technology advancements which are proven to resist degradation due to chloride or sodium ion exposure. The expectation is that the new snow melt system materials will greatly outlast the original system and thereby preserve and extend the life of the new concrete slab, step, and landing materials as well.

Budget/Schedule:

Construction	\$2,250,000
Design	\$258,000
DFD Mgt	\$103,600
Contingency	\$338,400
TOTAL	\$2,950,000

SBC Approval	Aug 2024
A/E Selection	Mar 2023
Bid Opening	Jan 2025
Start Construction	Apr 2025
Substantial Completion	Dec 2025
Final Completion	Apr 2026

Previous Action: None.

UW-Parkside – Molinaro Hall/Wyllie Hall Elevator Modernization (23J3Q):**Project Description and Justification:**

This project modernizes one hydraulic elevator in Molinaro Hall and three traction elevators in Wyllie Hall. The Molinaro Hall project work includes replacing non-proprietary controls, a belt-driven power unit, hydraulic jack, door operator equipment, all signal fixtures, car enclosure, and wiring. The project upgrades the plumbing, HVAC, and electrical systems serving the elevator. The Wyllie Hall project work includes replacing traction machines, non-proprietary controls, door operator equipment, signal fixtures, car enclosures, hoistway door panels, and all wiring. General construction work is included to facilitate hoisting of the new and old equipment by crane. The project will also upgrade the plumbing, HVAC, and electrical systems serving the elevator.

Molinaro Hall is the primary classroom building and the elevator was last replaced in 1991 and modernized in 2007. The elevator has experienced recent and multiple weeks-long service outages, which has created hardships for students and faculty utilizing the building. In a recent outage, Facilities Management staff had to carry a student with mobility issues down the stairs because the elevator did not work. The door equipment is worn and in poor condition. The car sills are worn and in need of replacement. The microprocessor controls are old and unreliable. The hydraulic jack system and jack were retained through the 2007 modernization but are nearing the end of their useful life.

Wyllie Hall houses the library operations and collections, student services, and campus administration. The library twin elevators and the campus administration elevator are all original to the facility in 1972. These elevators were last modernized in 1999 and have nearly 25-year-old microprocessor controls. The controls and the drive motor are considered by the manufacturer to be obsolete. Any failure of the controls in these elevators would result in a prolonged, multi-week outage to wait for the appropriate parts or service. The areas served by these elevators do not have other means of access and would pose a significant inconvenience and disruption to routine university business and library access. A controls outage on these elevators most likely would require a complete upgrade to resolve the issue and would be cost-prohibitive to the university. These elevators already have a history of operational failures, including faulting out during annual elevator inspections.

Budget/Schedule:

Construction	\$1,995,100
Design	\$213,300
DFD Mgt	\$93,400
Contingency	\$339,200
TOTAL	\$2,641,000

SBC Approval	Aug 2024
A/E Selection	Nov 2023
Bid Opening	Oct 2024
Start Construction	Dec 2024
Substantial Completion	Aug 2026
Final Completion	Feb 2027

Previous Action: None.

UW-Platteville – Heating Plant Chimney Liner Replacement (23J3P):**Project Description and Justification:**

This project replaces the gunite liner inside the chimney stack structure. It is anticipated that masonry work will include unit brick replacement, tuckpointing, and caulking and sealant replacement. Boiler casing work includes abatement of the casing, insulation, and high temp block; reinsulating with materials and thicknesses as determined through the pre-design process; fabricating and installing new casing; and repairing sidewalls as required through spot, seam, and/or plate welding.

The current gunite liner of the chimney is in a state of disrepair and requires removal and replacement to ensure proper working condition and longevity of the system. The breeching is corroded, has been patched and repaired multiple times, but still poses a reliability concern for the operation of the heating plant system if it continues to fail. Similarly, the boiler casing has also corroded and must be replaced to provide continued safe operation of the converted coal boilers. The corroded boiler casing allows combustion gases to enter the workspace of the heating plant.

Budget/Schedule:

Construction	2,288,900
Design	64,800
DFD Mgt	105,300
Contingency	343,300
TOTAL	2,802,300

SBC Approval	Aug 2024
A/E Selection	Nov 2023
Bid Opening	Jan 2025
Start Construction	May 2025
Substantial Completion	Sep 2025
Final Completion	Mar 2026

Previous Action: None.

UW-Whitewater – Center of the Arts Elevator Replacement (23J2X):**Project Description and Justification:**

This project modernizes the three-stop hydraulic passenger elevator at the Center of the Arts. Project work includes upgrading of all elevator equipment; upgrading the elevator cab; upgrading the associated and required machine room mechanical, electrical, and plumbing systems; and replacing the hydraulic jack.

The Center of the Arts (153,310 GSF) was constructed during 1970 and has two stories above ground and one basement level. The elevator systems and associated wiring are original to the building. The motors and drive systems are no longer made, and parts are unavailable. The drives are obsolete and no longer supported by the manufacturer. The frequency of bearing, seal, drive, and circuit board failures have increased and elevator reliability is becoming a significant concern. When parts fail, maintenance staff have a difficult time finding compatible replacement parts as they are no longer manufactured, nor easily found. During past failures, the car has been inoperable for extended time, and as one of the largest campuses that serve disabled students this is unacceptable. Systems and components have been repaired in a patchwork fashion, using any available national stock, to keep the elevator in service. The current pit frequently floods and has become an issue with state elevator inspectors, who may shut this elevator down. The ability to continue this approach will be compromised when major components fail. The proposed upgrades will ensure that the elevators function properly, meet ADA requirements, and have required life safety systems.

Budget/Schedule:

Construction	\$602,100
Design	\$78,800
DFD Mgt	\$27,700
Contingency	\$90,300
Other Fees	\$1,100
TOTAL	\$800,000

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

Previous Action: None.

UW-Whitewater – Heating Plant Condensate/Deaerator Tank Replacement (23J2W):

Project Description and Justification:

This project removes and replaces the deaerator, condensate, and blowdown separator tanks located within the heating plant. Capacity of the new tanks will be sized for future growth of the campus and improved operation of the steam heating system. Programmable logic controllers will be upgraded and integrated into the central plant controls system. The upper roof will be replaced to facilitate the deaerator tank installation and improve roof access for the heating plant staff.

This project provides a reliable source of properly conditioned water for the three boilers at the central heating plant. The current deaerator is original to the building, installed in 1964. Non-destructive examination indicates extensive pitting and corrosion throughout the vessel. This corrosion makes the tank susceptible to failure. Multiple leaks have developed risking the integrity of the Campus steam Utility. The deaerator is an integral part of the heating plant. It increases the efficiency of the boilers by raising the temperature of the feedwater and removes oxygen from the boiler feedwater so that boiler tube corrosion does not occur. The flash tank is required to condition boiler wastewater before discharge maintaining compliance with Wisconsin Safety and Professional Services code with effluent waste to the City of Whitewater owned utilities. The city requires campus to remove thermal energy before discharge to their utilities as part of our agreement with the wastewater treatment plant.

Budget/Schedule:

Construction	\$2,315,600
Design	\$213,500
DFD Mgt	\$106,800
Contingency	\$354,100
TOTAL	\$2,990,000

SBC Approval	Aug 2024
A/E Selection	Nov 2023
Bid Opening	Feb 2025
Start Construction	Apr 2025
Substantial Completion	Sep 2025
Final Completion	Mar 2026

Previous Action: None.

UW-Whitewater – Parking Lot 11 Reconstruction (23F1X):**Project Description and Justification:**

This project replaces the asphalt pavement for Parking Lot 11. The old pavement will be removed, the base course will be regraded, and new asphalt pavement will be installed. Select concrete curb, gutter, and sidewalk will be replaced in-kind based on areas that are damaged or to facilitate positive drainage. All stormwater inlets in the parking lot will have the castings adjusted and new adjustment rings placed.

The parking lot was constructed in 2000. The asphalt has significant cracking throughout this area, as well as minor rutting. There are multiple asphalt patches that have failed, and there is widespread alligator cracking. Curb and gutter have settled in some areas and in other areas it has been damaged by snowplows. The parking lot can no longer be patched and has deteriorated beyond repair.

Budget/Schedule:

Construction	\$1,355,300
Design	\$110,000
DFD Mgt	\$62,400
Contingency	\$203,300
Other Fees	\$20,000
TOTAL	\$1,751,000

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

Previous Action: None.

BUILDING COMMISSION REQUESTS / ITEMS

August 7, 2024

Subcommittee

Full Commission

Other Business

28. Small Projects Program Release – Request the following:

- a) Release \$25,000,000 from SEG REV All Agency allocations to corresponding Small Project allocations; and
- b) Release \$3,000,000 from the DNR Stewardship (23-25) All Agency allocation to the corresponding Small Project allocation.

**AGENCY REQUEST FOR
STATE BUILDING COMMISSION ACTION
AUGUST 2024
REQUEST #28**

Date: August 7, 2024

To: SBC Members

From: Naomi De Mers, Secretary

Subject: Small Project Program Release for August 2024 State Building Commission Meeting

PROJECT REQUEST: Request the following:

- a) Release \$25,000,000 from SEG REV All Agency allocations to corresponding Small Project allocations; and
- b) Release \$3,000,000 from the DNR Stewardship (23-25) All Agency allocation to the corresponding Small Project allocation.

SEG REV Allocation

This request seeks to release \$25,000,000 from All Agency allocations to the corresponding Small Project allocations. The requested release is projected to fund small projects in these categories until Dec 2024. This is the fourth SEG REV request to release funding for small projects in the 2023-25 biennium. The table below provides a summary of requested Small Project appropriation balances.

Project Category	Balance	Requested Change	Revised Balance
Facility Maintenance & Repair	2,364,232	15,000,000	17,364,232
Utility Repair & Renovation	1,197,561	7,500,000	8,697,561
Health, Safety & Environmental Protection	308,500	1,500,000	1,808,500
Preventative Maintenance			-
Programmatic Remodel	500,000		500,000
Energy Conservation			-
Road Maintenance	429,068	500,000	929,068
Facilities Repair/Roofing	201,025	500,000	701,025
	5,000,386	25,000,000	30,000,386

Over the last 12 months, agencies have submitted 665 small project requests totaling \$97.6 million. From that, \$52.8 million was spent in GFSB/SEG REV, or an average of \$4.4 million GFSB/SEG REV per month, and represents 55% of total funds allocated for small projects. The table below summarizes the requests by agency. UWS represents the largest share (227 projects or 34% of total projects), followed by the DOC (159 projects or 24% of total projects). The table below summarizes one year of data showing the project count and GFSB/SEG REV spent, by agency, as of July 1, 2024.

Agency	Project Requests		% of Total	
	# of projects	Sum of GFSB & SEG REV	Projects	GFSB & SEG REV
Administration	64	1,238,600	9.6%	2.3%
Corrections	159	16,007,656	23.9%	30.3%
Education Communications Board	9	1,126,100	1.4%	2.1%
Health Services	42	2,497,000	6.3%	4.7%
Historical Society	33	3,499,000	5.0%	6.6%
Military Affairs	48	1,184,877	7.2%	2.2%
Natural Resources	48	299,000	7.2%	0.6%
Public Instruction	14	604,613	2.1%	1.1%
State Fair Park	10	2,353,600	1.5%	4.5%
Transportation	8	0	1.2%	0.0%
University of Wisconsin	227	23,044,117	34.1%	43.6%
Veterans Affairs	3	1,015,100	0.5%	1.9%
Total	665	52,869,663	100.0%	100.0%

DNR Stewardship (23-25) Allocation

This request seeks to release \$3,000,000 from All Agency allocations to the corresponding Small Project allocation. This is the first request to release funding for small projects in the 2023-25 biennium.

Adding \$3,000,000 to the current balance is projected to fund the small projects in this program through August 2025.