

State of Wisconsin Building Commission

TONY EVERS
Governor

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

Wednesday, August 9, 2023

1:00 PM

**State Fair Park
Expo Center Second Floor Meeting Rooms**

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

Wednesday, August 9, 2023

2:00 PM

**State Fair Park
Expo Center Second Floor Meeting Rooms**

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 9, 2023

3:30 PM

**State Fair Park
Expo Center Second Floor Meeting Rooms**

BUILDING COMMISSION REQUESTS / ITEMS

August 9, 2023

Subcommittee

Full Commission

The Secretary requests approval of the minutes of May 3, 2023.

No action required.

DEBT MANAGEMENT

1. Debt Authorizing Resolution - 2023 State of Wisconsin Building Commission Resolution 5 grants certain state agencies new debt authority in an amount not to exceed \$416,618,900 and continuation of previously approved debt authority in an amount not to exceed \$814,929,229, 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 - 2023 State of Wisconsin Building Commission Resolution 6 authorizes the sale and issuance of General Obligations in an amount not to exceed \$306,405,000, in fixed or variable rate form, to fund the construction or improvements of facilities, grants, and acquisition of land for state-wide purposes.

3. Environmental Improvement Fund 2023-25 Biennial Finance Plan - Request approval of biennial finance plan submitted by DNR and DOA pursuant to 13.48(26), Wisconsin Statutes.

No action required.

No action required.

No action required.

BUILDING COMMISSION REQUESTS / ITEMS

August 9, 2023

Subcommittee

Full Commission

Department of Administration

4. Small Projects Program Release – Request the release of \$5,300,000 (\$5,000,000 GFSB and \$300,000 PRSB) All Agency allocations to the Small Project allocations.

**AGENCY REQUEST FOR
STATE BUILDING COMMISSION ACTION
AUGUST 2023
REQUEST #4**

Date: August 9, 2023

To: SBC Members

From: Naomi De Mers, Secretary

Subject: Small Projects Program Release for August 2023 State Building Commission Meeting

PROJECT REQUEST: Request the release \$5,300,000 (\$5,000,000 GFSB and \$300,000 PRSB) All Agency allocations to the Small Project allocations.

GFSB Allocation:

This request seeks to release \$5,300,000 from All Agency allocations to the corresponding Small Project allocations. The requested release is projected to fund small projects in these categories until October 2023. This is the first request to release funding for small projects in the 2023-25 biennium. The table below provides a summary comparing the current Small Project appropriation balances to proposed release and transfer amounts.

Project Category	Balance	Requested Change	Revised Balance
Facility Maintenance & Repair	\$1,341,256	\$9,095,702	\$10,436,958
Utility Repair & Renovation	\$5,750,573	\$3,062,335	\$8,812,908
Health, Safety & Environmental Protection	\$1,093,350	(\$495,850)	\$597,500
Preventative Maintenance	\$3,898,894	(\$3,898,894)	-
Energy Conservation (PRSB)	\$70,551	\$300,000	\$370,551
Facilities Repair/Roofing	\$3,117,593	(\$2,763,293)	\$354,300
	\$15,272,217	\$5,300,000	\$20,572,217

Over the last 12 months, agencies have submitted 385 small project requests totaling \$30.6 million (GFSB only). This is an average of over \$2.5 million GFSB each month and represents 81% of total funds allocated for small projects. The table below summarizes the requests by agency. Consistent with earlier trends, DOC continues to represent the largest share (154 projects or 40% of total projects). The table below summarizes one year of data showing the project count and GFSB spent, by agency, as of June 1st, 2023.

Agency	Project Requests		% of Total	
	# of projects	Sum of GFSB	Projects	GFSB
Administration	11	626,090	2.9%	2.0%
Corrections	154	13,658,998	40.0%	44.7%
Health Services	26	2,304,700	6.8%	7.5%
Historical Society	17	821,500	4.4%	2.7%
Military Affairs	44	1,402,318	11.4%	4.6%
Natural Resources	3	741,000	0.8%	2.4%
State Fair Park	11	1,248,900	2.9%	4.1%
University of Wisconsin	102	8,094,651	26.5%	26.5%
Public Instruction	10	793,730	2.6%	2.6%
Education Communications Board	5	882,500	1.3%	2.9%
Veterans Affairs	2	-	0.5%	0.0%
Total	385	30,574,387	100.0%	100.0%

BUILDING COMMISSION REQUESTS / ITEMS

August 9, 2023

Subcommittee

Full Commission

5. Department of Administration on behalf of the Department of Corrections – Alliant Energy Easement
– Request authority to execute a 0.193-acre permanent easement and a 0.097-acre temporary construction easement at the Department of Correction’s Dodge Correctional Institution in Waupun to Alliant Energy.

**AGENCY REQUEST FOR
STATE BUILDING COMMISSION ACTION
AUGUST 2023
REQUEST #5**

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

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

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

LOCATION: Dodge Correctional Institution, Dodge County

PROJECT REQUEST: Request authority to execute a 0.193-acre permanent easement and a 0.097-acre temporary construction easement at the Department of Correction's Dodge Correctional Institution in Waupun to Alliant Energy.

PROJECT DESCRIPTION:

The requested natural gas easement is located in the southwest section of the Dodge Correctional Institution (DCI) property. The permanent easement will be approximately 420 feet long and 20 feet wide on Parcel: 292-1315-0822-000. This easement will allow Alliant Energy to replace a 2" section of gas main with a 6" section that runs between CTH M and CTH MM so that sufficient natural gas supply will be available to Waupun area residents and businesses.

A temporary construction easement is included in the project and will be located five feet on each side of the permanent easement and will have a length of 420 feet. 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. Additionally, Alliant Energy will remove 7,200 SF of concrete pad from a decommissioned/demolished building that was located on DCI property. Upon project completion, Alliant Energy will return the construction area to green space.

Alliant Energy will provide compensation for the project through goods/service associated with removing 7,200 SF of existing concrete pad and the restoration of green space at the Institution.

PROJECT JUSTIFICATION:

Alliant Energy has requested this project to provide proper gas volume/service for the Waupun area. The existing 2" steel main running along the CTH M and CTH MM roads is insufficiently sized, restricts the natural gas flow and requires replacement to meet customer needs in the Waupun area. Additionally, the current Alliant Energy gas line route is not feasible as it would require an unobtainable easement that either runs through customer's yards within 10' of their houses and/or under desirable trees and driveways. As a result, Alliant Energy requested DOC to provide a 0.193-acre permanent easement. Upon completion of the project, DOC will continue to use this land as farmland.

DOC Legal Counsel and real estate staff have reviewed the lease transactional documents and found no issues with this transaction.

PREVIOUS ACTION: None.



Easement Area:

An Easement Area twenty (20) feet in width having ten (10) feet of such width on either side of the following described centerline: the centerline of Grantee's Designated Facilities as constructed, to be constructed, extended, or relocated lying within the real property legally described above.

Also, a temporary construction easement lying five (5) feet on each side of the above-described Easement Area. Said temporary easement shall automatically 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 this easement.

Located within said Lot 1, in the Southwest Quarter (SW 1/4) of the Northwest Quarter (NW 1/4) of Section 8, Township 13 North, Range 15 East, City of Waupun, Dodge County, Wisconsin.

August 9, 2023

Subcommittee

Full Commission

Department of Corrections

6. Type 1 Juvenile Correctional Facility, Milwaukee County – Request the following:
- a) Approve the Design Report; and
 - b) Authority to construct the Type 1 Juvenile Correctional Facility – Milwaukee County for an estimated total cost of \$78,400,000 (\$32,609,000 SEG-REV and \$45,791,000 GFSB).

2023 Wisconsin Act 19 amended this enumeration by \$32,609,000 SEG-REV for a total cost of \$78,400,000.

In February 2023, the SBC authorized the authority to purchase approximately 6.66 acres of two parcels of land and improvements located at 7930 West Clinton Avenue in the City of Milwaukee for approximately \$1,100,000 GFSB; and authority to construct site development to begin to prepare the site for the construction of a new Type 1 Juvenile Correctional Facility for \$500,000 GFSB.

In February 2022, the SBC authorized the release of \$2,400,000 GFSB for project development and design of a new Type 1 Juvenile Correctional Facility in Milwaukee County.

In February 2019, the SBC released \$2,000,000 BTF-Planning for the design of Juvenile Correctional Regional Facilities-Statewide.

2021 Wisconsin Act 58 authorized \$4,000,000 GFSB for the purpose of project planning, development, design, site selection, and land/property acquisition for a new Type 1 juvenile correctional facility in Milwaukee County.

2021 Wisconsin Act 252 amended the enumeration to authorize an additional \$41,791,000 GFSB for construction.

This project was enumerated in 2017 Wisconsin Act 185.

**AGENCY REQUEST FOR
STATE BUILDING COMMISSION ACTION
AUGUST 2023
REQUEST #6**

AGENCY: Department of Corrections

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

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

LOCATION: Type 1 Juvenile Correctional Facility, Milwaukee County

PROJECT REQUEST: Request the following:

- a) Approve the Design Report; and
- b) Authority to construct the Type 1 Juvenile Correctional Facility – Milwaukee County for an estimated total cost of \$78,400,000 (\$32,609,000 SEG-REV and \$45,791,000 GFSB).

PROJECT NUMBER: 18K2M

PROJECT DESCRIPTION:

This project will construct a new Type 1 security level Juvenile Corrections Facility at 7930 West Clinton Avenue in Milwaukee. The facility will provide housing, food service, health services, education, counseling, vocational training, visitation, recreation, administrative services, and other supporting spaces for a population of 32 juveniles.

The building will be one story with partial mechanicals on the rooftop. Exterior walls will be primarily brick with concrete block back up with some phenolic resin accent panels. Additional regional materials, native plantings and bird-safe glazing will be provided. Sustainable features include solar photo voltaic panels on the rooftop, LED lighting within the building, dark sky approved lighting around the site, and EV charging stations. Exterior improvements include parking and loading areas, recreation space, security wall and additional fencing.

PROJECT JUSTIFICATION:

The Department of Corrections (DOC) Division of Juvenile Corrections currently operates two Juvenile Correctional Facilities, Lincoln Hills School for boys and Copper Lake School for girls, both located outside Irma in northern Wisconsin. Research on juvenile justice systems shows multiple advantages of having juveniles placed in smaller security facilities over larger conventional schools. The advantages include the chance to keep youth close to home and engaged with their families, greater opportunities to recruit mentors and other volunteers, and provide programs in a treatment environment.

2017 Wisconsin Act 185 enumerated up to \$25 million for state facilities that follow this model and required DOC to establish one or more Type 1 facilities in other parts of the state. It is anticipated that the DOC and the chosen counties will construct multiple small facilities, which will provide DOC with additional placement alternatives, allow more youths to be located closer to their homes and would provide a key component for programming success.

BUDGET/SCHEDULE:

Construction	\$56,550,000	SBC Approval	Aug 2023
Contingency	\$8,489,800	A/E Selection	Nov 2018
Design	\$4,239,800	Design Report	Aug 2023
DFD Fee	\$2,601,600	Bid Opening	Apr 2024
Equipment	\$3,748,000	Start Construction	Jun 2024
Other Fees	\$2,770,800	Substantial Completion	Jul 2026
TOTAL	\$78,400,000	Final Completion	Sep 2026

PREVIOUS ACTION: 2023 Wisconsin Act 19 amended this enumeration by \$32,609,000 SEG-REV for a total cost of \$78,400,000.

In February 2023, the SBC authorized the authority to purchase approximately 6.66 acres of two parcels of land and improvements located at 7930 West Clinton Avenue in the City of Milwaukee for approximately \$1,100,000 GFSB; and authority to construct site development to begin to prepare the site for the construction of a new Type 1 Juvenile Correctional Facility for \$500,000 GFSB.

In February 2022, the SBC authorized the release of \$2,400,000 GFSB for project development and design of a new Type 1 Juvenile Correctional Facility in Milwaukee County.

In February 2019, the SBC released \$2,000,000 BTF-Planning for the design of Juvenile Correctional Regional Facilities-Statewide.

2021 Wisconsin Act 58 authorized \$4,000,000 GFSB for the purpose of project planning, development, design, site selection, and land/property acquisition for a new Type 1 juvenile correctional facility in Milwaukee County.

2021 Wisconsin Act 252 amended the enumeration to authorize an additional \$41,791,000 GFSB for construction.

This project was enumerated in 2017 Wisconsin Act 185.

DESIGN REPORT

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

August 9, 2023

Type 1 Juvenile Correctional Facility
Milwaukee County

Project Number: 18K2M

For the: Department of Corrections

Project Manager: Robert Hoffmann

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

1. Project Description:

This project will construct a new, Type 1 security level, juvenile correctional facility at 7930 W Clinton Avenue, Milwaukee, Wisconsin. The facility will provide housing, food service, health services, education, counseling, vocational training, visitation, recreation, administrative services, and other supporting spaces for a population of 32 juveniles.

The building will be 1 story with partial mechanical on the rooftop. Exterior walls will be primarily brick with concrete block back up with some phenolic resin accent panels. Additional regional materials, native plantings and bird-safe glazing will be provided. Sustainable features include solar photo voltaic panels on the rooftop, LED lighting within the building, dark sky approved lighting around the site, and EV charging stations. Exterior improvements include parking and loading areas, recreation space, security wall and additional fencing.

2. Authorized Budget and Funding Source:

This project was enumerated in 2017 Wisconsin Act 185.

2021 Wisconsin Act 58 authorized funding of \$4,000,000 GFSB for the purpose of project planning, development, design, site selection, and land/property acquisition for a new Type 1 Juvenile Correctional Facility in Milwaukee County.

2021 Wisconsin Act 252 amended the enumeration to authorize an additional \$41,791,000 GFSB for construction.

2023 Wisconsin Act 19 amended the enumeration to authorize an additional \$32,609,000 SEG-REV for a total project cost of \$78,400,000 (\$32,609,000 SEG-REV and \$45,791,000 GFSB).

3. Schedule:

Bid Opening:	Apr 2024
Start of Construction:	Jun 2024
Substantial Completion:	Jul 2026
Occupancy:	Sep 2026

4. Budget Summary:

Construction:	\$56,550,000
A/E Fees:	\$4,239,800
DFD Mgt:	\$2,601,600
Contingency:	\$8,489,800
Equipment:	\$3,748,000
Other Fees:	\$2,770,800
Total Project Cost:	\$78,400,000

BUILDING COMMISSION REQUESTS / ITEMS

August 9, 2023

Subcommittee

Full Commission

7. Type 1 Juvenile Correctional Facility, Dane County – Request the release of \$6,000,000 SEG-REV to prepare project planning, development, design, site selection, and land and property acquisition for the Dane County Juvenile Correctional Regional Facility.

2023 Wisconsin Act 19 enumerated \$6,000,000 SEG-REV, for planning development, design, site selection, and land and property acquisition for a new Type 1 juvenile correctional facility.

2017 Wisconsin Act 185 enumerated the construction of “one or more Type 1 juvenile correctional facilities.”

**AGENCY REQUEST FOR
STATE BUILDING COMMISSION ACTION
AUGUST 2023
REQUEST #7**

AGENCY: Department of Corrections

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

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

LOCATION: Type 1 Juvenile Correctional Facility, Dane County

PROJECT REQUEST: Request the release of \$6,000,000 SEG-REV to prepare project planning, development, design, site selection, and land and property acquisition for the Dane County Juvenile Correctional Regional Facility.

PROJECT NUMBER: 23G1L

PROJECT DESCRIPTION:

This project will construct a new Type 1 security level juvenile correctional facility in Dane County. The facility will provide housing, food service, health services, education, counseling, vocational training, visitation, recreation, administrative services, and other supporting spaces for a population of 32 juveniles. It is anticipated that the DOC and chosen counties will construct a series of small facilities located in various locations to be determined throughout the state. This request would allocate funding for design of the second of these facilities.

The building will be one story with partial mechanicals on the rooftop. Exterior walls will be primarily brick with concrete block backup with some phenolic resin accent panels. Additional regional materials, native plantings and bird-safe glazing will be provided. Sustainable features include solar photo voltaic panels on the rooftop, LED lighting within the building, dark sky approved lighting around the site, and EV charging stations. Exterior improvements include parking and loading areas, recreation space, security wall and additional fencing.

PROJECT JUSTIFICATION:

The Department of Corrections (DOC) Division of Juvenile Corrections currently operates two Juvenile Correctional Facilities, Lincoln Hills School for boys and Copper Lake School for girls, both located outside Irma in northern Wisconsin. Research on the juvenile justice systems shows multiple advantages of having juveniles placed in small security facilities over larger conventional schools. The advantages include the chance to keep youth close to home and engaged with their families, greater opportunities to recruit mentors and other volunteers, and provision of programs in a treatment environment. 2017 Wisconsin Act 185 enumerated up to \$25 million for state facilities that follow this model, and later enumerations have resulted in one of these facilities being sited in Milwaukee County, and that facility is being requested for authority to construct at the August 2023 SBC meeting. This project would be located in a different part of the state of Wisconsin and will be requested for enumeration after the results of a Design Report and related planning work on the second facility.

PREVIOUS ACTION: 2023 Wisconsin Act 19 enumerated \$6,000,000 SEG-REV, for planning development, design, site selection, and land and property acquisition for a new Type 1 juvenile correctional facility.

2017 Wisconsin Act 185 enumerated the construction of “one or more Type 1 juvenile correctional facilities.”

BUILDING COMMISSION REQUESTS / ITEMS

August 9, 2023

Subcommittee

Full Commission

8. Wisconsin Secure Program Facility – New Health Services Unit and Restrictive Housing Unit – Request the following:
- a) Approve the Design Report; and
 - b) Authority to construct the New Health Services Unit and Restrictive Housing Unit Expansion for an estimated total cost of \$7,792,000 GFSB.

In June 2022, the SBC approved \$241,700 BTF-Planning to prepare preliminary plans and a Design Report.

This project was enumerated in 2021 Wisconsin Act 58 for \$7,792,000 GFSB.

**AGENCY REQUEST FOR
STATE BUILDING COMMISSION ACTION
AUGUST 2023
REQUEST #8**

AGENCY: Department of Corrections

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

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

LOCATION: Wisconsin Secure Program Facility, Grant County

PROJECT REQUEST: Request the following:

- a) Approve the Design Report; and
- b) Authority to construct the New Health Services Unit and Restrictive Housing Unit Expansion for an estimated total cost of \$7,792,000 GFSB.

PROJECT NUMBER: 2111H

PROJECT DESCRIPTION:

The project will remodel approximately 4,657 GSF of the existing Health Services Unit (HSU) into a Restrictive Housing Unit (RHU); and construct a new 10,256 GSF building addition to become the new HSU. This project is required to address the lack of RHU space and additional health needs of the aging resident population at the Wisconsin Secure Program Facility (WSPF). The HSU expansion will give WSPF the ability to treat older and more medically frail residents.

The new HSU building addition will consist of six exam rooms, a procedure room, optometry, and rooms for telehealth services. It will also include a dental area with three chairs, office, dental supply and a dental laboratory. The staff area contains a centralized Nurse's Station, four offices, a break room and a medication room. There will be a 3,620 GSF mechanical penthouse over a portion of the new addition. The new addition will be built with spread footings, a concrete slab, concrete block bearing walls with block rain screen to match the existing, thermally broken aluminum frame 60-minute attack rated windows, and a precast plank roof with tapered EPDM roofing system.

PROJECT JUSTIFICATION:

The current HSU was part of the original 1999 construction designed for emergency care only. WSPF was designed to house all inmates in restrictive housing with the medical staff going to each unit to provide medical care. Since original construction, 411 of the 511 beds have transitioned to general population which allows inmates to receive medical care at the HSU.

In 2021, 391 of the inmates housed at WSPF were listed as having chronic conditions, and there are several off-site appointments each week which require transportation to the local hospital or facilities in La Crosse and Madison. A new HSU provides adequate safety and security for providers coming into WSPF to provide care for inmates, and expanding provider availability

will decrease transportation costs and enhance public safety, since maximum-security inmates would not need to be transported beyond the secure perimeter.

BUDGET/SCHEDULE:

Construction	\$5,622,000	SBC Approval	Aug 2023
Contingency	\$844,000	A/E Selection	Dec 2021
Design	\$597,500	Design Report	Aug 2023
DFD Fee	\$258,700	Bid Opening	Jan 2024
Equipment	\$436,800	Start Construction	Mar 2024
Other Fees	\$33,000	Substantial Completion	Jul 2025
TOTAL	\$7,792,000	Final Completion	Dec 2025

PREVIOUS ACTION: In June 2022, the SBC approved \$241,700 BTF-Planning to prepare preliminary plans and a Design Report.

This project was enumerated in 2021 Wisconsin Act 58 for \$7,792,000 GFSB.

DESIGN REPORT

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

August 9, 2023

New HSU and RHU Expansion
Wisconsin Secure Program Facility
Boscobel, WI

Project Number: 2111H

For the: Department of Corrections

Project Manager: Robert Hoffmann

Architect/Engineer: Venture Architects
Milwaukee, WI

1. Project Description:

The project at Wisconsin Secure Program Facility will remodel the existing HSU to become an RHU and construct a new building addition to become an HSU. This project is required to address the lack of RHU space and additional health needs of the aging resident population at WSPF. The HSU expansion will give WSPF the ability to treat older and more medically frail residents.

Specifically, the project consists of approximately 4,657 GSF of the existing Facility that is to be remodeled into and RHU; and a new 10,256 GSF building addition consisting of 6 exam rooms, procedure room, optometry, tele-med rooms, laboratory and a dental area with 3 chairs, office, dental supply and a dental laboratory. The staff area contains a centralized nurse's station, 4 offices, a break room and a medication room. There is a 3,620 GSF mechanical penthouse over a portion of the new addition. The new addition will be built with spread footings, concrete slab, concrete block bearing walls with block rain screen to match existing, thermally broken aluminum frame 60 minute attack rated windows, and a precast plank roof with tapered EPDM roofing system.

2. Authorized Budget and Funding Source:

This project was enumerated in 2021 Wisconsin Act 58 for \$7,792,000 GFSB.

3. Schedule:

Bid Opening:	Jan 2024
Start of Construction:	Mar 2024
Substantial Completion / Occupancy:	Jul 2025

4. Budget Summary:

Construction:	\$5,622,000
A/E Fees:	\$597,500
DFD Mgt:	\$258,700
Contingency:	\$844,000
Equipment:	\$436,800
Other Fees:	\$33,000
Total Project Cost:	\$7,792,000

BUILDING COMMISSION REQUESTS / ITEMS

August 9, 2023

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

Facility Maintenance and Repair		\$1,565,000
GBCI	Freezer Floor Replacement (\$892,000 GFSB)	\$892,000
WSPF	Area B Roof Replacement (\$673,000 GFSB)	\$673,000
Utility Repair and Renovation		\$5,505,600
FCC/MCC	Municipal Water System Improvement (\$2,921,800 EX-GFSB)	\$2,921,800
DCI	Admin Bldg Heating Pipe Repl (\$945,500 EX-GFSB)	\$945,500
GBCI	Utility Tunnel Replacement (\$1,469,400 GFSB; \$168,900 EX-GFSB)	\$1,638,300
Energy Conservation		\$1,943,000
Statewide	Multi-Site Lighting Retrofit (\$1,943,000 PRSB)	\$1,943,000
TOTALS	\$3,304,400 GFSB \$4,036,200 EX-GFSB	
	\$1,943,000 PRSB	\$9,013,600

**AGENCY REQUEST FOR
STATE BUILDING COMMISSION ACTION
AUGUST 2023
REQUEST #9**

AGENCY: Department of Corrections

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

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

LOCATION: Statewide

PROJECT REQUEST: Request the following:

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

Facility Maintenance and Repair						
LOCATION	PROJ. NO.	PROJECT TITLE	GFSB	EX-GFSB	PRSB	TOTAL
Green Bay Correctional Institution (Brown Co.)	21G2A	Freezer Floor Replacement	\$892,000	\$0	\$0	\$892,000
Wisconsin Secure Program Facility (Grant Co.)	21L3R	Area B Roof Replacement	\$673,000	\$0	\$0	\$673,000
Facility Maintenance and Repair Total			\$1,565,000	\$0	\$0	\$1,565,000

Utility Repair and Renovation						
LOCATION	PROJ. NO.	PROJECT TITLE	GFSB	EX-GFSB	PRSB	TOTAL
Flambeau and McNaughton Correctional Centers (Statewide)	19K2J	Municipal Water System Improvements	\$0	\$2,921,800	\$0	\$2,921,800
Dodge Correctional Institution (Dodge Co.)	22C4Q	Administration Building Heating Pipe Replacement	\$0	\$945,500	\$0	\$945,500

Green Bay Correctional Institution (Brown Co.)	22D11	Utility Tunnel Replacement	\$1,469,400	\$168,900	\$0	\$1,638,300
Utility Repair and Renovation Total			\$1,469,400	\$4,036,200	\$0	\$5,505,600

Energy Conservation						
LOCATION	PROJ. NO.	PROJECT TITLE	GFSB	EX-GFSB	PRSB	TOTAL
Statewide	23F10	Multi-Site Lighting Retrofit	\$0	\$0	\$1,943,000	\$1,943,000
Energy Conservation Total			\$0	\$0	\$1,943,000	\$1,943,000

	GFSB	EX-GFSB	PRSB	TOTAL
TOTAL	\$3,034,400	\$4,036,200	\$1,943,000	\$9,013,600

Green Bay Correctional Institution – Freezer Floor Replacement (21G2A):

Project Description and Justification:

This project will demolish the existing 4” thick concrete freezer floor, which has heaved and cracked due to ice buildup below the slab. The concrete curb at the interior perimeter of the freezer will also be demolished and the existing subfloor insulation and clay tile passive ventilation system will be removed. The freezer floor will be replaced with a 5” thick concrete slab over 4” of rigid insulation on top of a glycol filled tubing slab isolation system imbedded in the sub grade to prevent future floor heaving and cracking due to frost accumulation. This system will consist of an electric resistance boiler that heats the glycol filled tubing to a temperature of 56 degrees Fahrenheit. After the slab is placed and the freezer panels are located back in place, a perimeter concrete curb system will be dowelled into the slab and placed to protect the base of the panels. Electrical service with a disconnect will be fed to the electric resistance boiler.

Green Bay Correctional Institution prepares nearly 1,200,000 meals a year, making the safe storage of food supplies a vital part of their operation. The heaving of the freezer floor not only reduces the storage capacity of the freezer but makes moving bulk food supplies a slow and laborious process. The equipment budget will cover the facility’s cost to rent two temporary freezer trailers that will be positioned near the Food Service loading dock, as well as a forklift and pallet jack as necessary.

Budget/Schedule:

Construction	\$575,000
Design	\$104,000
DFD Mgt	\$26,500
Contingency	\$86,500
Equipment	\$100,000
TOTAL	\$892,000

SBC Approval	Aug 2023
A/E Selection	Nov 2021
Bid Opening	Nov 2023
Start Construction	Jan 2024
Substantial Completion	Jul 2024
Final Completion	Aug 2024

Previous Action: None.

Wisconsin Secure Program Facility – Area B Roof Replacement (21L3R):

Project Description and Justification:

This project will replace the roof system over Area B of the Wisconsin Secure Program Facility (WSPF). Project work includes removal and temporary storage of existing roof ballast (for reuse by the facility as road breaker run in another project); removal and disposal of EPDM roofing membrane; removal and disposal of existing water damaged insulation or other water damaged roofing materials; bringing the roof R-value up to current requirements; removal and disposal of existing gravel stop and flashings; installation of new insulation to replace damaged insulation if required; installation of additional new flat and tapered insulation to increase the R-value and improve drainage around skylight; and raising the existing skylight curb to allow more tapered insulation.

The WSPF is 25 years old, and the current EPDM roof has reached the end of its intended life cycle. The Area B roof has had several reconfigurations over the years and with the traffic and alterations, this section of the roof has numerous failures that leak into the main kitchen, dry goods storage, laundry, main control room, and the muster room. The existing roof ballast will be recycled onsite and utilized breaker run on facility roads.

Budget/Schedule:

Construction	\$517,000
Design	\$54,200
DFD Mgt	\$23,800
Contingency	\$78,000
TOTAL	\$673,000

SBC Approval	Aug 2023
A/E Selection	Aug 2022
Bid Opening	Dec 2023
Start Construction	Apr 2024
Substantial Completion	Oct 2024
Final Completion	Dec 2024

Previous Action: None.

Flambeau and McNaughton Correctional Centers – Municipal Water System Improvements (19K2J):

Project Description and Justification:

The Flambeau Correctional Center (FCC) and McNaughton Correctional Center (MCC) were reclassified as municipal supply systems by the Wisconsin Department of Natural Resources (WDNR). This change in classification along with other existing deficiencies identified in the WDNR sanitary survey require upgrades to the water systems.

At FCC, a new well no. 4 has been drilled. The project constructs a new masonry wall and asphalt shingle roofed well house with central treatment to house the new well. The project also replaces the pavement in the main area of the facility. At MCC, an automatic stand-by generator is being added for well no. 2. The project also replaces the yard hydrants. At both facilities, repairs include the replacement of existing well pumps and well house piping, replacement of pressure tanks, and adding a Programmable Logic Controller-based control system to give real

time flow data. Work also includes providing door intrusion stops and motion sensors, replacing the water service piping and curb stops, and adding flushing ports.

Several water system deficiencies at FCC and MCC requiring corrective action were identified by the WDNR during sanitary survey reviews of the facilities. The facilities were also recently reclassified from a Transient Non-community water system to a Municipal Community system, changing regulatory requirements.

Budget/Schedule:

Construction	\$1,965,200
Design	\$407,500
DFD Mgt	\$90,400
Contingency	\$294,800
Other Fees	\$163,900
TOTAL	\$2,921,800

SBC Approval	Aug 2023
A/E Selection	Dec 2019
Bid Opening	Nov 2023
Start Construction	Apr 2024
Substantial Completion	Dec 2024
Final Completion	Apr 2025

Previous Action: None.

Dodge Correctional Institution – Administration Building Heating Pipe Replacement (22C4Q):

Project Description and Justification:

This project will replace approximately 500 LF of the existing pipe with a new PEX pre-insulated pipe system. This new PEX pipe system will be connected to the existing HVAC systems in the Administration Building.

These pipes are the only source of heating and cooling for the facility’s Administration Building. These pipes have been failing, had significant repairs in 2017 and 2019, and are now leaking again. This pipe repair will allow the facility to continue to heat and cool the building without the threat of pipe failure for many years.

Budget/Schedule:

Construction	\$714,000
Design	\$91,500
DFD Mgt	\$32,900
Contingency	\$107,100
TOTAL	\$945,500

SBC Approval	Aug 2023
A/E Selection	Jun 2022
Bid Opening	Dec 2023
Start Construction	May 2024
Substantial Completion	Aug 2024
Final Completion	Oct 2024

Previous Action: None.

Green Bay Correctional Institution – Utility Tunnel Replacement (22D11):

Project Description and Justification:

This project will replace approximately 200 linear feet of utility tunnel containing steam piping, water piping, electrical and data lines at Green Bay Correctional Institution (GBCI). The work will include assessment of the adjacent tunnel system.

The tunnel is supported by wood beams and water pours in over piping/conduit during heavy rains and snow melts, so the tunnel needs to be avoided by heavy equipment/vehicles. Tunnel deterioration is also contributing to the increase in cost of GBCI’s Food Service roof project, as the contractor must hand-carry all debris and new material across the roof to avoid driving over this vulnerable area.

Budget/Schedule:

Construction	\$1,218,200
Design	\$181,200
DFD Mgt	\$56,100
Contingency	\$182,800
TOTAL	\$1,638,300

SBC Approval	Aug 2023
A/E Selection	May 2022
Bid Opening	Dec 2023
Start Construction	May 2024
Substantial Completion	Sep 2024
Final Completion	Nov 2024

Previous Action: None.

Statewide – Multi-Site LED Lighting Retrofit – Phase 2 (23F10):

Project Description and Justification:

This project will retrofit current incandescent and fluorescent lighting fixtures to LED lighting at the following DOC facilities: Fox Lake Correctional Institution, Milwaukee Women’s Correctional Center, Oregon Correctional Center, Prairie de Chien Correctional Institution, Robert E. Ellsworth Correctional Center, St. Croix Correctional Center, and Sturtevant Transitional Facility. These retrofits include interior and exterior lighting.

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

Budget/Schedule:

Construction	\$1,712,000
DFD Mgt	\$38,000
Contingency	\$193,000
TOTAL	\$1,943,000

SBC Approval	Aug 2023
Start Construction	Sep 2023
Substantial Completion	Dec 2024
Final Completion	Feb 2025

Previous Action: None.

August 9, 2023

Subcommittee

Full Commission

Department of Health Services

10. Sand Ridge Secure Treatment Center – Skilled Care Unit

Expansion – Request the following:

- a) Approve the Design Report; and
- b) Authority to construct the Skilled Care Unit Expansion project for an estimated total cost of \$18,175,000 (\$12,612,000 GFSB and \$5,563,000 SEG-REV).

This enumeration was amended in 2023 Wisconsin Act 19 for \$18,175,000 (\$12,612,000 EX-GFSB and \$5,563,000 SEG-REV).

In June 2022, the SBC authorized the release of \$345,000 BTF-Planning to prepare preliminary plans and a Design Report.

This project was enumerated in 2021 Wisconsin Act 58 for \$12,612,000 GFSB.

**AGENCY REQUEST FOR
STATE BUILDING COMMISSION ACTION
AUGUST 2023
REQUEST #10**

AGENCY: Department of Health Services

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

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

LOCATION: Sand Ridge Secure Treatment Center, Juneau County

PROJECT REQUEST: Request the following:

- a) Approve the Design Report; and
- b) Authority to construct the Skilled Care Unit Expansion project for an estimated total cost of \$18,175,000 (\$12,612,000 GFSB and \$5,563,000 SEG-REV).

PROJECT NUMBER: 21H1L

PROJECT DESCRIPTION:

This project remodels and expands the existing Skilled Care Unit (SCU), constructing a new 2,400 SF addition at the Sand Ridge Secure Treatment Center (SRSTC). Existing resident rooms will be demolished and reconfigured from dry cell room types to wet cell room types. The addition will contain eight new wet cells with ceiling-mounted patient lifts. The remodeled space will include a new centralized Nurse's Station, dayrooms, offices, exam rooms and other supportive program spaces. Mechanical, electrical, plumbing, and fire protection systems will be modified to accommodate the reconfigured space plan.

PROJECT JUSTIFICATION:

This project is needed to adequately provide care to an increasing and aging population. SRSTC was constructed in 2001 to house and treat sexually violent persons. As the existing SCU population continues to age and grow, it has put a greater burden on the existing program space. Many of the residents in the SCU have lack of mobility, diminishing cognitive ability, poor physical health or other impairments that prevent them from being fully independent. The Skilled Care Unit expansion will give SRSTC the ability to adequately house and treat the increasing population of older and more medically frail residents.

BUDGET/SCHEDULE:

Construction	\$13,488,000
Design	\$995,500
DFD Mgt	\$620,500
Contingency	\$2,024,500
Equipment	\$1,046,500
TOTAL	\$18,175,000

SBC Approval	Aug 2023
A/E Selection	Jan 2022
Design Report	Aug 2023
Bid Opening	May 2024
Start Construction	Sep 2024
Substantial Completion	Sep 2026
Final Completion	Mar 2027

PREVIOUS ACTION: This enumeration was amended in 2023 Wisconsin Act 19 for \$18,175,000 (\$12,612,000 EX-GFSB and \$5,563,000 SEG-REV).

In June 2022, the SBC authorized the release of \$345,000 BTF-Planning to prepare preliminary plans and a Design Report.

This project was enumerated in 2021 Wisconsin Act 58 for \$12,612,000 GFSB.

DESIGN REPORT

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

August 9, 2023

Skilled Care Unit Expansion
Sand Ridge Secure Treatment Facility
Mauston, WI

Project Number: 21H1L

For the: Department of Health Services

Project Manager: Raivo Balciunas

Architect/Engineer: Venture Architects
Milwaukee, WI

1. Project Description:

The project at Sand Ridge Secure Treatment Facility will remodel the existing SCU in Building E and expand it by constructing a new building addition. This project is required to address the lack of SCU space and additional programming needs of the aging resident population at SRSTC. The SCU expansion will give SRSTC the ability to safely house and treat older and more medically frail residents.

Specifically, the project consists of approximately 8,900 G.S.F. of the existing Skilled Care Unit facility that is to be remodeled in phases; and a new 2,645 G.S.F. building addition consisting of 8 new wet cells, with ceiling mounted patient lifts, a centralized nurses station, one exam room, a negative- pressure resident room, one office, and one storage room. New addition shall be built with spread footings, concrete slab, concrete block bearing walls with block rain screen to match existing, thermally broken aluminum frame 60 minute attack rated windows, and a precast plank roof with tapered EPDM roofing system.

2. Authorized Budget and Funding Source:

This project was enumerated in 2021 Wisconsin Act 58 for \$12,612,000 GFSB and amended in 2023 Wisconsin Act 19 for \$18,175,000 (\$5,563,000 SEG and \$12,612,000 EX-GFSB).

3. Schedule:

Bid Opening:	May 2024
Start of Construction:	Sep 2024
Substantial Completion / Occupancy:	Sep 2026

4. Budget Summary:

Construction:	\$13,488,000
A/E Fees:	\$995,500
DFD Mgt:	\$620,500
Contingency:	\$2,024,500
Equipment:	\$1,046,500
Total Project Cost:	\$18,175,000

BUILDING COMMISSION REQUESTS / ITEMS

August 9, 2023

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

Facility Maintenance and Repair		\$3,527,500
WRC	North Building Roof Replacement (\$2,819,000 GFSB)	\$2,819,000
WMHI/ WRC	Telephone System Improvements (\$708,500 GFSB)	\$708,500
Utility Repair and Renovation		\$4,304,800
MMHI	Chilled Water Plant Piping Improv (\$4,304,800 GFSB)	\$4,304,800
TOTAL		\$7,832,300

**AGENCY REQUEST FOR
STATE BUILDING COMMISSION ACTION
AUGUST 2023
REQUEST #11**

AGENCY: Department of Health Services

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

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

LOCATION: Statewide

PROJECT REQUEST: Request the following:

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

Facility Repair and Maintenance			
LOCATION	PROJ. NO.	PROJECT TITLE	GFSB
Wisconsin Resource Center (Winnebago Co.)	22C3G	North Building Roof Replacement	\$2,819,000
Winnebago Mental Health Institute and Wisconsin Resource Center (Winnebago Co.)	23C3P	Telephone System Improvements	\$708,500
Facility Repair and Maintenance Total			\$3,527,500

Utility Repair and Renovation			
LOCATION	PROJ. NO.	PROJECT TITLE	GFSB
Mendota Mental Health Institute (Dane Co.)	22J1H	Chilled Water Plant Piping Improvements	\$4,304,800
Utility Repair and Renovation Total			\$4,304,800

TOTAL **\$7,832,300**

Wisconsin Resource Center – North Building Roof Replacement (22C3G):

Project Description and Justification:

This project will replace 61,000 SF of roofing on the North Building and the connector hallway to Hughes Hall. The project will completely remove the existing roof, repair or replace flashings, roof drains, and provide a fully adhered EPDM roof system. The North Building is within the secure perimeter at the Wisconsin Resource Center. The project also includes relocating existing wall mounted security cameras to roof mounted bases to provide safer access for maintenance.

This project is required to maintain the building envelope against water infiltration. The existing roof is 26 years old and is failing as evidenced by an increase in the frequency of repairs. The North Building provides housing and treatment to inmates from the Department of Corrections. Replacing the roof will maintain the physical environment and minimize further damage to the building.

Budget/Schedule:

Construction	\$2,178,000
Design	\$208,300
DFD Mgt	\$100,200
Contingency	\$326,900
Other Fees	\$5,600
TOTAL	\$2,819,000

SBC Approval	Aug 2023
A/E Selection	May 2022
Bid Opening	Dec 2023
Start Construction	Feb 2024
Substantial Completion	Aug 2024
Final Completion	Nov 2024

Previous Action: None.

Winnebago Mental Health Institute & Wisconsin Resource Center – Telephone System Improvements (23C3P):

Project Description and Justification:

This project will upgrade the existing telephone system at the Winnebago Mental Health Institute (WMHI) and Wisconsin Resource Center (WRC). This project will follow the DHS plan for telephone system progression by improving campuswide telephone systems and migrating its voice platform to voice over internet protocol (VoIP). This includes new hardware and new IP phones that deliver voice, messaging, conferencing, and collaboration applications. Old copper voice equipment and unused wiring will be removed.

The existing telephone communication system is antiquated and uses old copper infrastructure. The new voice platform provides many benefits including cost savings by eliminating long distance charges and other costly features associated with the traditional phone system. The new system is much more efficient and offers better integration with other technology, scalability, flexibility, and voice quality using a single shared network cable to each workstation and user PC. This allows antiquated voice cabling infrastructure to be removed, freeing up wall space for other needs. WMHI and WRC have upgraded their structured cabling through separate projects within the last five years in preparation of this VoIP transition.

Budget/Schedule:

Construction	\$43,500
DFD Mgt	\$500
Contingency	\$6,500
Equipment	\$658,000
TOTAL	\$708,500

SBC Approval	Aug 2023
Start Construction	Oct 2023
Substantial Completion	May 2024
Final Completion	Aug 2024

Previous Action: None.

Mendota Mental Health Institute – Chilled Water Plant Piping Improvements (22J1H):

Project Description and Justification:

This project will reconfigure the chilled water pumps and piping at the central plant from a primary secondary piping arrangement to a variable primary piping arrangement. The existing combined chilled water supply and return header at the chillers will be replaced with dedicated chilled water supply and return lines. Chilled water supply and return headers will be upsized for current and future demand. New variable primary pumps will be installed and piped to the three chillers in the plant. The project will also include all related piping, instrumentation, electrical, and controls. Work will be completed when chillers are out of service in the winter months.

This project is needed to provide a reliable source of chilled water. The existing plant at Mendota Mental Health Institute (MMHI) supplies chilled water to MMHI and the Central Wisconsin Center (CWC). The central chilled water plant originally served two buildings at MMHI. Over the past 30 years it has grown to provide chilled water to 14 buildings at MMHI and CWC. Chillers were added to the plant, but no changes were made to the piping. The current piping arrangement has decreased the plant’s ability to efficiently make and distribute chilled water to both CWC and MMHI. Recent expansions and building renovations at both facilities will further increase chilled water demand. The reconfigured piping arrangement will maximize the existing chilled water plant’s installed capacity.

Budget/Schedule:

Construction	\$3,530,000
Design	\$83,200
DFD Mgt	\$162,400
Contingency	\$529,200
TOTAL	\$4,304,800

SBC Approval	Aug 2023
A/E Selection	Nov 2022
Bid Opening	Dec 2023
Start Construction	Feb 2024
Substantial Completion	Apr 2025
Final Completion	Oct 2025

Previous Action: None.

BUILDING COMMISSION REQUESTS / ITEMS

August 9, 2023

Subcommittee

Full Commission

Department of Military Affairs

12. Madison Army Aviation Support Facility 2 – Replace POD Doors 5 and 6 BTF Release – Request the release of \$108,000 Building Trust Funds (BTF)-Planning to prepare preliminary plans and a Design Report for the Madison AASF 2 Replace POD Doors 5 and 6 project.

This project was enumerated in 2023 Wisconsin Act 19 for \$4,446,000 (\$1,112,000 SEG-REV and \$3,334,000 FED).

**AGENCY REQUEST FOR
STATE BUILDING COMMISSION ACTION
AUGUST 2023
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: RJ Binau, 608-267-6927, rj.binau@wisconsin.gov

LOCATION: Madison, Dane County

PROJECT REQUEST: Request the release of \$108,000 Building Trust Funds (BTF)-Planning to prepare preliminary plans and a Design Report for the Madison AASF 2 Replace POD Doors 5 and 6 project.

PROJECT NUMBER: 22F2Z

PROJECT DESCRIPTION:

This project will replace the hangar doors at each end of PODs 5 and 6 of the Army Aviation Support Facility (AASF) 2. The rough opening of the new hangar doors will be reconfigured. The repairs consist of concrete foundation walls and slab on grade, and a fully enclosed structural steel envelope. The existing hangar doors will be replaced with new self-supporting hangar doors, and mechanical and electrical elements will be repaired. The PODs are accessed via two overhead doors, and there are a total of 18 doors (17 active and 1 inactive), all of which require replacement. Four of the PODs require structural and architectural modifications to accommodate the new door installation, while floors will be refinished to be similar to the aircraft hangar floor, and the roof structure will be modified to accommodate the new door installation.

PROJECT JUSTIFICATION:

The AASF 2 in Madison consists of the main building and eight PODs for housing the rotary wing aircraft and the repair of aircraft. The PODs were constructed in the late 1940s and 1950s for fixed wing aircraft. The facility was later transferred to Army Aviation and has been used to repair and shelter rotary wing aircraft. Each POD has two large overhead doors which are operated when the aircraft is entering and exiting the building.

As the result of many years of operation and the additional weight added to the doors, the structure is showing signs of wear and fatigue. A structural engineer evaluated the structural integrity of the doors and the resulting report points to several structural deficiencies, including the ceasing of one door's operation due to structural concerns. Safety concerns include the likelihood of severe damage to aircraft (rotary wing and C-26 fixed wing) and injury to ground personnel. The doors could cause damage to exterior aircraft components such as the engines, which would result in a significant cost to the US Department of Defense.

PREVIOUS ACTION: This project was enumerated in 2023 Wisconsin Act 19 for \$4,446,000 (\$1,112,000 SEG-REV, \$3,334,000 FED).

BUILDING COMMISSION REQUESTS / ITEMS

August 9, 2023

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

Facility Maintenance and Repair		\$1,530,200
Waukesha	Latrine Remodel (\$596,800 EX-GFSB; \$933,400 FED)	\$1,530,200
 Utility Repair and Renovation		 \$760,100
Whitewater	POV Parking Lot Replacement (\$760,100 FED)	\$760,100
 TOTALS	 \$596,800 EX-GFSB \$1,693,500 FED	 \$2,290,300

**AGENCY REQUEST FOR
STATE BUILDING COMMISSION ACTION
AUGUST 2023
REQUEST #13**

AGENCY: Department of Military Affairs

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

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

PROJECT REQUEST: Request the following:

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

Facility Maintenance and Repair					
LOCATION	PROJ. NO.	PROJECT TITLE	EX-GFSB	FED	TOTAL
Waukesha Readiness Center (Waukesha Co.)	21D1X	Latrine Remodel	\$596,800	\$933,400	\$1,530,200
Facility Maintenance & Repair Total			\$596,800	\$933,400	\$1,530,200

Utility Repair and Renovation					
LOCATION	PROJ. NO.	PROJECT TITLE	EX-GFSB	FED	TOTAL
Whitewater Readiness Center (Walworth Co.)	22C1N	POV Parking Lot Replacement	\$0	\$760,100	\$760,100
Utility Repair and Renovation Total			\$0	\$760,100	\$760,100

	EX-GFSB	FED	TOTAL
TOTAL	\$596,800	\$1,693,500	\$2,290,300

Waukesha Readiness Center – Latrine Remodel (21D1X):

Project Description and Justification:

This project will remodel the existing men and women's toilet and shower facilities to meet ADA requirements. The existing toilet and shower facilities are also greatly undersized for the occupancy of the unit. To expand the toilet and shower facilities, Organizational Clothing & Individual Equipment (OCIE) storage will now be located on a new mezzanine accessed from the Drill Hall. The current Physical Training area will be moved to the area vacated by the OCIE storage off the Drill Hall for a more efficient adjacency plan. A mother's room will also be added

in the remodeled area. Plumbing, HVAC, electrical, and lighting work serving the remodeled area will also be updated.

The original design of the Waukesha Readiness Center did not account for toilet/shower configuration to accommodate the needs of both men and women and does not conform to current ADA standards. Both full and part-time soldiers are required to pass a physical fitness test annually, and they use this facility during the week and on weekends for physical fitness training in preparation for that event. Adequate shower facilities are required for proper hygiene for male and female soldiers.

Budget/Schedule:

Construction	\$1,180,800
Design	\$116,800
DFD Mgt	\$54,400
Contingency	\$177,200
Other Fees	\$1,000
TOTAL	\$1,530,200

SBC Approval	Aug 2023
A/E Selection	Jan 2022
Bid Opening	Jan 2024
Start Construction	Mar 2024
Substantial Completion	Sep 2024
Final Completion	Nov 2024

Previous Action: None.

Whitewater Readiness Center - POV Parking Lot Replacement (22C1N):

Project Description and Justification:

This project replaces a 74-stall privately owned vehicle (POV) asphalt parking lot with new pavement and replaces about 2,310 square yards of military operational area asphalt pavement with new pavement. Project work also includes replacing and installing additional lighting luminaires and controls, electronic gate pavement loop detectors, and a subsurface drain system. The pavement replacement would include all site preparation work, landscaping, and will tie in with existing pavement and sidewalks.

The existing pavement is a patchwork of asphalt and concrete constructed at various times over the last 25 years. The pavement is deteriorated and in need of replacement. Numerous locations are ponding water on the pavement. The original pavement was constructed in 1988 when the Readiness Center and Facility Maintenance Shop were constructed.

Budget/Schedule:

Construction	\$575,700
Design	\$61,300
DFD Mgt	\$26,500
Contingency	\$86,400
Other Fees	\$10,200
TOTAL	\$760,100

SBC Approval	Aug 2023
A/E Selection	May 2022
Bid Opening	Jan 2024
Start Construction	Mar 2024
Substantial Completion	Aug 2024
Final Completion	Sep 2024

Previous Action: None.

August 9, 2023

Subcommittee

Full Commission

Department of Natural Resources

14. Council Grounds State Park – Toilet/Shower Building and Vault Toilet Replacement (Increase) – Request authority to increase the project budget for the Toilet/Shower Building and Vault Toilet Replacement by \$272,200 GFSB to accept bids received for a revised estimated total cost of \$1,716,800 GFSB.

In August 2022, the SBC approved to increase the project budget by \$358,800 GFSB and authority to construct the project for a revised estimated total cost of \$1,444,600 GFSB.

In October 2021, the SBC authorized the release of \$65,000 BTF-Planning to prepare preliminary plans and a Design Report.

This project was enumerated in 2019 Wisconsin Act 9 for \$1,085,600 GFSB.

**AGENCY REQUEST FOR
STATE BUILDING COMMISSION ACTION
AUGUST 2023
REQUEST #14**

AGENCY: Department of Natural Resources

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

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

LOCATION: Council Grounds State Park, Lincoln County

PROJECT REQUEST: Request authority to increase the project budget for the Toilet/Shower Building and Vault Toilet Replacement by \$272,200 GFSB to accept bids received for a revised estimated total cost of \$1,716,800 GFSB.

PROJECT NUMBER: 20K1V

PROJECT DESCRIPTION:

This project entails the demolition of four existing buildings which includes a toilet/shower building, flush toilet building, vault toilet building, and nature center building. One new toilet shower building will then be constructed with accessible facilities at a central location within the campground. The new toilet/shower building will also require site restoration and grading; tree and brush removal; asphalt paving/parking areas with concrete sidewalks; and connections to existing water, septic, and LP utilities. Additionally, there will be installation of a new prefabricated vault toilet building in the campground.

PROJECT JUSTIFICATION:

There are frequently long lines for the shower facilities and the new building will increase capacity for the visitors, reduce maintenance time and costs for the staff, and prevent the buildings and campground from potential closure and revenue loss. The replacement of these restrooms will continue to provide a service to the campground visitors expect in the modern campground. With over 200,000 visitors every year, improving the facilities within the campground will allow the park to continue as a popular destination in northern Wisconsin.

Bids for this project were opened on May 18, 2023. There were insufficient funds to accept the bids received and maintain an adequate construction contingency. This increase will allow the bids to be accepted for the previously approved scope and provide an appropriate post-bid contingency to address any unforeseen conditions that may arise during construction. Funds will be provided from residual funds generated by project savings on other prior DNR enumerations.

Council Grounds State Park is located in the Town of Merrill, in Lincoln County in Northern Wisconsin. The Park covers over 500 acres which offers a 52-unit family campground, hiking trails, picnicking, an enclosed picnic shelter, boat landing, accessible fishing stations and pier, a swimming beach, cross country ski trails, an outdoor group camp with electrical sites and new public entrance visitor station. During peak season, the campground is full every weekend,

hosting over 300 visitors within the 52 family campsites and group campground. Quick acceptance of the bid will allow for the new facilities to be available for 2024's peak camping season.

BUDGET/SCHEDULE:

Construction	\$1,258,500
Design	\$173,000
DFD Mgt	\$56,500
Contingency	\$153,500
Other Fees	\$75,300
TOTAL	\$1,716,800

SBC Approval	Aug 2023
A/E Selection	Dec 2020
Design Report	Jun 2022
Bid Opening	May 2023
Start Construction	Nov 2023
Substantial Completion	Apr 2024
Final Completion	May 2024

PREVIOUS ACTION: In August 2022, the SBC approved to increase the project budget by \$358,800 GFSB and authority to construct the project for a revised estimated total cost of \$1,444,600 GFSB.

In October 2021, the SBC authorized the release of \$65,000 BTF-Planning to prepare preliminary plans and a Design Report.

This project was enumerated in 2019 Wisconsin Act 9 for \$1,085,600 GFSB.

BUILDING COMMISSION REQUESTS / ITEMS

August 9, 2023

Subcommittee

Full Commission

15. Mirror Lake State Park – Cliffwood Campground Toilet/Shower Building Replacement (Increase) -
Request authority to increase the project budget by \$170,800 STWD for the Cliffwood Campground Toilet/Shower Building Replacement to accept bids received for a revised estimated total cost of \$1,633,000 STWD.

In December 2022, the SBC approved the Design Report and authorized this project for construction for an estimated total cost of \$1,462,200 EX-STWD.

In May 2022, the SBC authorized the release of \$110,000 BTF-Planning to prepare preliminary plans and a Design Report.

This project was enumerated in 2021 Wisconsin Act 58 for \$1,462,200 EX-STWD.

**AGENCY REQUEST FOR
STATE BUILDING COMMISSION ACTION
AUGUST 2023
REQUEST #15**

AGENCY: Department of Natural Resources

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

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

LOCATION: Mirror Lake State Park, Sauk County

PROJECT REQUEST: Request authority to increase the project budget by \$170,800 STWD for the Cliffwood Campground Toilet/Shower Building Replacement to accept bids received for a revised estimated total cost of \$1,633,000 STWD.

PROJECT NUMBER: 21L3I

PROJECT DESCRIPTION:

This project will demolish an existing toilet/shower building and replace it with a new toilet/shower building. The new building will improve ADA access. The project will also include new well and water infrastructure, septic system upgrades, campsite electrical panel relocation, demolition of two vault toilets and construction of one new vault toilet, site parking for six stalls plus two ADA stalls, and reconstruction of walking paths to improve ADA access to campground areas.

PROJECT JUSTIFICATION:

The current ADA toilet/shower unit is highly degraded leading to poor accessibility for visitors with disabilities. The tiles within the building are mildewed and past their useful life, and the fixtures are rusted. The building's deterioration leads many visitors to drive to other campgrounds within the property to use their updated facilities, causing crowding at other campground facilities and increases use and wear on those buildings.

Bids for this project were opened on June 23, 2023, and there were insufficient funds to accept bids received and maintain an adequate construction contingency. This increase will allow the bids to be accepted for the previously approved scope and provide an appropriate post-bid contingency to address any unforeseen conditions that may arise during construction.

Mirror Lake State Park was established in 1964 and encompasses 2,200 acres. The park is located near Wisconsin Dells in Sauk County and is open year-round with visitation exceeding 300,000 annually. The park has over 150 sites spread across three family campgrounds and a group campground in addition to a popular three-season accessible cabin. The campgrounds are full every weekend, May through October, and off-season camping is also available. The park also generates over \$400,000 in annual visitor revenue, with nearly 19 miles of trail, a boat landing, fishing pier, beach, picnic area, playgrounds, season ski trails, and multiple picnic shelters.

BUDGET/SCHEDULE:

Construction	\$1,264,000
Design	\$107,500
DFD Mgt	\$55,600
Contingency	\$126,000
Equipment	\$62,000
Other Fees	\$17,900
TOTAL	\$1,633,000

SBC Approval	Aug 2023
A/E Selection	Feb 2022
Design Report	Sep 2022
Bid Opening	Jun 2023
Start Construction	Oct 2023
Substantial Completion	Oct 2024
Final Completion	Nov 2024

PREVIOUS ACTION: In December 2022, the SBC approved the Design Report and authorized this project for construction for an estimated total cost of \$1,462,200 EX-STWD.

In May 2022, the SBC authorized the release of \$110,000 BTF-Planning to prepare preliminary plans and a Design Report.

This project was enumerated in 2021 Wisconsin Act 58 for \$1,462,200 EX-STWD.

BUILDING COMMISSION REQUESTS / ITEMS

August 9, 2023

Subcommittee	Full Commission
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16. Collins Marsh Wildlife Area – Consolidated Field

Operations Station – Request the following:

- a) Approve the Design Report; and
- b) Authority to construct the Consolidated Field Operations Station for an estimated total cost of \$2,241,200 (\$1,688,400 CON SEGB and \$552,800 EX-CON SEGB).

In December 2022, the SBC authorized the release of \$70,400 BTF-Planning to prepare preliminary plans and a Design Report.

This project was enumerated in 2021 Wisconsin Act 58 for \$1,688,400 CON SEGB.

**AGENCY REQUEST FOR
STATE BUILDING COMMISSION ACTION
AUGUST 2023
REQUEST #16**

AGENCY: Department of Natural Resources

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

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

LOCATION: Collins Marsh Wildlife Area, Manitowoc County

PROJECT REQUEST: Request the following:

- a) Approve the Design Report; and
- b) Authority to construct the Consolidated Field Operations Station for an estimated total cost of \$2,241,200 (\$1,688,400 CON SEGB and \$552,800 EX-CON SEGB).

PROJECT NUMBER: 22F2K

PROJECT DESCRIPTION:

This project will construct a new field station at Collins Marsh Wildlife Area to consolidate staff who work in Manitowoc and Calumet counties. The new facility will include a heated shop with washing bay, tool storage, and enough room for equipment; an office space for four staff members plus one private office for a supervisor; a break/conference room with kitchenette; a mud room with lockers, washer and dryer, and bathroom with shower facilities; and a ventilated chemical prep and storage room.

PROJECT JUSTIFICATION:

The Collins Marsh Wildlife Area is in western Manitowoc County encompassing 4,200 acres. The primary purpose of the property is to provide habitat for wetland, wildlife-based recreation. It supports the largest inland waterfowl concentrations in east-central Wisconsin during migrations and is an important waterfowl banding site. Having a field station on site would make staff more available to local citizens, governments, businesses, and visitors. This would improve DNR's ability to work with people using the properties, as well as adjacent landowners and farmers, and nature center staff at the Collins and Brillion Wildlife Areas.

Constructing a new field station for Wildlife Management operations will be beneficial financially and logistically. Currently, staff operate out of a leased building that is too large for the number of staff stationed there, and the lease payment is not cost effective. In addition, the location of the leased office building requires at least 30 miles of travel in one direction to reach field sites. The new field station will be ideally located on one wildlife area and seven miles from both of the two wildlife areas that make up the field unit, saving costs on vehicle fuel and mileage, and reducing staff travel time. Lastly, the new field station will be built adjacent to an existing cold storage building which will support all equipment that staff need along with sufficient security.

The requested budget is higher than the enumerated budget for this project due to a slightly larger building need that was determined during the pre-design and programming effort (3,335 GSF vs 2,600 GSF as originally enumerated). In addition, this updated budget includes an appropriate pre-bid contingency and construction estimate to address unprecedented increases in materials costs, supply-chain disruptions, and an increasingly tight labor market have impacted construction costs.

BUDGET/SCHEDULE:

Construction	\$1,682,900
Design	\$139,900
DFD Mgt	\$77,500
Contingency	\$252,500
Equipment	\$70,000
Other Fees	\$18,400
TOTAL	\$2,241,200

SBC Approval	Aug 2023
A/E Selection	Aug 2022
Design Report	Aug 2023
Bid Opening	Jan 2024
Start Construction	Mar 2024
Substantial Completion	Dec 2024
Final Completion	Jan 2025

PREVIOUS ACTION: In December 2022, the SBC authorized the release of \$70,400 BTF-Planning to prepare preliminary plans and a Design Report.

This project was enumerated in 2021 Wisconsin Act 58 for \$1,688,400 CON SEGB.

DESIGN REPORT

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

August 9, 2023

Consolidated Field Operations Station
Collins Marsh Wildlife Area
Rockland, WI

Project Number: 22F2K

For the: Department of Natural Resources

Project Manager: Peter Kolaszewski, P.E.

Architect/Engineer: Arc-Int Architecture
Milwaukee, WI

1. Project Description:

Construct a new field station at Collins Marsh Wildlife Area to consolidate staff who work in Manitowoc and Calumet Counties. The new facility will include a heated shop with washing bay, tool storage, and enough room for equipment; an office space for four staff members, plus one private office for a supervisor, a break / conference room with kitchenette, a mud room with lockers, a washer and dryer, a bathroom with shower facilities; and a ventilated chemical prep and storage room.

2. Authorized Budget and Funding Source:

This project was enumerated in 2021 Wisconsin Act 58 for \$1,688,400 CON SEGB.

3. Schedule:

Bid Opening:	Jan 2024
Start of Construction:	Mar 2024
Substantial Completion / Occupancy:	Dec 2024

4. Budget Summary:

Construction:	\$1,682,900
A/E Fees:	\$139,900
DFD Mgt:	\$77,500
Contingency:	\$252,500
Equipment:	\$70,000
Other Fees:	\$18,400
Total Project Cost:	\$2,241,200

BUILDING COMMISSION REQUESTS / ITEMS

August 9, 2023

Subcommittee

Full Commission

17. Vernon Wildlife Area – Consolidated CWD Field

Operations Facility – Request the following:

- a) Approve the Design Report; and
- b) Authority to construct the Consolidated CWD Field Operations Facility for an estimated total cost of \$1,970,900 (\$1,395,300 CON SEGB and \$575,600 EX-CON SEGB).

In June 2022, the SBC authorized the release of \$65,000 BTF-Planning to prepare preliminary plans and a Design Report.

This project was enumerated in 2021 Wisconsin Act 58 for \$1,970,900 (\$1,395,300 CON SEGB and \$575,600 EX-CON SEGB).

**AGENCY REQUEST FOR
STATE BUILDING COMMISSION ACTION
AUGUST 2023
REQUEST #17**

AGENCY: Department of Natural Resources

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

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

LOCATION: Vernon Wildlife Area, Waukesha County

PROJECT REQUEST: Request the following:

- a) Approve the Design Report; and
- b) Authority to construct the Consolidated CWD Field Operations Facility for an estimated total cost of \$1,970,900 (\$1,395,300 CON SEGB and \$575,600 EX-CON SEGB).

PROJECT NUMBER: 22B3U

PROJECT DESCRIPTION:

This project will build a 5,715 GSF heated shop, storage, CWD testing lab and field office facility. This facility will contain an open office for six staff members and one supervisor's office, a restroom, and utility room. The heated storage and shop space will be for equipment and vehicle parking/maintenance. Site work will include concrete parking for two staff vehicles, one ADA space and two visitors plus additional gravel drive and lot areas.

PROJECT JUSTIFICATION:

One important aspect of DNR's work is Chronic Wasting Disease (CWD) monitoring and sample processing for testing in this part of the state. A heated workspace with running water and a preparation area will meet the needs of current and ongoing local CWD operational needs.

Wildlife field staff are currently stationed out of the DNR Service Center in downtown Waukesha or work directly out of field sites, including Turtle Valley Wildlife Area (TVWA) and Vernon Wildlife Area (WA). The Waukesha Service Center has limited parking, no storage for heavy machinery, and no maintenance space, all of which are essential to field operations. If reporting to Waukesha, field staff must commute to the Service Center, pick up a state vehicle, and drive 20-40 miles to TVWA or Vernon WA, where work equipment is stationed at existing storage facilities. Staff will report directly to the new office building, creating significant operational and time savings.

The Vernon WA is located in the Town of Mukwonago in southern Waukesha County, and encompasses 4,655 acres, making it the largest property managed by the Wildlife Management staff. The property consists mainly of wetlands and flowages with the Fox River snaking through. Adjoining uplands consist of grasslands and forest. Since the department's purchase of this property in the 1950's, it has been a very important source of recreational opportunities including hunting, fishing, trapping, hiking, bird watching, and canoeing. Its importance is

magnified due to its proximity to major metropolitan areas and its potential to serve a very high number of people.

BUDGET/SCHEDULE:

Construction	\$1,451,600
Design	\$140,800
DFD Mgt	\$68,000
Contingency	\$246,000
Equipment	\$50,000
Other Fees	\$14,500
TOTAL	\$1,970,900

SBC Approval	Aug 2023
A/E Selection	Apr 2022
Design Report	Aug 2023
Bid Opening	Jan 2024
Start Construction	Mar 2024
Substantial Completion	Jan 2025
Final Completion	Feb 2025

PREVIOUS ACTION: In June 2022, the SBC authorized the release of \$65,000 BTF-Planning to prepare preliminary plans and a Design Report.

This project was enumerated in 2021 Wisconsin Act 58 for \$1,970,900 (\$1,395,300 CON SEGB and \$575,600 EX-CON SEGB).

DESIGN REPORT

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

August 9, 2023

Consolidated Field Operations Facility
Vernon Wildlife Area
Village of Mukwonago, WI

Project Number: 22B3U

For the: Department of Natural Resources

Project Manager: Jim Schaefer

Architect/Engineer: Angus-Young
Janesville, WI

1. Project Description:

This project will construct a new 5,715 square foot heated shop, storage area, lab, and field office facility. This facility will contain an open office for six staff members, a supervisor office, heated storage and shop space for equipment and vehicle parking/maintenance, bathroom facilities, and a testing lab area. Site work will include paved parking for staff and visitor vehicles, with ADA access, additional gravel driveway areas, a bio infiltration basin, and landscape restoration work.

2. Authorized Budget and Funding Source:

This project was enumerated in 2021 Wisconsin Act 58 for \$1,970,900 (\$1,395,300 CON SEGB and \$575,600 EX-CON SEGB).

3. Schedule:

Bid Opening:	Jan 2024
Start of Construction:	Mar 2024
Substantial Completion / Occupancy:	Jan 2025

4. Budget Summary:

Construction:	\$1,451,600
A/E Fees:	\$140,800
DFD Mgt:	\$68,000
Contingency:	\$246,000
Equipment:	\$50,000
Other Fees:	\$14,500
Total Project Cost:	\$1,970,900

BUILDING COMMISSION REQUESTS / ITEMS

August 9, 2023

Subcommittee	Full Commission
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18. Wausau Service Center – Service Center Addition –

Request the following:

- a) Approve the Design Report; and
- b) Authority to construct the Service Center Addition for an estimated total cost of \$4,707,000 (\$560,800 EX-CON SEGB, \$331,300 EX-ENV SEGB, \$382,400 EX-GFSB and \$3,432,500 SEG-REV)

The project enumeration was amended in 2023 Wisconsin Act 19 for a revised estimated total cost of \$4,707,000 (\$560,800 EX-CON SEGB, \$331,300 EX-ENV SEGB, \$382,400 EX-GFSB and \$3,432,500 SEG-REV).

This project was enumerated in 2019 Wisconsin Act 9 for \$1,274,500 (\$331,300 ENV SEGB, \$382,400 GFSB and \$560,800 CON SEGB).

**AGENCY REQUEST FOR
STATE BUILDING COMMISSION ACTION
AUGUST 2023
REQUEST #18**

AGENCY: Department of Natural Resources

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

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

LOCATION: Wausau Service Center, Marathon County

PROJECT REQUEST: Request the following:

- a) Approve the Design Report; and
- b) Authority to construct the Service Center Addition for an estimated total cost of \$4,707,000 (\$560,800 EX-CON SEGB, \$331,300 EX-ENV SEGB, \$382,400 EX-GFSB and \$3,432,500 SEG-REV).

PROJECT NUMBER: 21I2D

PROJECT DESCRIPTION:

This project will construct a 9,000 GSF addition to the Wausau Service Center and remodel the existing 3,750 GSF office space. The addition will offer improved service to the public and provide adequate working space, storage, and meeting space for employees. The Wausau Service Center supports area operations and houses staff from multiple programs, including air management, conservation wardens, forestry, fisheries, several water-related programs, and wildlife.

PROJECT JUSTIFICATION:

The Wausau office, near Rib Mountain State Park, is highly visible, well known and ideally situated for staff and the general public. DNR shares the facility with Wisconsin Department of Transportation. Wausau is a DNR service hub and the crossroads of multiple DNR regions, most notably the West Central, Northern, and Northeast. Current staffing of 32 is beyond the reasonable capacity of 23 and this project would increase overall capacity to 58. This project will help support program staffing levels.

BUDGET/SCHEDULE:

Construction	\$3,199,000
Design	\$264,500
DFD Mgt	\$148,000
Contingency	\$480,000
Equipment	\$600,000
Other Fees	\$15,500
TOTAL	\$4,707,000

SBC Approval	Aug 2023
A/E Selection	Nov 2021
Design Report	Aug 2023
Bid Opening	Feb 2024
Start Construction	Apr 2024
Substantial Completion	Apr 2025
Final Completion	May 2025

PREVIOUS ACTION: The project enumeration was amended in 2023 Wisconsin Act 19 for a revised estimated total cost of \$4,707,000 (\$560,800 EX-CON SEGB, \$331,300 EX-ENV SEGB, \$382,400 EX-GFSB and \$3,432,500 SEG-REV).

This project was enumerated in 2019 Wisconsin Act 9 for \$1,274,500 (\$331,300 ENV SEGB, \$382,400 GFSB and \$560,800 CON SEGB).

DESIGN REPORT

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

August 9, 2023

Service Center Addition
Wausau Service Center
Town of Rib Mountain, WI

Project Number: 2112D

For the: Department of Natural Resources

Project Manager: Jim Schaefer

Architect/Engineer: Cedar Corporation
Menomonie, WI

1. Project Description:

This project includes the design and construction of an approximately 9,000 SF addition to the Wausau Service Center, and remodeling of the existing 3,750 SF of office space.

2. Authorized Budget and Funding Source:

This project was enumerated in 2019 Wisconsin Act 9 for \$1,274,500 (\$331,300 ENV SEGB, \$382,400 GFSB and \$560,800 CON SEGB). The project enumeration was amended in 2023 Wisconsin Act 19 for \$4,707,000 (\$560,800 EX-CON SEGB, \$331,300 EX-ENV SEGB, \$382,400 EX-GFSB and \$3,432,500 SEG-REV).

3. Schedule:

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

4. Budget Summary:

Construction:	\$3,199,000
A/E Fees:	\$264,500
DFD Mgt:	\$148,000
Contingency:	\$480,000
Equipment:	\$600,000
Other Fees:	\$15,500
Total Project Cost:	\$4,707,000

BUILDING COMMISSION REQUESTS / ITEMS

August 9, 2023

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19. BTF Release – Request the release of \$279,300 Building Trust Funds (BTF)-Planning to prepare preliminary plans and Design Reports for the projects listed below.

BTF Request		\$279,300
Pattison SP	Pattison Dam Reconstruction (\$180,300 BTF)	\$180,300
Potawatomi SP	Repl Public Entrance Visitor Station (\$99,000 BTF)	\$99,000

The Pattison State Park project was enumerated in 2023 Wisconsin Act 19 for \$7,848,000 SEG-REV.

The Potawatomi State Park project was enumerated in 2021 Wisconsin Act 58 for \$2,532,500 GFSB.

**AGENCY REQUEST FOR
STATE BUILDING COMMISSION ACTION
AUGUST 2023
REQUEST #19**

AGENCY: Department of Natural Resources

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

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

PROJECT REQUEST: Request the release of \$279,300 Building Trust Funds (BTF)-Planning to prepare preliminary plans and Design Reports for the projects listed below.

BTF Request			
LOCATION	PROJ. NO.	PROJECT TITLE	BTF
Pattison State Park (Douglas Co.)	18H2L	Pattison Dam Reconstruction	\$180,300
Potawatomi State Park (Door Co.)	23B2N	Replace Public Entrance Visitor Station	\$99,000
BTF Request Total			\$279,300

Pattison State Park – Pattison Dam Reconstruction (18H2L):

Project Description and Justification:

This project will reconstruct the Pattison Dam. The goals of the project are to permanently replace the dam to ensure longevity and health and safety to both the public and park workers, and to maintain or improve recreational opportunities at the park. This project will achieve these goals by constructing a concrete labyrinth spillway dam. This chosen alternative will have the hydraulic capacity to pass a 500-year flood event and maintains the dam at a Significant Hazard rating. Staff operations will be decreased, as the labyrinth would be a passive system with no gates to manipulate. All concrete structures have an anticipated 50-year lifespan. There will be little recreational impact with this option as the lake impoundment, beach, and public access would be preserved as they are today.

Pattison Dam needs repair following the June 2018 breach of the southern embankment as a result of heavy rainfall. While the Wisconsin Department of Transportation (DOT) provided the first phase of repairs (i.e., steel sheet pile along the shoreline to support roadway earthwork activities) to reopen State Highway 35, permanent repairs are still needed to ensure a safe, compliant dam.

Pattison State Park was established in 1920, the sixth state park in the WDNR 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. 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 park offers camping, fishing, swimming, hunting, and over seven miles of trails. The park currently has 59 family campsites, 18 of which have electricity, and three walk-in sites along the river upstream of Little Manitou Falls. Winter activities such as snowshoeing and cross-country skiing are also popular.

Previous Action: This project was enumerated in 2023 Wisconsin Act 19 for \$7,848,000 SEG-REV.

Potawatomi State Park – Replace Public Entrance Visitor Station (23B2N):

Project Description and Justification:

This project will construct a new Public Entrance Visitor Station (PEVS) at Potawatomi State Park to replace the current PEVS. The new PEVS will improve service to the public with a lobby and a customer service counter, improved public restrooms and a new septic system, and provide adequate working space and offices, storage, and security for the employees. The traffic pattern at the entrance will be updated to include longer entrance lanes, a pass-through lane from exit to entrance without leaving the park, and additional employee parking spots.

The PEVS is the first contact visitors have with the property and park staff. Services provided include selling park admission stickers, camper registration, reservations for the accessible cabin and picnic shelter, general visitor information, distribution of park maps and other publications, and information on interpretive programming. All revenue is collected and remitted from this facility, which includes large amounts of cash. As the main building in the park, it is essential that the park headquarters is accessible to all visitors, while providing the facilities and securities required for public use and department staff.

Potawatomi State Park was established by the Wisconsin Legislature in 1928. The 1,200-acre park is located just outside the city of Sturgeon Bay, in Door County, WI, on the waters of Sturgeon Bay and Sawyer Harbor. Potawatomi State Park sees over 240,000 visitors annually, with about 45,000 camper days recorded each year. The park features bluffs of the Niagara Escarpment, the Eastern Terminus of the Ice Age Trail, 9.5 miles of hiking trails, 8 miles of off-road bike trails, a popular boat launch facility, picnic and day use areas, and a park store and nature center. There are 123 family campsites, four group campsites, and an accessible cabin.

Previous Action: This project was enumerated in 2021 Wisconsin Act 58 for \$2,532,500 GFSB.

BUILDING COMMISSION REQUESTS / ITEMS

August 9, 2023

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

Facility Maintenance and Repair		\$2,658,600
KMSF	Roof and Window Replacements	\$716,500
North	(\$716,500 STWD)	
KMSF	Shooting Range Improvements	\$1,942,100
South	(\$1,747,900 FED; \$194,200 PR-CASH)	
Utility Repair and Renovation		\$2,145,400
Perrot SP	Pulverize/Repave Southern Entrance Rd	\$1,469,600
	(\$832,000 GFSB; \$637,600 FED)	
NHALSF	Renovate Boat Landings	\$675,800
	(\$675,800 STWD)	
Health, Safety and Environmental Protection		\$826,700
Lower	Long Lake Embank Rehab/Dam Repr	\$826,700
WI SR	(\$826,700 GFSB)	
TOTALS		
	\$1,658,700 GFSB	\$1,392,300 STWD
	\$2,385,500 FED	\$194,200 PR-CASH
		\$5,630,700

**AGENCY REQUEST FOR
STATE BUILDING COMMISSION ACTION
AUGUST 2023
REQUEST #20**

AGENCY: Department of Natural Resources

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

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

PROJECT REQUEST: Request the following:

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

Facility Maintenance and Repair							
LOCATION	PROJ. NO.	PROJECT TITLE	GFSB	STWD	FED	PR-CASH	TOTAL
Kettle Moraine State Forest Northern Unit (Fond Du Lac Co.)	22F2H	Roof and Window Replacements	\$0	\$716,500	\$0	\$0	\$716,500
Kettle Moraine State Forest Southern Unit (Waukesha Co.)	22G1X	Shooting Range Improvements	\$0	\$0	\$1,747,900	\$194,200	\$1,942,100
Facility Maintenance and Repair Total			\$0	\$716,500	\$1,747,900	\$194,200	\$2,658,600

Utility Repair and Renovation							
LOCATION	PROJ. NO.	PROJECT TITLE	GFSB	STWD	FED	PR-CASH	TOTAL
Perrot State Park (Trempealeau Co.)	22H2D	Pulverize and Repave Southern Entrance Road	\$832,000	\$0	\$637,600	\$0	\$1,469,600
Northern Highland American Legion State Forest (Vilas Co.)	22I2N	Renovate Big Arbor Vitae and Indian Mound Boat Landings	\$0	\$675,800	\$0	\$0	\$675,800
Utility Repair and Renovation Total			\$832,000	\$675,800	\$637,600	\$0	\$2,145,400

Health, Safety and Environmental Protection							
LOCATION	PROJ. NO.	PROJECT TITLE	GFSB	STWD	FED	PR-CASH	TOTAL
Lower WI State Riverway (Sauk Co.)	22C3K	Long Lake Embankment Rehabilitation and Dam Repairs	\$826,700	\$0	\$0	\$0	\$826,700
Health, Safety and Environmental Protection Total			\$826,700	\$0	\$0	\$0	\$826,700

	GFSB	STWD	FED	PR-CASH	TOTAL
TOTAL	\$1,658,700	\$1,392,300	\$2,385,500	\$194,200	\$5,630,700

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

Project Description and Justification:

This project will replace roof assemblies and associated components, as well as restore/replace windows and masonry repairs on the Forest Headquarters and Mauthe Lake Stone Shop buildings. Also included is the replacement of garage doors on the Mauthe Lake Stone Shop, Residence and Mechanic Shop buildings.

The Northern Unit of the Kettle Moraine State Forest is a 30,000-acre property located in southeastern Wisconsin in Fond du Lac, Sheboygan, and Washington counties. The forest is located approximately 50 miles northeast of Milwaukee and is heavily used, with over 900,000 visitors annually. The forest has two large family campgrounds, a group campground, and a horse rider’s campground with the Northern Unit having over 133 miles of hiking trails, including over 40 miles of horse trails. This project is necessary to improve security and safeguard the integrity of the Forest Headquarters and associated Mauthe Lake Stone Shop. Replacing all windows and roofs will improve facility security, construction integrity, and energy efficiency, and preserve the historic value of the building.

Budget/Schedule:

Construction	\$544,000
Design	\$65,800
DFD Mgt	\$25,100
Contingency	\$81,600
TOTAL	\$716,500

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

Previous Action: None.

Kettle Moraine State Forest Southern Unit – Shooting Range Improvements (22G1X):

Project Description and Justification:

This project will replace the firing line shelters at the 25 and 100-yard ranges and incorporate various improvements at the McMiller Sports Shooting Facility. Improvements will also be made at the existing 50-yard range shelter. Shooting structures will receive improvements to site

accessibility and safety, replacement of field baffles, installation of “No Blue Sky” structures to catch stray shots, sound attenuation features, solar power arrays, lighting, and operational safety lights. One shelter will provide radiant heating for shooter comfort. A 900 GSF storage building will be constructed in the project area. Site improvements include additional storm water drainage facilities, and a walled connection accessway between ranges through the shooting separation berm.

The McMiller Sport Shooting Facility is in Waukesha County within the Kettle Moraine State Forest Southern Unit. Constructed in the 1970s, the facility has several shooting ranges currently being used. The facility is open year-round, and has a lodge area with restrooms, a meeting room and registration area. The ranges at the facility are used to sight in firearms and to practice archery and is heavily used by the public and law enforcement agencies, serving roughly 25,000 users each year. The facility provides public education in the areas of target identification, bowhunter safety, tree stand safety, first aid, bird and waterfowl identification, training for wild turkey hunting, and trapping. Other occupants and interested parties in this project include skiers, archers, neighboring landowners, and other users of the forest. All are impacted by any safety concerns that may exist at the range and by the sounds generated by the range’s use.

Budget/Schedule:

Construction	\$1,459,000	SBC Approval	Aug 2023
Design	\$170,300	A/E Selection	Aug 2022
DFD Mgt	\$67,200	Bid Opening	Sep 2023
Contingency	\$218,600	Start Construction	Nov 2023
Other Fees	\$27,000	Substantial Completion	May 2024
TOTAL	\$1,942,100	Final Completion	Jun 2024

Previous Action: None.

Perrot State Park – Pulverize and Repave Southern Entrance Road (22H2D):

Project Description and Justification:

This project will address deteriorating asphalt pavement along the park access road (South Park Road). The project will replace beam guard along the access road, as well as culvert pipe crossings as needed. When necessary, the pavement cross-slope will be adjusted, and swale modifications will be made to address drainage deficiencies.

To maintain high visitation and customer satisfaction, the south entrance road needs to be repaved before it deteriorates further. It is heavily used by bicyclists who have expressed concern about the deteriorated condition of the surface, causing safety hazards. There are numerous patched potholes and cracks, and the road is also showing complete deterioration down to base in isolated places. The replacement of the main entrance road will also decrease maintenance costs and time for park staff. This road serves as main access to Perrot State Park and is used by about 250,000 visitors each year. The park hosts 102 campsites, 12.5 miles of hiking trails, bicycle access to the Great River State trail, picnic areas, a nature center, and a boat launch on the Trempealeau River. Due to the variety of recreational opportunities, the park is a very popular destination in the region.

Budget/Schedule:

Construction	\$1,132,500
Design	\$87,300
DFD Mgt	\$52,100
Contingency	\$169,900
Other Fees	\$27,800
TOTAL	\$1,469,600

SBC Approval	Aug 2023
A/E Selection	Oct 2022
Bid Opening	Jan 2024
Start Construction	Apr 2024
Substantial Completion	Jun 2024
Final Completion	Jul 2024

Previous Action: None.

Northern Highland American Legion State Forest – Renovate Big Arbor Vitae and Indian Mound Boat Landings (22I2N):

Project Description and Justification:

This project consists of reconstructing the boat launches and paved approaches at Big Arbor Vitae and Indian Mound Boat Launches in Northern Highland American Legion (NHAL) State Forest. It includes providing new ADA accessible docks and parking areas as well as replacing the existing precast concrete plank boat ramps with cast-in-place concrete ramps to a minimum of 12-ft wide. The project will address scour holes that are currently present at the end of the existing launch, with emphasis on the scouring at Indian Mound Boat Launch, and the asphalt launch approaches will be repaired and replaced at both sites. The landings at both sites are several decades old and the ramps and docks are undersized for the larger modern watercraft and trailers presently using the site. This project will provide safer and more user-friendly concrete launch ramps, and larger floating boarding docks that can handle large waves and the increasing size of boats.

Established in 1925 to protect the headwaters of the Wisconsin, Flambeau and Manitowish rivers, the NHAL State Forest occupies more than 232,000 acres in northern Wisconsin within Oneida, Vilas, and Iron counties. The forest hosts over 2 million visitors annually, including 225,000 campers. The NHAL State Forest offers substantive recreational opportunities including 18 campgrounds with 865 campsites, nine picnic areas, two group camps, 130 wilderness and canoe campsites, 43 miles of hiking trails, 47 miles of off-road bike trails, 60 miles of cross-country ski trails, 675 miles of snowmobile trails, 930 lakes, 247 miles of waterways, and 136 developed boat landings.

Budget/Schedule:

Construction	\$485,500
Design	\$86,000
DFD Mgt	\$22,400
Contingency	\$72,900
Other Fees	\$9,000
TOTAL	\$675,800

SBC Approval	Aug 2023
A/E Selection	Nov 2022
Bid Opening	Dec 2023
Start Construction	Apr 2024
Substantial Completion	Sep 2024
Final Completion	Oct 2024

Previous Action: None.

Lower Wisconsin State Riverway – Long Lake Embankment Rehabilitation and Dam Repairs (22C3K):

Project Description and Justification:

This project will rehabilitate the existing failed dam and bring it back into compliance with current safety standards. Work includes repairing the full length of the earthen embankment, armoring previously breached areas, and stabilizing the entire system to protect against future wave action and erosion. These repairs will also help to maintain the wildlife habitat created by this impoundment.

The dam was recently evaluated by dam safety and a compliance order has been drafted for the structure. During heavy spring flood flows of the Wisconsin River, water typically flows over the Long Lake dam spillway and the dam itself. Due to high water and flooding in recent years, the Long Lake dike has experienced water flowing over it during the summer and fall months, leading to costly and regular repairs. When the water flows around the spillway, it is difficult to control water levels at the property.

The Lower Wisconsin State Riverway encompasses approximately 45,600 acres of DNR-owned lands, and is the largest public property in Southern Wisconsin, beginning at the Prairie du Sac dam and ending with the Wisconsin Rivers confluence with the Mississippi River. Long Lake is located just south of the Village of Lone Rock in Sauk County, is regularly used by the public for canoeing, kayaking, fishing, waterfowl hunting, birding and trapping, and hosts a boat launch.

Budget/Schedule:

Construction	\$624,700
Design	\$59,700
DFD Mgt	\$28,800
Contingency	\$93,800
Other Fees	\$19,700
TOTAL	\$826,700

SBC Approval	Aug 2023
A/E Selection	Apr 2022
Bid Opening	Sep 2023
Start Construction	Dec 2023
Substantial Completion	Oct 2024
Final Completion	Nov 2024

Previous Action: None.

BUILDING COMMISSION REQUESTS / ITEMS

August 9, 2023

Subcommittee

Full Commission

Department of Transportation

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		\$724,400
Eau	HVAC Replacement/DDC Addition	\$724,400
Claire	(\$724,400 SEGRB)	

**AGENCY REQUEST FOR
STATE BUILDING COMMISSION ACTION
AUGUST 2023
REQUEST #21**

AGENCY: Department of Transportation

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

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

LOCATION: Eau Claire State Patrol Post, Eau Claire 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	SEGRB
Eau Claire State Patrol Post (Eau Claire Co.)	22B2R	HVAC Replacement and DDC Addition	\$724,400
Facility Maintenance and Repair Total			\$724,400

PROJECT DESCRIPTION:

This project includes replacement of five small air handling units (AHU's) with two larger AHU's, replacement of the associated condensing units, replacement of two hot water boilers, and the removal of pneumatic controls and installation a new direct digital control (DDC). The existing ductwork serving the dispatch area will be replaced along with two restroom exhaust fans on the main level.

PROJECT JUSTIFICATION:

The HVAC system at the Eau Claire State Patrol Post is beyond its useful life and is causing airflow issues making it difficult to maintain balanced temperatures. The Post's DDC is currently limited to two air handling units which serve less than half of the facility. Upgrading the DDC will allow WisDOT HVAC/R technicians to access the system remotely giving them the ability to monitor and troubleshoot without travel.

BUDGET/SCHEDULE:

Construction	\$560,000
A/E Fees	\$54,600
DFD Mgt	\$25,800
Contingency	\$84,000
TOTAL	\$724,400

SBC Approval	Aug 2023
A/E Selection	Aug 2022
Bid Opening	Nov 2023
Start Construction	Feb 2024
Substantial Completion	Oct 2024
Final Completion	Nov 2024

PREVIOUS ACTION: None.

BUILDING COMMISSION REQUESTS / ITEMS

August 9, 2023

Subcommittee

Full Commission

State Fair Park

22. Cream Puff Pavilion Renovation – Request the following:
- a) Approve the Design Report; and
 - b) Authority to construct the Cream Puff Pavilion Renovation for an estimated total cost of \$12,500,000 (\$6,000,000 GIFTS and \$6,500,000 PRSB).

The project enumeration was amended in 2023 Wisconsin Act 19 for a revised estimated total cost of \$12,500,000 (\$6,000,000 GIFTS and \$6,500,000 PRSB).

This project was enumerated in 2017 Wisconsin Act 59 for \$6,000,000 GIFTS.

**AGENCY REQUEST FOR
STATE BUILDING COMMISSION ACTION
AUGUST 2023
REQUEST #22**

AGENCY: Wisconsin State Fair Park

SFP CONTACT: John Decker, 414-312-1170, John.Decker@wistatefair.com

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

LOCATION: West Allis, Milwaukee County

PROJECT REQUEST: Request the following:

- a) Approve the Design Report; and
- b) Authority to construct the Cream Puff Pavilion Renovation for an estimated total cost of \$12,500,000 (\$6,000,000 GIFTS and \$6,500,000 PRSB).

PROJECT NUMBER: 22B2D

PROJECT DESCRIPTION:

This project will renovate approximately 20,400 GSF of the iconic 1903 Dairy Building, as well as include a 3,900 GSF, single-story addition. The renovation will stabilize and restore the original masonry façade, provide structural repairs and aesthetic improvements, insulate the entire building's envelope, install code-required fire suppression sprinklers in the building's attic, and reorganize interior spaces to better serve the functional needs of the facility. The building's bakery will be relocated to the northwest side of the building with convenient access to an adjacent service yard, and will include new HVAC, plumbing and electrical infrastructure. The public spaces will be reorganized along the new east frontage to maximize daylight, along with views and connections to exterior public spaces. Interior and exterior lighting systems will be replaced with energy efficient fixtures. The addition will house new consolidated restroom facilities, increase the number of women's toilet fixtures to be consistent with current code ratios, provide family restrooms and meet accessibility codes.

PROJECT JUSTIFICATION:

This project is designed to provide an attractive, low maintenance, resilient facility incorporating best practices for cleaning and hygiene. Site work around the building corrects drainage and ADA accessibility issues and is coordinated with future planned exterior improvements. The current cream puff operation has reached its capacity, cannot accommodate additional staff, has limited storage space, and aging equipment. This project will increase production capacity, improve safety, and reduce inefficiencies. The newly renovated spaces will uncover the original arched ceiling of the pavilion creating an environment more suited to dining and meeting the need to market the space as a year-round event venue. This project is planned to be completed in time for the 2025 Wisconsin State Fair.

BUDGET/SCHEDULE:

Construction	\$9,800,000
Design	\$918,000
DFD Mgt	\$444,100
Contingency	\$1,301,900
Other Fees	\$36,000
TOTAL	\$12,500,000

SBC Approval	Aug 2023
A/E Selection	Mar 2022
Design Report	Aug 2023
Bid Opening	Mar 2024
Start Construction	Aug 2024
Substantial Completion	Jul 2025
Final Completion	Aug 2025

PREVIOUS ACTION: The project enumeration was amended in 2023 Wisconsin Act 19 for a revised estimated total cost of \$12,500,000 (\$6,000,000 GIFTS and \$6,500,000 PRSB).

This project was enumerated in 2017 Wisconsin Act 59 for \$6,000,000 GIFTS.

DESIGN REPORT

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

August 9, 2023

Cream Puff Pavilion Renovation
State Fair Park
West Allis, WI

Project Number: 22B2D

For the: State Fair Park

Project Manager: Caleb Janus

Architect/Engineer: American Design, Inc.
Milwaukee, WI

1. Project Description:

This major renovation of the iconic 1903 Dairy Building includes approximately 20,400 SF of renovation and 3,900 SF of single-story addition. The renovation stabilizes and restores the original masonry façade, provides structural repairs and aesthetic improvements, insulates the entire building envelope, installs code required fire suppression sprinklers in the attic and reorganizes the interior spaces to better serve the functional needs of the facility. The redesigned creampuff bakery increases production capacity, improves safety, and reduces inefficiencies. The bakery is relocated to the northwest side of the building with convenient access to an adjacent service yard and includes new HVAC, plumbing and electrical infrastructure. The public spaces are reorganized along the new east frontage where daylighting, views and connection to exterior public spaces are maximized. The newly renovated spaces uncover the original arched ceiling of the pavilion creating an environment more suited to dining and meeting the need to market the space as an available year-round event venue. Interior and exterior lighting systems are replaced with energy efficient fixtures. The addition houses new consolidated restroom facilities that will increase the number of women's toilet fixtures consistent with current code ratios, provide family restrooms and meet accessibility codes. The project is designed to provide an attractive, low maintenance, resilient facility incorporating best practices for cleaning and hygiene. Site work around the building corrects drainage and ADA accessibility issues and is coordinated with future planned exterior improvements.

2. Authorized Budget and Funding Source:

This project was enumerated in 2017 Wisconsin Act 59 for \$6,000,000 GIFTS. The project enumeration was amended in 2023 Wisconsin Act 19 for \$12,500,000 (\$6,000,000 GIFTS and \$6,500,000 PRSB).

3. Schedule:

Bid Opening:	Mar 2024
Start of Construction:	Aug 2024
Substantial Completion / Occupancy:	Jul 2025

4. Budget Summary:

Construction:	\$9,800,000
A/E Fees:	\$918,000
DFD Mgt:	\$444,100
Contingency:	\$1,301,900
Other Fees:	\$36,000
Total Project Cost:	\$12,500,000

BUILDING COMMISSION REQUESTS / ITEMS

August 9, 2023

Subcommittee

Full Commission

Non-State Grant

23. Marquette University School of Dentistry - Request the release of \$10,750,000 SEG-REV to support the construction of various upgrades to the Marquette University School of Dentistry.

This project was enumerated in 2023 Wisconsin Act 19 for \$28,000,000 (\$10,750,000 SEG-REV and \$17,250,000 Grantee Match).

**AGENCY REQUEST FOR
STATE BUILDING COMMISSION ACTION
AUGUST 2023
REQUEST #23**

AGENCY: Non-State Grant

NSG CONTACT: Mary Czech-Mrochinski, (414) 288-3969, Mary.Czech@marquette.edu
DFD CONTACT: RJ Binau, (608) 267-6927, rj.binau@wisconsin.gov

LOCATION: Marquette University School of Dentistry, Milwaukee County

PROJECT REQUEST: Request the release of \$10,750,000 SEG-REV to support the construction of various upgrades to the Marquette University School of Dentistry.

PROJECT NUMBER: N/A

PROJECT DESCRIPTION:

This project will construct, renovate, and provide capital equipment for the Marquette University School of Dentistry (MUSOD) Main Campus Clinic. This includes improvements and installations of power and lighting, telecommunications, plumbing systems renovations, replacement of architectural finishes, modifications to the operatory room configuration and layout, replacing fixed and movable equipment and furnishings, accessibility improvements, and addressing current building code requirements. The project also includes updating 110 chairs in the original building clinics (given a 20-year lifecycle); improving lighting for dental chairs to new LED standards; providing new delivery systems that accommodate electrical handpieces as well as current air units; making space in general clinic more patient friendly and efficient; updating computers in all the clinics; and updating casework in operatories for Specialty Clinics and postgraduate program clinics. This project will also update the patient experience center, including communications capacity and improve secure access throughout the clinics. Additionally, MUSOD will update its simulation clinic equipment, including 110 simulators and additional simulators with enhanced features, to allow for advanced training.

PROJECT JUSTIFICATION:

This project will comprehensively update and maintain established core clinical spaces to better serve the instruction and training of dental students and improve care delivery to Wisconsin residents. This will allow MUSOD to continue to meet the oral health care needs of underserved populations, including dental Medicaid populations and individuals in need of oral health specialty services. The project will also enhance classroom support spaces within the original building.

The overall objective of the project is to facilitate the preparation of contemporary-competent, patient-centered dental practitioners, and be able to respond to technological advances and the rapidly expanding knowledge the profession of dentistry demands. This project will also expand access to oral health care statewide, particularly for Wisconsin's underserved and most needy

populations at MUSODs Main Campus Clinic and affiliated statewide clinics, and to ensure a steady supply of dentists throughout the State of Wisconsin for decades to come.

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

The funding for the Marquette School of Dentistry is outlined below:

	Project Budget
State Grant	\$10,750,000
Required Grantee Match	\$17,250,000
Total	\$28,000,000

PREVIOUS ACTION: This project was enumerated in 2023 Wisconsin Act 19 for \$28,000,000 (\$10,750,000 SEG-REV and \$17,250,000 Grantee Match).

August 9, 2023

Subcommittee

Full Commission

HIGHER EDUCATION

University of Wisconsin

24. UW-Madison – Arlington Field Station Greenhouse and Headhouse Donation - Request authority to accept the donation of two greenhouses and a headhouse constructed on Board of Regent-owned land from the United States Department of Agriculture.

In May 1968, the SBC granted the authority to enter into a 25-year lease or other suitable arrangement with the Federal government to allow the construction of a 3,000 square foot greenhouse, adjacent to and east of the Walnut Street Greenhouses on the Madison Campus, and for the construction of a 4000 square foot greenhouse at the Arlington Farms, with the cost of construction to be paid by the U.S. Department of Agriculture.

Subcommittee	Full Commission

**AGENCY REQUEST FOR
STATE BUILDING COMMISSION ACTION
AUGUST 2023
REQUEST #24**

AGENCY: University of Wisconsin System

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

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

LOCATION: UW-Madison Arlington Field Station, Columbia County

PROJECT REQUEST: Request authority to accept the donation of two greenhouses and a headhouse constructed on Board of Regent-owned land from the United States Department of Agriculture.

PROJECT NUMBER: 23E4U

PROJECT DESCRIPTION:

Between 1968 and 1977 the United States Department of Agriculture (USDA) constructed two greenhouses and one headhouse at the Arlington Research Station (ARS), one of more than 10 research stations managed by the University situated across the state. USDA researchers work alongside UW-Madison investigators on various research projects. ARS has no single focus as it provides a setting for a wide cross section of research activities. These structures have been fully depreciated, and the federal government no longer wishes to carry them in their inventory. A lease between UW-Madison and USDA will be created to better track and allocate costs to the USDA. USDA intends to apply for grant funds to contribute to tenant improvements once the property transfer is complete.

PROJECT JUSTIFICATION:

The headhouse and one greenhouse were constructed as a joint project between USDA and UW-Madison. A second greenhouse was constructed soon after the first one was operational. After completing the appropriate due diligence to determine the historic value or value to other federal agencies and finding nothing, USDA is offering the structures to the Board of Regents. The facilities are still functioning and both USDA and ARS staff still use them.

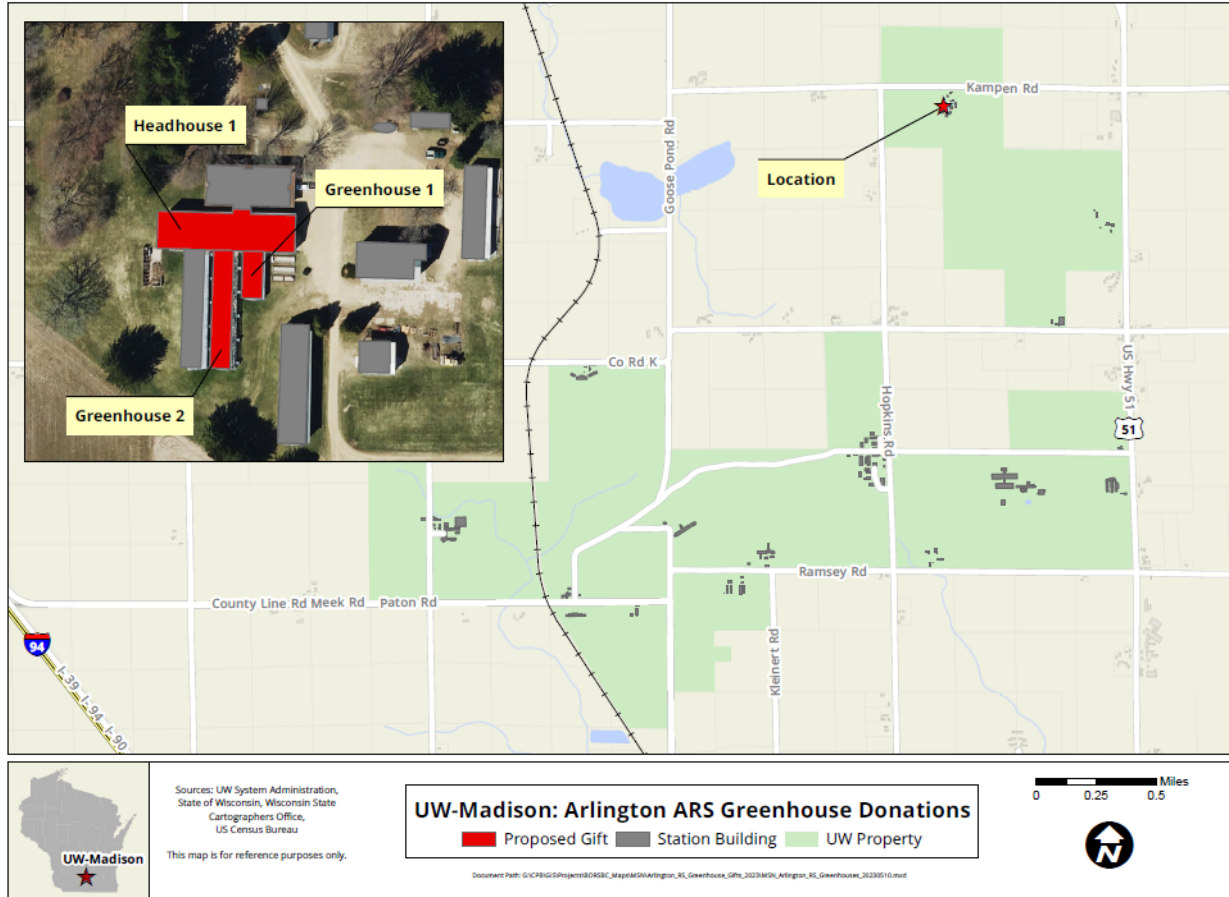
Operations and maintenance of the buildings are paid for by UW-Madison. There is no separate metering of the buildings, although in the past the USDA provided funds to offset the cost for weekend staff to water the crops, and they continue to purchase and share some expendable supplies. With the execution of a lease, the allocation of operations and maintenance expenses of the facility will be documented and allocated to the occupants.

SCHEDULE:

BOR Approval: June 2023

SBC Approval: August 2023

PREVIOUS ACTION: In May 1968, the SBC granted the authority to enter into a 25-year lease or other suitable arrangement with the Federal government to allow the construction of a 3,000 square foot greenhouse, adjacent to and east of the Walnut Street Greenhouses on the Madison Campus, and for the construction of a 4000 square foot greenhouse at the Arlington Farms, with the cost of construction to be paid by the U.S. Department of Agriculture.



BUILDING COMMISSION REQUESTS / ITEMS

August 9, 2023

Subcommittee

Full Commission

25. UW-Madison – College of Letters and Science

Academic Building – Request the following:

- a) Approve the Design Report; and
- b) Authority to construct the College of Letters and Science Academic Building for a revised estimated total cost of \$115,991,000 (\$60,363,000 GFSB, \$20,628,000 PR-CASH and \$35,000,000 GIFTS).

This project was enumerated in 2021 Wisconsin Act 58 for \$88,441,000 (\$60,363,000 GFSB and \$28,078,000 GIFTS).

**AGENCY REQUEST FOR
STATE BUILDING COMMISSION ACTION
AUGUST 2023
REQUEST #25**

AGENCY: University of Wisconsin System

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

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

LOCATION: UW-Madison, Dane County

PROJECT REQUEST: Request the following:

- a) Approve the Design Report; and
- b) Authority to construct the College of Letters and Science Academic Building for a revised estimated total cost of \$115,991,000 (\$60,363,000 GFSB, \$20,628,000 PR-CASH and \$35,000,000 GIFTS).

PROJECT NUMBER: 20K1G

PROJECT DESCRIPTION:

This project creates a new 142,694 GSF unified home for the Department of History and seven other ethnic studies departments, programs, and centers within the College of Letters and Sciences (L&S) by consolidating and co-locating spaces currently spread across eight facilities, including 432 East Campus Mall, Bradley Memorial Building, Helen C. White Hall, Ingraham Hall, Meiklejohn House, Mosse Humanities Building, Sterling Hall, and Van Hise Hall. The proposed new facility (Levy Hall) will provide an identity and sense of community, as well as a hub for engagement, collaboration, and learning for various ethnic studies academic programs. It will also provide a variety of spaces where students can pursue knowledge independently as well as within a larger learning community. This project continues the campus planning trend to realign the physical location of L&S departments into cohesive academic districts that are meant to foster collaboration between compatible departments.

The proposed six story academic building will include 27,345 SF of classrooms, along with offices and support areas for each department. The new facility will include a fire suppression system, structural fire compartmentalization, air supply, and exhaust systems with adequate capacity and controls to provide the required air exchanges and 16-foot floor-to-floor clearance to accommodate the modern building infrastructure and facilitate future maintenance and renovation activities. The exterior envelope, building entrances, and mechanical system equipment and controls will be designed for optimal energy efficiency and sustainability. Two residences halls (Susan B. Davis Hall and Zoe Bayliss Co-Op), currently located on this site (intersection of Park Street and West Johnson Street, southwest corner), will be demolished (23,570 GSF), and the lost residential room capacity has been resolved within other UW Housing facilities. A new parking structure is planned to be located immediately south of this site to accommodate any lost parking capacity and address campus parking deficits.

The new academic building's lower floors will consist primarily of general assignment classrooms ranging in size from a large auditorium style lecture hall to small seminar rooms. The new instructional spaces will be expanded in comparison to the obsolete original spaces to accommodate the current space planning standards for square feet per student station, flexible furnishings, active learning studios, and instructional technology. Upper floors will consist of departmental and individual faculty/staff offices. Informal learning space on each level will create natural links between departmental and instructional spaces where students and faculty can meet and interact. Ethnic studies programs will be co-located and built around dedicated cultural student spaces. A series of open spaces interior to the facility will connect the main entry lobby to the proposed campus open space located on the southwest corner of the block. This series of open spaces will include a coffee shop, community engagement spaces, and large reconfigurable multipurpose event space.

PROJECT JUSTIFICATION:

The College of Letters & Science is the largest academic unit at UW-Madison and has more than 800 faculty, 22,000 undergraduate and graduate students, and offers 70 undergraduate majors, 42 certificates, and 115 graduate and professional majors. It is divided into three units: Natural Sciences (STEM), Arts and Humanities, and Social Sciences. In 2017, a comprehensive master plan was completed that included the goal of identifying opportunities for enhancement and modernization that support the L&S focus on multi-disciplinary research, interactive experiences, and team-based learning environments. A key recommendation of that master plan included consolidation of departments currently located in multiple facilities to strengthen the units and promote strategic relationships.

The Mosse Humanities Building (333,363 GSF), was originally conceived as three separate buildings to house art, history, and music. By the time it opened in September 1969, the building's original design intent had already been compromised due to budget overruns, value engineering, and labor strikes and material shortages encountered during construction. Currently its poor functional and physical condition no longer support long-term continuous use, and its architectural and structural limitations, along with its inability to be upgraded to align with modern building codes and standards, prevent it from being renovated to meet the needs of modern educational programs.

The Mosse Humanities Building site has been identified as the future location for two separate replacement facilities with a 250,000 GSF cumulative potential and will include 450 below grade/below building parking stalls. The proposed site is ideal, with a prominent position at the base of Bascom Hill and adjacent to the Library Mall. Historic design considerations will be implemented as appropriate since this location is within the Bascom Hill Historic District. Since the Mosse Humanities Building has been identified for demolition and the site to subsequent redevelopment, all current occupants of that facility, including the College of Letters & Science, will require new permanent homes elsewhere on campus. The planning and pre-design efforts already completed have concluded the Humanities Building cannot effectively be renovated for the humanities program's purposes. Through multiple campus planning and targeted project analysis and investigations, it has been determined that the proposed scope of work included in this request represents the highest, and best use of the proposed site. This proposed scope of work furthers the university's goal to eventually vacate the 1960's era Mosse Humanities

Building so it can be demolished and follows a planned capital project sequence, preceded by the Hamel Music Performance Center and to be followed by the Frances Street Parking Ramp, Art Lofts Studio Laboratory Addition & Renovation, and a Music Academic Facility Addition.

There is more than \$70 million worth of deferred maintenance and repairs pending in the Mosse Humanities building including exterior envelope, structural supports, mechanical system and equipment, electrical system and equipment, elevators, fire suppression upgrades, plumbing system and equipment, and hazardous materials abatement. Resolving these issues cannot correct the inherent building deficiencies, its poor adaptive reuse, nor overcome poor building performance both functionally and physically. Interior wayfinding is difficult with non-contiguous floor levels, unconnected circulation corridors, blind corners, and unused open plazas. The floor-to-floor ceiling heights are low and occasionally angled in the lower-level classrooms, making the installation of modern technology for teaching nearly impossible. The in-floor radiant heating system has failed and became inoperable shortly after the building opened. It cannot feasibly be repaired due to it being embedded in concrete. The exposed structural elements, floor slab edges, concrete, and stone surfaces throughout the building's exterior and interior do not support the use of insulating materials, which makes the perimeter heating system critical to user comfort, space functionality, and maintaining the overall building's envelope integrity. The entire HVAC system is inefficient due to a lack of a vapor barrier, single-pane exterior windows, and uninsulated metal panels on the exterior envelope. Frost forms on many surfaces during the winter months due to the building's high humidity levels that are required to support musical instruments. The facility does not meet current accessibility codes or standards as evidenced throughout the building in restrooms, door hardware, improper railing heights, and non-compliant ramps. Exiting distances also exceed current code requirements and create a safety concern.

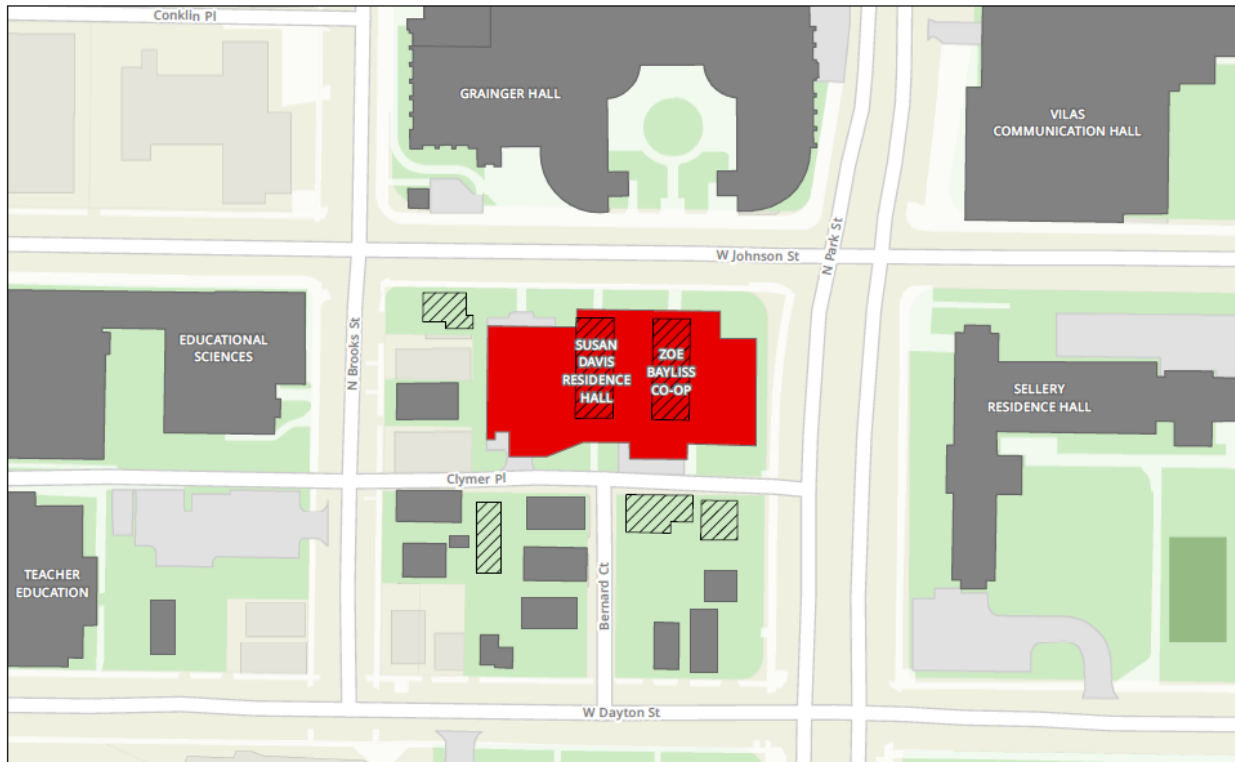
The project budget increased by \$27,550,000 (\$6,922,000 GIFTS and \$20,628,000 PR-CASH). The revised budget will ensure programmatic requirements are fully met and will address cost escalations related to unprecedented increases in materials costs, supply-chain disruptions, and an increasingly tight labor market have impacted construction costs. Additionally, it adds a cistern for improved stormwater management, and demolishes five small structures that were acquired as part of the campus master plan property purchase to facilitate construction of the building. The additional funding and restored scope for this project allows UW-Madison to meet the spirit of this new academic building by accommodating eight L&S departments, including vacating all the History Department from the Mosse Humanities building; allows UW-Madison to address growth in the STEM fields of math and quantum physics by relocating Gender and Woman's Studies out of Sterling Hall and into the new Levy Building; and adds improved stormwater management to the site.

BUDGET/SCHEDULE:

Construction	\$74,098,600
Design	\$5,768,000
DFD Mgt	\$3,808,300
Contingency	\$21,108,100
Equipment	\$9,594,000
Other Fees	\$1,614,000
TOTAL	\$115,991,000

SBC Approval	Aug 2023
A/E Selection	Nov 2021
Design Report	Aug 2023
Bid Opening	Sep 2023
Start Construction	Nov 2023
Substantial Completion	Apr 2026
Final Completion	Aug 2026

PREVIOUS ACTION: This project was enumerated in 2021 Wisconsin Act 58 for \$88,441,000 (\$60,363,000 GFSB and \$28,078,000 GIFTS).





UW-Madison

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

This map is for reference purposes only.

UW-Madison: Levy Hall Letters & Science Building

	Proposed Development		Campus Building
	Proposed Removals		UW Property

0 50 100 Feet



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DESIGN REPORT

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

August 9, 2023

College of Letters & Science Academic Building
UW-Madison
Madison, WI

Project Number: 20K1G

For the: University of Wisconsin

Project Manager: Matt Dapp

Architect/Engineer: RAMLOW/STEIN Architecture + Interiors with BORA Architecture + Interiors Milwaukee, WI

1. Project Description:

This project is a new five story, plus mechanical penthouse, academic building that will create a new unified home for eight departments, programs, and centers (collectively called Units) within the College of Letters and Sciences. The proposed building (Phase 1) will include 13 classrooms ranging from 25 seats to 400 seats, along with offices and support areas for each Unit. In addition, there will be a variety of academic support spaces, informal gathering spaces, a café, bike commuter room, rooftop mechanical penthouse, and Ground Floor level raised loading dock. The sloping site will provide grade-level access on the south to the Ground Floor and on the north to the First Floor.

Two existing residence halls (Susan B. Davis Hall and Zoe Bayliss Co-Op), along with a single-family residence at the corner of Park and Brooks Streets, will be demolished as part of the project (Phase 1) to make space for Levy Hall. In addition, three UW-owned residences adjacent to the site will be demolished (Phase 2) just after commencement of this project to provide limited staging and lay-down space for this project.

The new facility will be a poured-in-place concrete structure with selected post-tensioned beams. Cladding will be brick, architectural precast panels, aluminum curtain wall, and aluminum storefront. The roof will be fully-adhered EPDM, except will be hot fluid applied at a series of vegetated roofs. The mechanical penthouse will be clad with metal panels. Interior partitions are primarily metal studs and drywall with solid core wood doors in hollow metal frames. Floors are primarily epoxy terrazzo, carpet, polished concrete topping, and porcelain tile; ceilings are primarily acoustical panel lay-in, drywall, acoustical plaster, and exposed structure. Systems include two 4,000-lb passenger traction elevators, public water, storm, sanitary, and electrical; campus chilled water, steam, and signal; and 2,600 square feet of rooftop photovoltaic panels. The two largest classrooms will have tiered floors with underfloor dispersion air distribution. The facility will also house a 250,000-kW natural gas emergency generator.

2. Authorized Budget and Funding Source:

This project was enumerated in the 2021 Wisconsin Act 58 for \$88,441,000 (\$60,363,000 GFSB and \$28,078,000 GIFTS).

3. Schedule:

Bid Opening:	Sep 2023
Start of Construction:	Nov 2023
Substantial Completion / Occupancy:	Apr 2026

4. Budget Summary:

Construction:	\$74,098,600
A/E Fees:	\$5,768,000
DFD Mgt:	\$3,808,300
Contingency:	\$21,108,100
Equipment:	\$9,594,000
Other Fees:	\$1,614,000
Total Project Cost:	\$115,991,000

BUILDING COMMISSION REQUESTS / ITEMS

August 9, 2023

Subcommittee	Full Commission
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26. UW-Madison – Chemistry Addition and Renovation (Increase) - Request authority to increase the project budget for the Chemistry Addition and Renovation project by \$7,400,000 EX-GFSB for a revised estimated total cost of \$140,500,000 (\$91,200,000 GFSB, \$7,400,000 EX-GFSB, \$16,072,000 PR-CASH and \$25,828,000 GIFTS).

In June 2018, the SBC approved a budget increase of \$39,300,000 (\$5,000,000 EX-GFSB, \$10,300,000 PR-CASH and \$24,000,000 GIFTS) to construct the Chemistry Addition and Renovation project for a revised estimated total cost of \$133,100,000 (\$91,200,000 GFSB, \$16,072,000 PR-CASH and \$25,828,000 GIFTS).

In December 2016, the SBC approved the Design Report and granted authority to construct the Chemistry Addition and Renovation project for an estimated total cost of \$93,800,000 (\$86,200,000 GFSB, \$5,772,000 PR-CASH, and \$1,828,000 GIFTS).

The project was enumerated in 2015 Wisconsin Act 55 for \$107,760,000 (\$86,208,000 GFSB and \$21,552,000 GIFTS).

**AGENCY REQUEST FOR
STATE BUILDING COMMISSION ACTION
AUGUST 2023
REQUEST #26**

AGENCY: University of Wisconsin-Madison

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

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

LOCATION: UW-Madison, Dane County

PROJECT REQUEST: Request authority to increase the project budget for the Chemistry Addition and Renovation project by \$7,400,000 EX-GFSB for a revised estimated total cost of \$140,500,000 (\$91,200,000 GFSB, \$7,400,000 EX-GFSB, \$16,072,000 PR-CASH and \$25,828,000 GIFTS).

PROJECT NUMBER: 13B3G

PROJECT DESCRIPTION:

This project consists of the design and construction of a ten-level, 188,442 GSF undergraduate chemistry teaching tower, and the replacement of critical HVAC and exhaust systems serving the existing research and teaching labs in the Daniels and Mathews chemistry buildings. The project includes a new tower to be constructed on the southwest corner of University Avenue and Mills Street. The new tower consists of ten levels including a basement, sub-basement, and a two-story mechanical floor. This work includes modernizing six undergraduate teaching labs original to the 1964 building and providing additional classrooms, student study spaces, and offices for undergraduate chemistry staff. The renovation of Daniels also includes portions of the basement, first and second floors, mechanical systems in the sub-basement and on the roof above the second floor (Floors B, 1, and 2 in the existing Daniels building previously deferred). Other work includes constructing six more undergraduate teaching labs on floors seven and eight in the new tower.

PROJECT JUSTIFICATION:

The UW-Madison chemistry complex is comprised of the Mathews and Daniels buildings completed in the late 1960s and the Shain Research Tower completed in 2000. The complex (409,079 GSF) houses all administrative, instructional, and research functions of the Department of Chemistry, as well as the Chemistry Library and Chemistry Learning Center.

The new Tower opened in winter of 2022 and work on the renovation of the Daniels Building is nearly complete. However, due to unforeseen conditions, the project requires additional funding to complete the necessary upgrades to the mechanical systems to meet the needs of the research laboratories in the existing building.

During the final testing of the facility before occupancy, a number of unforeseen issues arose that delayed the opening of the facility including fire safety issues and an unexpected significant mechanical system failure. As a result, upgrades were required to the smoke control system of the new tower. These upgrades are necessary to ensure code compliance and safety during building egress in the event of a fire. Additionally, the large exhaust duct plenum unexpectedly collapsed during final testing and required a complete rebuild and adjustments. Additional upgrades were necessary to ensure exhaust safely moved out of the research labs. This work was necessary in order to achieve safe occupancy of the new facility. These issues were corrected by the design team and contractor, and the facility was granted occupancy. This budget increase will provide funds to the project to cover the costs for impacts including additional labor and materials that experienced unprecedented increases due to inflation, supply-chain disruptions, and an increasingly tight labor market during construction to correct these unforeseen conditions.

BUDGET/SCHEDULE:

Construction	\$112,587,000
Design	\$9,472,000
DFD Mgt	\$4,900,000
Contingency	\$9,913,000
Equipment	\$3,000,000
Other Fees	\$628,000
TOTAL	\$140,500,000

SBC Approval	Aug 2023
A/E Selection	Nov 2013
Design Report	Dec 2015
Bid Opening	Jul 2018
Start Construction	Sep 2018
Substantial Completion	Jul 2023
Final Completion	Jan 2024

PREVIOUS ACTION: In June 2018, the SBC approved a budget increase of \$39,300,000 (\$5,000,000 EX-GFSB, \$10,300,000 PR-CASH and \$24,000,000 GIFTS) to construct the Chemistry Addition and Renovation project for a revised estimated total cost of \$133,100,000 (\$91,200,000 GFSB, \$16,072,000 PR-CASH and \$25,828,000 GIFTS).

In December 2016, the SBC approved the Design Report and granted authority to construct the Chemistry Addition and Renovation project for an estimated total cost of \$93,800,000 (\$86,200,000 GFSB, \$5,772,000 PR-CASH, and \$1,828,000 GIFTS).

The project was enumerated in 2015 Wisconsin Act 55 for \$107,760,000 (\$86,208,000 GFSB and \$21,552,000 GIFTS).

BUILDING COMMISSION REQUESTS / ITEMS

August 9, 2023

Subcommittee	Full Commission
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27. UW-Madison – Veterinary Medicine Addition and Renovation (Increase) - Request authority to increase the project budget for the Veterinary Medicine Addition and Renovation project by \$24,000,000 (\$10,000,000 EX-GFSB and \$14,000,000 PR-CASH) for a revised estimated total cost of \$152,603,000 (\$90,103,000 GFSB, \$10,000,000 EX-GFSB, \$14,000,000 PR-CASH and \$38,500,000 GIFTS).

In April 2021, the project budget was administratively increased to accept bids received as permitted by SBC Policy with \$500,000 GIFTS.

In December 2020, the SBC approved \$128,103,000 (\$90,103,000 GFSB and \$38,000,000 GIFTS) to construct the Veterinary Medicine Addition and Renovation project.

This project was enumerated in 2019 Wisconsin Act 9 for \$128,103,000 (\$90,103,000 GFSB and \$38,000,000 GIFTS/GRANTS).

**AGENCY REQUEST FOR
STATE BUILDING COMMISSION ACTION
AUGUST 2023
REQUEST #27**

AGENCY: University of Wisconsin-Madison

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

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

LOCATION: UW-Madison, Dane County

PROJECT REQUEST: Request authority to increase the project budget for the Veterinary Medicine Addition and Renovation project by \$24,000,000 (\$10,000,000 EX-GFSB and \$14,000,000 PR-CASH) for a revised estimated total cost of \$152,603,000 (\$90,103,000 GFSB, \$10,000,000 EX-GFSB, \$14,000,000 PR-CASH and \$38,500,000 GIFTS).

PROJECT NUMBER: 18H2H

PROJECT DESCRIPTION:

This project will construct a new three-story building on the Lot 62 site, just north of the School of Veterinary Medicine (SVM) between Observatory and Linden Drives. The new facility will provide space for the small animal clinic and connect it to the existing clinic; construct new research, animal biosafety level 3, and biosafety level 2 and 3 laboratories; and include new offices, conference rooms, and shared collaboration/interaction spaces to support the teaching hospital. The clinical space will be expanded to increase access to the small and large animal isolation suites that are required to meet accreditation standards, increase the quantity of specialized surgery environments and equipment, provide imaging space for horses and cattle, and separate patient access to medical oncology services. This project will also renovate portions of the animal hospital and raze three buildings (Veterinary Diagnostics Laboratory, Farm House, Storage Building I) at the SVM Charmany site.

PROJECT JUSTIFICATION:

The School of Veterinary Medicine facility (248,850 GSF) was constructed in 1983 and an 8,100 GSF addition was constructed in 2009 to house a tomography unit and associated clinical space. The School also occupies the SVM-Hanson Biosciences Building (43,500 GSF constructed in 1962) and has a large animal instructional facility located on Mineral Point Road. More SVM faculty research programs are scattered around campus in a variety of buildings, including the Hanson Biomedical Sciences Building and the Waisman Center. These facilities collectively house a veterinary medical teaching hospital, UW Veterinary Care, and instructional and research space.

The scope for this project has been revised to include a modification to the existing laboratory into a BSL-3 lab. The pandemic related challenges of the past three years highlighted the

importance of high quality, secure biological research laboratories at UW-Madison. The renovation portion of this project provides an opportunity for SVM to upgrade an existing laboratory to modern standards to meet the need for biological research facilities conducting critical and timely research on airborne diseases, such as COVID-19.

In addition, when the bids for this project were opened on April 13, 2021, there were sufficient funds to accept bids received and start construction, however there were not sufficient funds left to maintain an adequate construction contingency. In the past year, unprecedented increases in materials costs, supply-chain disruptions, and an increasingly tight labor market have impacted costs during construction and the original contingency that was established pre-pandemic is not sufficient. It was also discovered that the safety containment areas around the biosafety level 3 (BSL-3) labs need to be upgraded to ensure pathogenic viruses are safely contained in the labs. The work in these labs includes investigation of infectious diseases in animals that have the potential to jump species and cause infections in humans. This budget increase will provide funds to the project to cover the costs for impacts including additional labor and materials to correct these unforeseen conditions.

BUDGET/SCHEDULE:

Construction	\$117,030,000
Design	\$10,771,600
DFD Mgt	\$5,375,500
Contingency	\$16,794,300
Equipment	\$1,000,000
Other Fees	\$1,631,600
TOTAL	\$152,603,000

SBC Approval	Aug 2023
A/E Selection	Aug 2019
Design Report	Oct 2020
Bid Opening	Mar 2021
Start Construction	Jun 2021
Substantial Completion	Dec 2024
Final Completion	Jan 2025

PREVIOUS ACTION: In April 2021, the project budget was administratively increased to accept bids received as permitted by SBC Policy with \$500,000 GIFTS.

In December 2020, the SBC approved \$128,103,000 (\$90,103,000 GFSB and \$38,000,000 GIFTS) to construct the Veterinary Medicine Addition and Renovation project.

This project was enumerated in 2019 Wisconsin Act 9 for \$128,103,000 (\$90,103,000 GFSB and \$38,000,000 GIFTS/GRANTS).

August 9, 2023

Subcommittee	Full Commission
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28. UW-System – 2019-21 Minor Facilities Renewal

Program, Group 1 – Request the following:

- a) Authority to increase the Fluno Center Plaza Deck Waterproofing and Repair project at UW-Madison by \$1,414,000 PR-CASH for a revised estimated total cost of \$7,400,000 (\$5,000,000 PRSB and \$2,400,000 PR-CASH) and the program allocation of the 2019-21 Minor Facilities Renewal Program Group 1 to a revised program total of \$31,414,000 (\$22,000,000 GFSB, \$8,000,000 PRSB, and \$1,414,000 PR-CASH);
- b) Authority to construct the specified project for an estimated total cost of \$7,400,000 (\$5,000,000 PRSB and \$2,400,000 PR-CASH); and
- c) Permit the Division of Facilities Development to adjust individual project budgets within the 2019-21 Minor Facilities Renewal Program Group 1.

2019-21 Minor Facilities Renewal, Group 1	\$1,414,000
MSN Fluno Ctr Plaza Deck Waterproof/Repr (Increase) (\$1,414,000 PR-CASH)	\$1,414,000

2019 Wisconsin Act 9 authorized \$90 million for UW Minor Facility Improvement projects in three categories, Group 1, 2, and 3. To date, the SBC has authorized approximately \$79 million from these enumerations.

**AGENCY REQUEST FOR
STATE BUILDING COMMISSION ACTION
AUGUST 2023
REQUEST #28**

AGENCY: University of Wisconsin System

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

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

LOCATION: UW System, Statewide

PROJECT REQUEST: Request the following:

- a) Authority to increase the Fluno Center Plaza Deck Waterproofing and Repair project at UW-Madison by \$1,414,000 PR-CASH for a revised estimated total cost of \$7,400,000 (\$5,000,000 PRSB and \$2,400,000 PR-CASH) and the program allocation of the 2019-21 Minor Facilities Renewal Program Group 1 to a revised program total of \$31,414,000 (\$22,000,000 GFSB, \$8,000,000 PRSB, and \$1,414,000 PR-CASH);
- b) Authority to construct the specified project for an estimated total cost of \$7,400,000 (\$5,000,000 PRSB and \$2,400,000 PR-CASH); and
- c) Permit the Division of Facilities Development to adjust individual project budgets within the 2019-21 Minor Facilities Renewal Program Group 1.

2019-21 MINOR FACILITIES RENEWAL, GROUP 1

INST	PROJ. NO.	PROJECT TITLE	GFSB	PRSB	PR-CASH	TOTAL
MADISON (Dane Co.)	19G1Y	Fluno Center Plaza Deck Waterproofing & Repairs (Increase)	\$0	\$0	\$1,414,000	\$1,414,000
AUGUST 2023 TOTAL			\$0	\$0	\$1,414,000	\$1,414,000

UW-Madison – Fluno Center Plaza Waterproofing Repairs (Increase) (19G1Y):

Project Description and Justification:

The project shall provide the necessary design and construction to waterproof the concrete cap of the underground parking garage at Fluno Center, repair the relevant damage to the parking garage, and restore the above ground site components as necessary. Surface water runoff from the ground surface courtyard has been entering into the underground parking ramp below the Fluno Center since 2007, causing damage to the underground facilities. It is common to have water cascading through ceiling joints through the first level and down into the second parking level. Water intrusions land on interior walk and drive surfaces creating slippery conditions for pedestrians and vehicles. Water has gradually damaged concrete surfaces and joints which has increased the volume of water intrusion. Continued water intrusion will eventually cause concrete to spall which could fall on pedestrians and vehicles. In winter, some water intrusions create large ice columns and slabs which tend to impede travel within the ramp. Several repairs have been performed by campus staff over the years which have had some limited short-term success, but the overall problem continues to persist and grow. This project is needed to provide comprehensive long-term solutions to the water intrusions to maintain full use of the parking facility and mitigate damage to the overall structure.

This project was bid on April 4, 2023. There were insufficient funds to accept the bids received and maintain an adequate construction contingency. This increase will allow the bids to be accepted for the previously approved scope and provide an appropriate post-bid contingency to address any unforeseen conditions that may arise during construction.

Budget/Schedule:

Construction	\$6,000,000	SBC Approval	Aug 2023
Design	\$500,000	A/E Selection	May 2021
DFD Mgt	\$265,400	Bid Opening	Apr 2023
Contingency	\$634,600	Start Construction	Sep 2023
TOTAL	\$7,400,000	Substantial Completion	Jul 2024
		Final Completion	Dec 2024

Previous Action: 2019 Wisconsin Act 9 authorized \$90 million for UW Minor Facility Improvement projects in three categories, Group 1, 2, and 3. To date, the SBC has authorized approximately \$79 million from these enumerations. The table below summarizes projects previously authorized by the SBC from these enumerations.

Group	SBC Mtg	Project	Amount Authorized
Group 1	Aug 2020	GBY – Mary Ann Cofrin Hall/Wood Hall Exterior Envelope Repair (19G1Z)	\$6,058,300
	Dec 2020	MIL - Engineering & Mathematical Sciences Building Mechanical/Electrical/Plumbing Systems Infrastructure Renovation (19G2B)	\$6,558,700
	Dec 2020	STO - Site Utility Steam Distribution System Replacement (19G2A)	\$5,223,500
	Feb 2021	MSN - Multi-Building Fire Alarm System Replacement and Renovation, Phases 8-9 (19E3M)	\$5,955,000
	Dec 2022	MSN – Fluno Center Plaza Deck Waterproofing & Repair	\$5,986,000
		Group 1 Subtotal	\$29,781,500
Group 2	Feb 2021	MSN - Site Utility Steam Distribution Pits 4/13-79/12 Replacement (19G2C)	\$6,238,000
	May 2021	MIL - Mitchell Hall Exterior Envelope Repair & Window Replacement (19G2G)	\$6,941,500
	Oct 2021	MSN – Site Utility Electrical Distribution System Renovation & Replacement (19G2E)	\$5,047,000
	Dec 2021	MSN – Site Utility Steam Distribution Pit 59/10-Ag Bulletin/Soils/King Replacement (19G2D)	\$6,582,000
		Group 2 Subtotal	\$24,808,500
Group 3	Oct 2020	MIL - Multi-Building Exterior Envelope Repair (19G2O)	\$3,708,000
	Oct 2020	PLT - Karmann Library HVAC System Renovation/Skylight Replacement (19G2Y)	\$4,798,000
	May 2021	WTW - McGraw Hall Exterior Entrance Repair (19G2M)	\$3,000,000
	Aug 2021	OSH – Gruenhagen Hall Plumbing Riser Replacement (19G2L)	\$3,133,000
	Oct 2021	MSN – Multi-Building Elevator Replacement (19G2P)	\$2,888,000
	Aug 2022	MSN – Multi-Building Exterior Envelope Repair (19G2N)	\$6,949,500
		Group 3 Subtotal	\$24,476,500
		Program Total	\$79,066,500

BUILDING COMMISSION REQUESTS / ITEMS

August 9, 2023

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

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

Facility Maintenance and Repair \$12,319,500

MIL	Kenilworth Apts Exterior Envelope Repr (\$1,883,000 PRSB)	\$1,883,000
MSN	Athletics Facility Repair/Renovation (\$2,996,000 PR-CASH)	\$2,996,000
MSN	Kohl Center Cooling Coil Replacements (\$2,000,000 PR-CASH)	\$2,000,000
PKS	Student Center Elevator Renovation (\$618,100 PR-CASH)	\$618,100
RVF	Hathorn Normal/Emerg Pwr Sys Reno (\$2,998,000 PR-CASH)	\$2,998,000
STO	Central Heating Plant Chimney Repairs (\$1,824,400 GFSB)	\$1,824,000

Utility Repair and Renovation \$4,652,000

OSH	Titan Stadium Track Replacement (\$1,553,000 PRSB; \$100,000 GIFTS)	\$1,653,000
WTW	Parking Lot 19 Reconstruction (\$2,819,000 PRSB; \$180,000 PR-CASH)	\$2,999,000

Health, Safety & Environmental Protection \$7,173,000

LAC	Wentz Hall Renovation (\$809,100 PRSB; \$2,189,000 PR-CASH)	\$2,998,100
MSN	Van Hise Hall Standpipe Renovation (\$1,575,500 GFSB)	\$1,575,500
PKS	Res Life Fire Alarm System Renovation (\$2,580,800 PRSB; \$18,600 PR-CASH)	\$2,599,400

TOTALS	\$3,399,900 GFSB	\$9,644,900 PRSB	
	\$10,999,700 PR-	\$100,000 GIFTS	\$24,144,500
	CASH		

**AGENCY REQUEST FOR
STATE BUILDING COMMISSION ACTION
AUGUST 2023
REQUEST #29**

AGENCY: University of Wisconsin System

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

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

LOCATION: UW System, Statewide

PROJECT REQUEST: Request the following:

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

FACILITY MAINTENANCE AND REPAIR

INST	PROJ. NO.	PROJECT TITLE	GFSB	PRSB	PR-CASH	GIFTS	TOTAL
MILWAUKEE (Milwaukee Co.)	21K10	Kenilworth Apartments Exterior Envelope Repairs	\$0	\$1,883,000	\$0	\$0	\$1,883,000
MADISON (Dane Co.)	22L2D	Athletics Facility Repairs and Renovations	\$0	\$0	\$2,996,000	\$0	\$2,996,000
MADISON (Dane Co.)	22J1P	Kohl Center Cooling Coil Replacements	\$0	\$0	\$2,000,000	\$0	\$2,000,000
PARKSIDE (Kenosha Co.)	22A2J	Student Center Elevator Renovation	\$0	\$0	\$618,100	\$0	\$618,100
RIVER FALLS (Pierce Co.)	22D1M	Hathorn Hall Normal & Emergency Power System Renovation	\$0	\$0	\$2,998,000	\$0	\$2,998,000
STOUT (Dunn Co.)	22B3H	Central Heating Plant Chimney Repairs	\$1,824,400	\$0	\$0	\$0	\$1,824,400
FACILITY MAINTENANCE AND REPAIR SUBTOTALS			\$1,824,400	\$1,883,000	\$8,612,100	\$0	\$12,319,500

UTILITY REPAIR AND RENOVATION

INST	PROJ. NO.	PROJECT TITLE	GFSB	PRSB	PR-CASH	GIFTS	TOTAL
OSHKOSH (Winnebago Co.)	22I3E	Titan Stadium Track Replacement	\$0	\$1,553,000	\$0	\$100,000	\$1,653,000
WHITEWATER (Jefferson Co.)	22D2U	Parking Lot 19 Reconstruction	\$0	\$2,819,000	\$180,000	\$0	\$2,999,000
UTILITY REPAIR AND RENOVATION SUBTOTALS			\$0	\$4,372,000	\$180,000	\$100,000	\$4,652,000

HEALTH, SAFETY, AND ENVIRONMENTAL PROTECTION

INST	PROJ. NO.	PROJECT TITLE	GFSB	PRSB	PR-CASH	GIFTS	TOTAL
LA CROSSE (La Crosse Co.)	19K1N	Wentz Hall Renovation	\$0	\$809,100	\$2,189,000	\$0	\$2,998,100
MADISON (Dane Co.)	2011A	Van Hise Hall Standpipe Renovation	\$1,575,500	\$0	\$0	\$0	\$1,575,500
PARKSIDE (Kenosha Co.)	22F2L	Residence Life Fire Alarm System Renovation	\$0	\$2,580,800	\$18,600	\$0	\$2,599,400
HEALTH, SAFETY, & ENVIRONMENTAL PROTECTION SUBTOTALS			\$1,575,500	\$3,389,900	\$2,207,600	\$0	\$7,173,000

	GFSB	PRSB	PR-CASH	GIFTS	TOTAL
AUGUST 2023 TOTALS	\$3,399,900	\$9,644,900	\$10,999,700	\$100,000	\$24,144,500

UW-Milwaukee - Kenilworth Apartments Exterior Envelope Repairs (21K10):

Project Description and Justification:

This project repairs the concrete and metal panel façades of the Kenilworth Square Apartments (KSA) building. Project work includes repairing spalled and cracked concrete; removing an abandoned and deteriorated concrete tank platform and the failed concrete coating; and surface preparation and re-coating the concrete materials on each elevation and the third-floor exterior terrace. Project work also includes replacing missing or loose fasteners and reinstalling loose preformed gaskets on the metal panels.

In 2010, a study was performed by a building envelope consultant examining all façade elevations at the Kenilworth complex. The result of that study documented the deteriorating conditions issues noted in the proposed project scope included in this request. In the fall of 2017, a large spall (approximately 5-feet long by 6-inches deep) of concrete on the south façade of KSA was removed. The findings of the 2010 study and recent pre-design work need to be completed to prevent similar emergency situations.

Budget/Schedule:

Construction	\$1,448,300	SBC Approval	Aug 2023
Design	\$148,600	A/E Selection	May 2020
DFD Mgt	\$66,700	Bid Opening	Aug 2023
Contingency	\$218,400	Start Construction	Mar 2024
Other Fees	\$1,000	Substantial Completion	Aug 2024
TOTAL	\$1,883,000	Final Completion	Feb 2025

Previous Action: None.

UW-Madison - Athletics Facility Repairs and Renovations (22L2D):

Project Description and Justification:

This phased project selectively constructs various maintenance, repair, and renovation scopes of work across the majority of athletics facilities on campus. The facilities include but are not

limited to the following facilities: Camp Randall Stadium complex, Kohl Center, McClain Center, University Ridge Golf Course, Goodman Softball complex, McClimon complex, and Nicholas Johnson Pavilion. Project work addresses time-sensitive scopes that must be completed amidst athletics event schedules. The project work includes a range of scopes including providing card access and security upgrades; health, safety, and code-required repairs; energy conservation measures; maintenance and repair of site improvements; and programmatic enhancements for user experience at all athletic facilities.

Foreseeable work includes the following structures and scopes: (1) Camp Randall complex work includes repairs or replacements of air handling units, waterproofing, structural repairs, medium pressure steam, and HVAC; (2) Kohl Center work includes repairing or replacing building utilities, and fire alarm/suppression; (3) McClain Center work may include replacing air handling units; (4) University Ridge work includes repairs or replacements to the fire alarm system, HVAC, and boiler; (5) Goodman Softball complex work includes replacement of the roof and other facility repairs; (6) Nicholas Johnson Pavilion work includes the replacement of the roof. This project addresses three main issues: safety, customer satisfaction, and energy efficiency. By comprehensively addressing these three primary issues, the desired quality of service can continue to be provided in the existing facilities in a timely manner, especially with scheduling constraints related to athletics event schedules.

Budget/Schedule:

Construction	\$2,245,000
Design	\$311,700
DFD Mgt	\$103,300
Contingency	\$336,000
TOTAL	\$2,996,000

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

Previous Action: None.

UW-Madison - Kohl Center Cooling Coil Replacements (22J1P):

Project Description and Justification:

This project removes and replaces cooling coils in 12 air handling units. This project will replace the cooling coils, supports, control valves, piping from isolation valves to the coils, and isolation valves for twelve air handling units. The cooling coils are original to when the Kohl Center was built in 1998. Since then, the coil wall thickness has worn down, resulting in an increasing number of leaks in the cooling coils every year. The increased number of leaks and the location of the leaks, raises concerns about larger leaks developing off-hours when there is minimal staff on-site with the potential to cause extensive damage to the arena playing surface(s) and the building interior.

Budget/Schedule:

Construction	\$1,563,500
Design	\$130,000
DFD Mgt	\$72,000
Contingency	\$234,500
TOTAL	\$2,000,000

SBC Approval	Aug 2023
A/E Selection	Nov 2022
Bid Opening	Aug 2023
Start Construction	Oct 2023
Substantial Completion	Aug 2024
Final Completion	Feb 2025

Previous Action: None.

UW-Parkside - Student Center Elevator Renovation (22A2J):**Project Description and Justification:**

This project modernizes and replaces elevator components and equipment for passenger elevator number one and the associated elevator machine room. Project work includes replacing elevator controls, car and hall signal fixtures, enclosure finishes, door hardware, cooling-only split system, hoistway hangers, hydraulic jack, and sump pump.

The passenger elevator in the Student Union is original to the building constructed in 1976 and has not been substantially upgraded. This is the only passenger elevator in the facility. The campus elevator service contractor has experienced increased obsolescence of parts to make needed repairs to the elevator. The elevator inspector has informed the campus that the elevator needs to be modernized because a failure to make needed repairs on the elevator will cause the car to fail future inspections and not be given a certificate of operation.

Budget/Schedule:

Construction	\$472,100
Design	\$53,300
DFD Mgt	\$21,800
Contingency	\$70,900
TOTAL	\$618,100

SBC Approval	Aug 2023
A/E Selection	Mar 2022
Bid Opening	Oct 2023
Start Construction	May 2024
Substantial Completion	Aug 2024
Final Completion	Feb 2025

Previous Action: None.

UW-River Falls - Hathorn Hall Normal & Emergency Power System Renovation (22D1M):**Project Description and Justification:**

This project resolves maintenance and reliability issues with the Hathorn Hall electrical distribution systems and emergency power backup systems. Project work includes replacing an obsolete emergency generator and aged electrical distribution systems including medium voltage equipment, main distribution panels, branch circuit panels, and feeders for Hathorn Hall. The project also provides new emergency and optional standby power for life safety systems and critical equipment necessary to prevent building freeze-up or flooding during an electrical power outage. Emergency and optional standby automatic transfer switches and distribution equipment

will be provided. Existing circuits will be extended and connected to the new distribution equipment.

Hathorn Hall has 188 student rooms and two hall manager apartments that combine for a total capacity of 376 residents. This building also is home to the Residence Life Staff offices. This is the most important campus building for Residence Life. The primary electrical equipment was installed during the building's 1961 addition. The primary 4,160 volt to 120/208-volt transformer is rated for 150-kilovolt-amps and is undersized for a building this large. The limited emergency system is supported by a 20-kilowatt generator installed in 1993. This 29-year-old generator does not have capacity for additional loads and is well over the projected life span of 20 years. Additional capacity of a newer generator will allow critical loads like radiant heat pumps to be powered by the new generator, preventing winter freezing during a main electrical supply interruption. This work will allow building residents to remain in their rooms during a power outage any time of the year and will keep the building from freezing. Emergency and optional standby loads will be separated out by this project with a separate transfer switch for both. Electrical panels are full throughout the building with no room to install additional circuits. Maintenance calls for tripped breakers are common for the student resident rooms, as each circuit feeds multiple rooms. Dedicated branch panels will be added for the hall manager apartments which are currently fed from several separate electrical panels and is a code violation.

Budget/Schedule:

Construction	\$2,346,000
Design	\$192,000
DFD Mgt	\$108,000
Contingency	\$352,000
TOTAL	\$2,998,000

SBC Approval	Aug 2023
A/E Selection	May 2022
Bid Opening	Jan 2024
Start Construction	Apr 2024
Substantial Completion	Aug 2025
Final Completion	Feb 2026

Previous Action: None.

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

Project Description and Justification:

This project repairs the central heating plant chimney and appurtenances. Project work includes brick replacement, tuckpointing, painting, caulking, lightning protection system inspection/repair, concrete cap replacement, and breeching duct connection repair. The project will also demolish and rebuild the top 35-vertical feet of the stack, which will be rebuilt to a height of 200-vertical feet (VF). A new 60 VF stainless-steel stack will be fabricated and installed, to be mounted on the roof of the heating plant and connected to boiler number. 4. The new stainless-steel stack will facilitate continuous central plant operation while the repair work is completed on the main masonry stack.

The exposed surface of the exterior chimney stack column or shell is in fair to poor condition. The top third of the stack is showing signs of moderate to heavy deterioration, delamination, and discoloration. Delamination of the face brick was detected, primarily near the areas that were previously patched. The steel tension bands had areas of minor surface corrosion and paint

failure. Tension bands are in good to fair condition and the breeching is in good condition. The chimney is constructed from common brick. Degradation is most severe in the upper half of the chimney with conditions that improve nearer ground level, as is typical for industrial chimneys. From the upper course of brick immediately below the chimney cap, extending down a minimum of 5 VF from the bottom of the chimney cap (second tension band), complete mortar failure has occurred at the full depth of the face brick and may extend the full thickness of the wall. The gunite liner on the interior of the chimney was observed to be cracked and has delaminated from the interior of the chimney shell. The lower 25 VF of the gunite installed in 2012 was observed to be cracked throughout and has also delaminated. This is likely due to severe deterioration or failure of the brick target liner present in the lower 75 VF of the chimney.

Budget/Schedule:

Construction	\$1,420,000
Design	\$126,000
DFD Mgt	\$65,400
Contingency	\$213,000
TOTAL	\$1,824,400

SBC Approval	Aug 2023
A/E Selection	Apr 2022
Bid Opening	Jan 2024
Start Construction	May 2024
Substantial Completion	Oct 2024
Final Completion	Apr 2025

Previous Action: None.

UW-Oshkosh - Titan Stadium Track Replacement (22I3E):

Project Description and Justification:

This project replaces the exterior competition track within the Titan Athletic Complex. Project work includes demolition, removal, disposal, and replacement of approximately 95,752 SF of runways and track surface; repair of the subsurface; and drainage improvements and augmentation as necessary. The replacement track surface will meet NCAA – Rule 1 Construction of Facilities – Section 1 requirements. Specifications listed in this rule represent the minimums necessary to host intercollegiate track and field and technical information on construction, layout and marking. All track calculations and measurements, existing and proposed, must be verified to be in compliance with the most current NCAA rules. Section 1 requirements include track and runways maximum and minimum slope and grades; length measured in meter; a curb border must be in place for competition; and markings of starting and finish lines, running lanes, break lines, and relay zone. Additional sections for hurdles, steeplechase, high jump, pole vault, long and triple Jump, and throwing areas (shot put, discus, hammer, and javelin). All turf, pavements, and landscaping disturbed by the track replacement will be restored and repaired.

The original track and field were installed in 2005, with nine lanes to meet the then current NCAA requirements. The top surface has deteriorated and worn through and requires replacement. The track surface has shown normal signs of wear and break down for an installation that has exceeded the exterior surface life cycle. In its current condition, this track is restricted from scheduling any event. The runways and track are to be upgraded to meet the new NCAA Division III requirements, allowing the institution to host competitions in this location.

Budget/Schedule:

Construction	\$1,257,000
Design	\$102,100
DFD Mgt	\$59,200
Contingency	\$220,700
Other Fees	\$14,000
TOTAL	\$1,653,000

SBC Approval	Aug 2023
A/E Selection	Nov 2022
Bid Opening	Sep 2023
Start Construction	Nov 2023
Substantial Completion	Jun 2024
Final Completion	Dec 2024

Previous Action: None.

UW-Whitewater - Parking Lot 19 Reconstruction (22D2U):**Project Description and Justification:**

This project re-constructs Parking Lot 19, including the drive entrances off Lauderdale Drive, Prairie Street, and potentially Schwager Drive. Project work includes complete reconstruction of the lot with new concrete curb and gutter, base course, asphalt pavement, excavation below subgrade, biaxial geogrid, storm sewer piping, storm sewer inlets, lighting, and restoration. The project will also add a new storm water management detention facility to improve storm water quality.

Parking Lot 19 is more than 15 years old and the prevalence of tire ruts and potholes throughout the surface indicate that the subgrade is of poor quality and may need to be completely removed before full reconstruction of the lot. This lot is located in a low swampy area known to have poor soils and high ground water issues. The pre-design process included investigating the potential to add new storm water management features to reduce total suspended solids (TSS) removal and contribute towards the campus meeting its municipal separate storm sewer system (MS4) requirements.

Budget/Schedule:

Construction	\$2,326,100
Design	\$185,200
DFD Mgt	\$107,100
Contingency	\$349,200
Other Fees	\$31,400
TOTAL	\$2,999,000

SBC Approval	Aug 2023
A/E Selection	May 2022
Bid Opening	Jan 2024
Start Construction	May 2024
Substantial Completion	Aug 2024
Final Completion	Feb 2025

Previous Action: None.

UW-La Crosse - Wentz Hall Renovation (19K1N):**Project Description and Justification:**

This project improves life/safety systems and ADA accessibility in Wentz Hall. Project work includes installing a full fire suppression system including the extension of a new water main from the city main within the adjacent fire lane. New electrical conduits will be extended to all resident rooms. The building electrical transformer and switchgear will be replaced to provide for the upgraded circuits. A new fire alarm system, high-speed data cabling, and wireless access

points will also be installed. One accessible shower/bathroom will be constructed on each of the four residential floors. The showers and restrooms on all four residential floors will be reconfigured and made accessible. The single-user toilet shower room in the basement will be expanded to provide full accessibility. The mechanical alterations include replacement of the exhaust fans and ducting within the reconfigured areas.

Wentz Hall was constructed in 1964 and there have been no significant renovations or upgrades in either facility since original construction. The continued deterioration of the housing stock has a negative impact on student recruitment and the overall student experience. Increased concern over accessibility and bathrooms that respect the diversity of the student population have made the residence hall renovations a priority. Wentz Hall will be vacated for the Spring and Summer 2024 semesters, providing an eight-month construction window.

Budget/Schedule:

Construction	\$2,339,100
Design	\$192,000
DFD Mgt	\$107,500
Contingency	\$346,800
Equipment	\$12,000
Other Fees	\$700
TOTAL	\$2,998,100

SBC Approval	Aug 2023
A/E Selection	Jan 2020
Bid Opening	Sep 2023
Start Construction	Jan 2024
Substantial Completion	Aug 2024
Final Completion	Feb 2025

Previous Action: None.

UW-Madison - Van Hise Hall Standpipe Renovation (2011A):

Project Description and Justification:

This project upgrades the fire pump and standpipe in Van Hise Hall to provide a reliable fire protection standpipe system in compliance with current fire codes. Project work includes upgrading the fire pump and its electrical power extension and controls; installing a new split, high-low standpipe system with interconnected sprinkler system tamper switches and flow alarms; primary drain riser to serve all floors; and elimination of over-pressurized, leaking hose valves.

Van Hise Hall is a high-rise building with 19 floors, standing 243 vertical feet above ground. The fire standpipe does not have a double-check backflow preventer and the fire hose valves on the standpipe system are over pressurized, more than 175 pounds per square inch on most floors. Several hose valves do not close completely. The fire pump does not have a full-size bypass to allow the code-required annual testing and there is no backup electrical power to the fire pump.

Budget/Schedule:

Construction	\$1,236,500
Design	\$96,600
DFD Mgt	\$56,900
Contingency	\$185,500
TOTAL	\$1,575,500

SBC Approval	Aug 2023
A/E Selection	Oct 2020
Bid Opening	Nov 2023
Start Construction	Jan 2024
Substantial Completion	Jan 2025
Final Completion	Jul 2026

Previous Action: None.

UW-Parkside - Residence Life Fire Alarm System Renovation (22F2L):**Project Description and Justification:**

This project renovates and upgrades the residence life facilities fire alarm systems to meet all current building and fire/safety codes and fully integrate controls, reporting, operations, functions, and features into the campuswide fire alarm system. This project replaces and augments the fire alarm and smoke detection system in Pike River Suites, Ranger Hall, and University Apartments to meet current life safety code and accessibility standards, improve reliability and features, and reduce operational maintenance costs. The central and building annunciator panels, control panels, pull stations, heat and smoke detectors, and speaker/strobe signal devices will be replaced, and new panels and devices will be installed, as required. The fully addressable fire alarm system will maintain its one-way voice communication capabilities and central reporting through the campus fiber optic network in two campus locations. The new control panels will be sized to accommodate all current and anticipated future devices. All elevator controls will be connected and interfaced with the new control panels for the elevator recall function. Telecommunication risers will be replaced or installed as required to accommodate the required system capacity.

The fire alarm and smoke detection systems on campus were incrementally developed building by building as they were constructed. These disparate systems were then universally upgraded and connected through central reporting during a campus-wide renovation project in 2000 and then subsequently renovated and updated again in 2021-22 for all but the three student residences due to cost overruns. Central reporting annunciator panels are located in the central Heating and Chilling Plant and in Tallent Hall (University Police). The fire alarm and smoke detection system in Pike River Suites was constructed in 2009. The fire alarm and smoke detection system devices are more than 15 years old and have exceeded their recommended cyclic life. Multiple communication issues are experienced on a weekly basis, typically lasting one to three minutes. The unreliability of this system has required significant and increasing amounts of time from the campus electrician to troubleshoot and diagnose the faults, as well as billable service calls to the manufacturer. The fire control panels do not transfer from battery power to hard-wired power, which results in the backup batteries being drained and no coverage provided. If the fire control panel(s) require a reset, the maintenance electrician is frequently required to rewire the circuits that control the pull stations in order to properly reset the panel(s).

Budget/Schedule:

Construction	\$2,128,000
Design	\$53,400
DFD Mgt	\$98,000
Contingency	\$320,000
TOTAL	\$2,599,400

SBC Approval	Aug 2023
A/E Selection	Aug 2022
Bid Opening	Dec 2023
Start Construction	Mar 2024
Substantial Completion	Jul 2025
Final Completion	Dec 2025

Previous Action: None.