



State of Wisconsin Building Commission

TONY EVERS
Governor

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

Wednesday, August 7, 2019

10:30 a.m.

**State Fair Park Expo Center
Second Floor Meeting Rooms 1 & 2**

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

Wednesday, August 7, 2019

11:30 a.m.

**State Fair Park Expo Center
Second Floor Meeting Rooms 1 & 2**

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

Wednesday, August 7, 2019

1:30 p.m.

**State Fair Park Expo Center
Second Floor Meeting Rooms 1 & 2**

BUILDING COMMISSION REQUESTS / ITEMS

August 7, 2019

Subcommittee

Full Commission

The Secretary requests approval of the minutes of June 24, 2019.

No action required.

DEBT MANAGEMENT

1. Debt Authorizing Resolution – 2019 State of Wisconsin Building Commission Resolution 5 grants certain state agencies new debt authority in an amount not to exceed \$272,106,948 and continuation of previously approved debt authority in an amount not to exceed \$548,453,754, 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. Program Resolution Termination – 2019 State of Wisconsin Building Commission Resolution 6 terminates the Program Resolution for State of Wisconsin Petroleum Inspection Fee Revenue Obligations, reflecting final debt service payment made on July 1, 2019.
3. Supplemental Resolution – Safe Drinking Water Loan Program – 2019 State of Wisconsin Building Commission Resolution 7 supplements the Amended and restated Program Resolution for State of Wisconsin Environmental Improvement Fund Revenue Obligations, and other Supplemental Resolutions under such Program Resolution, to address use of revenue bonds for the Safe Drinking Water Loan Program.
4. Environmental Improvement Fund 2019-21 Biennial Finance Plan – Request approval of biennial finance plan submitted by DNR; and DOA pursuant to 13.48(26), Wisconsin Statutes.

No action required.

DEBT MANAGEMENT:

1. Debt Authorizing Resolution - 2019 State of Wisconsin Building Commission Resolution 5 grants certain state agencies new debt authority in an amount not to exceed \$272,106,948 and continuation of previously approved debt authority in an amount not to exceed \$548,453,754, 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.
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3. Supplemental Resolution – Safe Drinking Water Loan Program – 2019 State of Wisconsin Building Commission Resolution 7 supplements the Amended and restated Program Resolution for State of Wisconsin Environmental Improvement Fund Revenue Obligations, and other Supplemental Resolutions under such Program Resolution, to address use of revenue bonds for the Safe Drinking Water Loan Program.
4. Environmental Improvement Fund 2019-21 Biennial Finance Plan – Request approval of biennial finance plan submitted by DNR; and DOA pursuant to 13.48(26), Wisconsin Statutes.

BUILDING COMMISSION REQUESTS / ITEMS

August 7, 2019

Subcommittee

Full Commission

ADMINISTRATIVE AFFAIRS

Department of Administration

5. Department of Administration on behalf of the Department of Corrections – Herriot Drive Lease – Request authority to lease 3,200 GSF at 950 Herriot Drive in the City of Mauston for a term of five years and for initial annual costs of approximately \$68,798 or \$21.50/SF.

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

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

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

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

LOCATION: Mauston, Juneau County

PROJECT REQUEST: Request authority to lease 3,200 GSF at 950 Herriot Drive in the City of Mauston for a term of five years and for initial annual costs of approximately \$68,798 or \$21.50/SF.

PROJECT DESCRIPTION:

The proposed build-to-suit lease agreement provides the Department of Corrections (DOC) – Division of Community Corrections (DCC) with a one-story building with 3,200 GSF at 950 Herriot Drive in Mauston. It will be a single tenant facility dedicated to DOC operations with the potential for future expansion. This location provides 22 parking stalls for DOC’s employees and their clients.

Terms include an initial five-year lease plus two five-year renewals, with annual escalations of 1.75% and first year lease costs of \$68,798. Tenant improvements designated in the lease will be amortized over ten years. This is a full-service gross lease that includes all standard operating expenses. DOC will be responsible for furniture costs as well as monthly phone and data costs for the premises.

Below, please find the specifics of the proposed lease:

State Functions at Leased Location	Department of Corrections – Division of Community Corrections - Probation & Parole Office
Lease Location	950 Herriot Drive, Mauston, WI
Type of Negotiation or Process	Broker assisted transaction
Lessor	IOTA CO, LLC
Anticipated Occupancy Date	January 1, 2020
Lease Term	Five Years – December 1, 2019 – November 30, 2024
Renewal Option(s)	Two 5-year renewal options
Escalation Rate	1.75%
Purchase Option	None
Space Type	Office space
Square Feet	3,200 SF
Gross Cost Per Square Feet	\$21.50 /SF (includes janitorial, CAM, R/E Taxes, Water & Sewer Utilities, Insurance etc. and Tenant Improvements)
Annual Gross Cost	\$68,798.24

PROJECT JUSTIFICATION:

Currently, DOC operates a Probation & Parole Office at 304 Bickford Street in New Lisbon. DOC has been at this location since January 1999 and the existing lease agreement ends on December 31, 2019. Presently, DOC pays annual rent costs of \$53,185.25 or \$18.47/SF for 2,880 SF of office space. The current location no longer meets DOC's safety and space requirements. Additionally, excessive rains in recent years have caused adjacent roads to flood and have prevented DOC staff and clients from being able to enter the building.

The proposed single-story facility will be built-to-suit per DOC's specifications for a probation and parole office. This building will provide DOC with an additional 320 SF more than the current location; and, since DOC will be the only tenant, the building will be dedicated to probation & parole office operations. Moreover, clients will have better access to services and treatment providers, and the Herriot Drive location will be closer in proximity to the Juneau County Courthouse and Jail.

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

PREVIOUS ACTION: None.

BUILDING COMMISSION REQUESTS / ITEMS

August 7, 2019

Subcommittee	Full Commission
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6. Department of Administration – Various All Agency Projects – Request the following:

- a) Authority to construct various All Agency maintenance and repair projects for an estimated total cost of \$3,962,300 GFSB; and
- b) Allow the Division of Facilities Development and Management to adjust individual project budgets.

Facility Maintenance and Repair		\$3,962,300
Capitol	Exterior Dome Tuckpointing (\$1,596,500 GFSB)	\$1,596,500
Capitol	3 rd and 4 th Floor Wing Roof Replacement (\$1,899,900 GFSB)	\$1,899,900
Capitol	Assembly Chambers Ceiling Restoration (\$465,900 GFSB)	\$465,900

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

AGENCY: Department of Administration

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

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

LOCATION: State Capitol Building, Dane County

PROJECT REQUEST: Request the following:

- a) Authority to construct various All Agency maintenance and repair projects for an estimated total cost of \$3,962,300 GFSB; and
- b) Permit the Division of Facilities Development and Management to adjust individual project budgets.

Facility Maintenance and Repair			
LOCATION	PROJ. NO.	PROJECT TITLE	GFSB
State Capitol Building (Dane Co.)	18L3E	Exterior Dome Tuckpointing	\$1,596,500
State Capitol Building (Dane Co.)	18J1F	3rd and 4th Floor Wing Roof Replacements	\$1,899,900
State Capitol Building (Dane Co.)	17L1C	Assembly Chambers Ceiling Restoration	\$465,900
Facility Maintenance and Repair Total			\$3,962,300

State Capitol – Exterior Dome Tuckpointing (18L3E):

Project Description and Justification:

This project reseals damaged mortar joints located on the curved steel trusses of the ribs between each stone panel of the Capitol Dome. Work includes the removal and replacement of deteriorated mortar, sealant, and backer rods; and, miscellaneous repairs to the granite stone panels and crack monitors. The rib panels stack and support one another, so grout will be installed once the mortar is removed and prior to placement of the sealant. In order to extend the life of the new caulk joints, silicone sealant is reviewed, tested and installed on the rib joints. Project scope also includes patching stone spalls; replacing failed/damaged existing Dutchman repairs; providing caulking and needed repairs to gutters; and, repairing the top of stone panels that pitch toward the building so that they slope away for better drainage. The project also cleans and re-paints a portion of the top chords of the main dome trusses and intermediate supports. A long-term maintenance, sealing, and tuckpointing program will be developed for the exterior Capitol Dome.

In June 2018, a State Capitol Exterior Dome Survey & Condition Report was completed that found that, overall, the State Capitol Dome is in good condition. However, the mortar joints between the stones along the ribs of the dome are in poor condition. These joints are cracked

and deteriorated due to rib movement caused by thermal and moisture variations. The damaged areas have been temporarily caulked with a polyurethane sealant. Additionally, the copper gutters and downspouts were reviewed and appeared to be in good condition, except for the joints where the gutters meet the downspouts and needed repairs at the Lantern level.

The State Capitol was designed with four equal wings of five stories, a central rotunda, and a dome reaching to 284.9 feet high. The exterior of the dome is constructed with 24 sets of white granite stone panels and ribs. Each set consists of 16 individually shaped stone panels to create the circular dome. The raised ribs use 16 individual stones to create the shape of the dome. The ribs are supported by 24 curved steel trusses located in the interstitial space between the outer dome and the plaster interior dome construction. The rib panels stack and support one another. At the base of each rib, decorative stones create an ornamental scroll.

Budget/Schedule:

Construction	\$1,182,700
Design	\$120,000
DFDM Mgt	\$54,400
Contingency	\$177,400
Other Fees	\$62,000
TOTAL	\$1,596,500

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

Previous Action: None.

State Capitol – 3rd and 4th Floor Wing Roof Replacements (18J1F):

Project Description and Justification:

This project removes and replaces approximately 40,800 SF of deteriorated roof on the eight roofs located on the 3rd and 4th floor wings of the Wisconsin State Capitol. Work includes the replacement of the EPDM – Inverted Roof Membrane Assembly (IRMA) roofing system on the entire area with a new fully adhered 60-mil EPDM roofing system with a tapered insulation. The project also provides for the replacement of the EPDM wall flashing and for the re-use of the existing copper counter flashings. The copper flashing and terminations will be removed and reinstalled after the new EPDM roof system is completed. In addition, the existing masonry sealant on the 4th floor coping stones will be replaced with new sealant; the existing exterior glazing gaskets on thirty curb mounted skylights will be removed and replaced; and, new roofs will be installed at the eight elevator penthouses.

The Wisconsin State Capitol was designed with four roofs for each roof level, or one per wing. The existing 3rd & 4th floor wing roofs at the State Capitol were installed approximately 21 years ago during the State Capitol Restoration Project. These eight roofs consist of an inverted Ethylene Propylene Diene Monomer (EPDM) type of roof system that was developed in the early 1990s. Recent site inspections determined that all eight of the Capitol’s 3rd and 4th floor roofs should be replaced to address seal issues, as well as weathered and damaged insulation. Moisture infiltration is occurring at the thirty curb mounted skylights, the eight elevator penthouse roofs, and the 4th floor coping stone joints. This project will resolve these issues and preserve the integrity of the building envelope. It will provide a long-term solution for a roofing

system that will prevent water infiltration into the building and protect the historic interior finishes of the State Capitol.

Budget/Schedule:

Construction	\$1,530,400
Design	\$149,200
DFDM Mgt	\$67,300
Contingency	\$153,000
TOTAL	\$1,899,900

SBC Approval	Aug 2019
A/E Selection	Nov 2018
Bid Opening	Nov 2019
Start Construction	Mar 2020
Substantial Completion	Sep 2020
Final Completion	Nov 2020

Previous Action: None.

State Capitol – Assembly Chambers Ceiling Restoration (17L1C):

Project Description and Justification:

This project repairs plaster in twenty-four decorative paint panel locations and also provides miscellaneous plaster patch repairs necessary in the non-decorative areas of the Assembly Chambers ceiling. Scope includes the removal of approximately 4,200 GSF of damaged finish coat and the installation of a new plaster finish coat. The project area is from the top of the marble columns to the skylight within the Assembly Chambers.

State staff will complete the decorative painting required in this project. In order to control dust in the work area, temporary walls, plastic sheeting, and a negative air machine will be installed. Daily cleaning of the work platform and surrounding areas will be also be completed. During the project, the carpeted floors, desks, dais and lighting in the work area will be protected with plastic sheeting, foam insulation and plywood. This project will need to be done during the summer of a legislative off-session year (2020) and is anticipated to take four months to complete. DOA has worked with the Assembly to block off the necessary dates for use of the Assembly Chambers during construction.

The decorative surfaces of the existing ceiling panels in the Assembly Chambers are not original but are reproductions painted during the Assembly Chamber Restoration Project. The existing plaster is original and over 100 years old. In December 2014, a ceiling panel inspection found significant damage in many locations of the Assembly Chambers. Issues included the separation of the putty coat (painted final coat of plaster) from the base coats; the curling of the putty coat due to drying out and losing adhesion, and the deterioration of the base coats to powder. Since then, interim measures have been taken until a full restoration could be undertaken to address the progressive deterioration of the decorative paint and the original 100-year old plaster basecoat. This project will provide the work needed to restore and renew the Assembly Chambers ceiling panels.

Budget/Schedule:

Construction	\$338,200
Design	\$31,900
DFDM Mgt	\$15,200
Contingency	\$40,600
Other Fees	\$40,000
TOTAL	\$465,900

SBC Approval	Aug 2019
A/E Selection	Dec 2017
Bid Opening	Nov 2019
Start Construction	Apr 2020
Substantial Completion	Jul 2020
Final Completion	Aug 2020

Previous Action: None.

BUILDING COMMISSION REQUESTS / ITEMS

August 7, 2019

Subcommittee

Full Commission

Department of Corrections

7. Waupun Correctional Institution Behavioral Health Unit Building Life Safety Improvements – Request the following:
- a) Approve the Design Report; and
 - b) Authority to construct the Behavioral Health Unit Building Life Safety Improvements for an estimated total cost of \$6,981,000 GFSB.

In February 2019, the SBC approved the release of \$270,000 BTF-Planning to prepare preliminary plans.

This project was enumerated in 2017 WI Act 59 for \$6,981,000 GFSB.

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

AGENCY: Department of Corrections

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

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

LOCATION: Waupun Correctional Institution, Dodge County

PROJECT REQUEST: Request the following:

- a) Approve the Design Report; and
- b) Authority to construct the Behavioral Health Unit Building Life Safety Improvements for an estimated total cost of \$6,981,000 GFSB.

PROJECT NUMBER: 18110

PROJECT DESCRIPTION:

This project will construct improvements that include cell front doors, operators and locking mechanisms, ADA improvements, plumbing improvements, electrical upgrades, telephone upgrades, heating and ventilating improvements, security camera monitoring and recording improvements, and a fire suppression and smoke control system. ADA improvements for the building will be contained to those required for inmates; including cells, showers and toilet facilities. Three inmate housing cells will be converted into two accessible cells. The lavatory/water closet combination plumbing fixture will be removed, and a new separate sink and water closet will be provided within the cell. The light fixtures and outlets will be replaced per ADA requirements.

PROJECT JUSTIFICATION:

This building contains 59 single occupancy cells. It houses inmates with a wide range of issues including psychological disorders combined with behavioral instability and other needs in a "therapeutic community" environment. These inmates have an inability to function adequately within the general population. The original building was built in 1956 as a segregation unit. There was an addition to the building in 1982. There have not been any major upgrades to the original building or the addition since construction. This is the only housing unit at Waupun Correctional Institution which has not had any of these improvements.

BUDGET/SCHEDULE:

Construction	\$5,439,000
Design	\$582,000
DFDM Mgt	\$239,400
Contingency	\$543,600
Equipment	\$177,000
TOTAL	\$6,981,000

SBC Approval	Aug 2019
A/E Selection	Oct 2018
Design Report	Aug 2019
Bid Opening	May 2020
Start Construction	July 2020
Substantial Completion	June 2021
Final Completion	Aug 2021

PREVIOUS ACTION: In February 2019, the SBC approved the release of \$270,000 BTF-Planning to prepare preliminary plans.

The project was enumerated in 2017 WI Act 59 for \$6,981,000 GFSB.

DESIGN REPORT

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

August 7, 2019

Behavior Health Unit Building Life Safety Improvements
Waupun Correctional Institution
Waupun, WI

Project Number: 18110

For the: Department of Corrections

Project Manager: David Hoffman

Architect/Engineer: Mead & Hunt, Inc.
Madison, WI

1. Project Description:

This project will construct improvements that include: cell front doors, operators and locking mechanisms, ADA improvements, plumbing improvements, electrical upgrades, telephone upgrades, heating and ventilating improvements, security camera monitoring and recording improvements, and a fire suppression and smoke control system. ADA improvements for the building will be contained to those required for inmates including cells, showers and toilet facilities. Three inmate housing cells would be converted into two accessible cells, which would provide 2% of all cells as required for compliance. The lavatory/water closet combination plumbing fixture would be removed, and a new separate sink and water closet would be provided within the cell. The light fixtures and outlets would be replaced per ADA requirements.

2. Authorized Budget and Funding Source:

This project was enumerated in 2017 WI Act 59 for \$6,981,000 GFSB.

3. Schedule:

Bid Opening	May 2020
Start of Construction	Jul 2020
Substantial Completion / Occupancy	Jun 2021

4. Budget Summary:

Construction	\$5,439,000
A/E Fees	\$582,000
DFDM Fee	\$239,400
Contingency	\$543,600
Equipment	\$177,000
Total Project Cost	\$6,981,000

BUILDING COMMISSION REQUESTS / ITEMS

August 7, 2019

Subcommittee	Full Commission
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Department of Health Services

8. Various All Agency Projects – Request the following:

- a) Authority to construct various All Agency maintenance and repair projects for an estimated total cost of \$3,473,200 (\$1,265,500 GFSB and \$2,207,700 PR-CASH);
- b) Transfer all approved GFSB All Agency allocation to the DHS Infrastructure Maintenance Appropriation; and
- c) Permit the Division of Facilities Development and Management to adjust individual project budgets.

Facility Maintenance and Repair		\$3,473,200
SRSTC	Structured Cabling Upgrades (\$385,600 GFSB; \$1,741,000 PR-CASH)	\$2,126,600
WRC	Hughes Hall Shower Room Remodel (\$1,265,500 GFSB; \$81,100 PR-CASH)	\$1,346,600

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

AGENCY: Department of Health Services

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

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

LOCATION: Statewide

PROJECT REQUEST: Request the following:

- a) Authority to construct various All Agency maintenance and repair projects for an estimated total cost of \$3,473,200 (\$1,651,100 GFSB and \$1,822,100 PR-CASH);
- b) Transfer all approved GFSB All Agency allocation to the DHS Infrastructure Maintenance Appropriation; and
- c) Permit the Division of Facilities Development and Management to adjust individual project budgets.

Facility Maintenance and Repair					
LOCATION	PROJ. NO.	PROJECT TITLE	GFSB	PR-CASH	TOTAL
Sand Ridge Secure Treatment Center (Juneau County)	17E2J	Structured Cabling Upgrades	\$385,600	\$1,741,000	\$2,126,600
Wisconsin Resource Center (Winnebago County)	18D1X	Hughes Hall Shower Room Remodel	\$1,265,500	\$81,100	\$1,346,600
Facility Maintenance and Repair Total			\$1,651,100	\$1,822,100	\$3,473,200

Sand Ridge Secure Treatment Center – Structured Cabling Upgrades (17E2J):

Project Description and Justification:

This project will upgrade the communications structured cabling at the Sand Ridge Secure Treatment Center (SRSTC) and replace the telephone system with a Voice over IP (VoIP) system. Horizontal copper cabling at the facility buildings will be upgraded to support high speed data transmission and support the new VoIP system. The new cabling will include workstation data outlets and wireless access point locations in each building. Construction also includes the installation of single mode fiber optic cable within select buildings. The telecommunications equipment rooms at each building will be upgraded to support the new cabling and equipment.

This project is required in order to bring the existing network to a standard utilized by other secure treatment centers, allowing for comparable level of patient care and services. Upgrading structured cabling in and between buildings will improve performance of the existing network,

support increased data transmission rates, and increase capacity as required by existing and future DHS applications. These applications include video surveillance, telephone, paging and intercom, fire alarm, digital radio, security controls, and electronic health records systems.

Budget/Schedule:

Construction	\$1,594,000
Design	\$153,000
DFDM Mgt	\$70,200
Contingency	\$159,400
Equipment	\$150,000
TOTAL	\$2,126,600

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

Previous Action: None.

Wisconsin Resource Center – Hughes Hall Shower Room Remodel (18D1X):

Project Description and Justification:

This project will remodel six shower rooms in Hughes Hall at the Wisconsin Resource Center (WRC). The shower rooms are distributed throughout the building, with each shower serving one unit of the building. The existing shower rooms will be remodeled to provide accessible showers and a dry-off area. All tile and substrate in the shower and dry-off area will be replaced. Plumbing supply, waste and vent piping will be replaced, and new institutional plumbing fixtures will be installed. The ceiling will be replaced along with the existing ceiling lights. Ventilation to the shower area will be upgraded.

This project is needed to provide safe and secure shower rooms for the inmates at the WRC. Water has penetrated the existing walls and floor allowing tiles to become loose. Loose tiles can be used by inmates to threaten staff and other inmates or for self-harm. Remodeling this area not only reduces this risk but also extends the life of the area by replacing mechanical, electrical, and plumbing fixtures that have exceeded their useful lives.

Budget/Schedule:

Construction	\$1,084,000
Design	\$103,000
DFDM Mgt	\$47,700
Contingency	\$108,400
Other Fees	\$3,500
TOTAL	\$1,346,600

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

Previous Action: None.

BUILDING COMMISSION REQUESTS / ITEMS

August 7, 2019

Subcommittee	Full Commission
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Department of Military Affairs

9. Various All Agency Projects – Request the following:
- a) Authority to construct various All Agency maintenance and repair projects for an estimated total cost of \$3,343,200 (\$1,229,262 GFSB and \$2,113,938 FED);
 - b) Transfer all approved GFSB All Agency allocation to the DMA Infrastructure Maintenance Appropriation; and
 - c) Permit the Division of Facilities Development and Management to adjust individual project budgets.

Facility Maintenance and Repair		\$3,343,200
Fort McCoy	West Wing Billeting Rooms Renovation (\$345,000 FED)	\$345,000
Hayward Readiness	Steam Boiler & HVAC Replacement (\$1,229,262 GFSB; \$1,768,938 FED)	\$2,998,200

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

AGENCY: Department of Military Affairs

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

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

PROJECT REQUEST: Request the following:

- a) Authority to construct various All Agency maintenance and repair projects for an estimated total cost of \$3,343,200 (\$1,229,262 GFSB and \$2,113,938 FED);
- b) Transfer all approved GFSB All Agency allocation to the DMA Infrastructure Maintenance Appropriation; and
- c) Permit the Division of Facilities Development and Management to adjust individual project budgets.

Facility Maintenance and Repair					
LOCATION	PROJ. NO.	PROJECT TITLE	GFSB	FED	TOTAL
Fort McCoy – Wisconsin Military Academy (Monroe Co.)	18J2Q	West Wing Billeting Rooms Renovation	\$0	\$345,000	\$345,000
Hayward Readiness Center (Sawyer Co.)	18E2L	Steam Boiler & HVAC Replacement	\$1,229,262	\$1,768,938	\$2,998,200
Facility Maintenance and Repair Total			\$1,229,262	\$2,113,938	\$3,343,200

Fort McCoy – Wisconsin Military Academy– West Wing Room Renovation (18J2Q):

Project Description and Justification:

This project will renovate 109 dorm rooms within the west wing of the Wisconsin Military Academy (WMA). Work includes demolition of existing built-in furnishings, restoration of finished surfaces, and minor HVAC control work.

Existing furnishings were installed in 1996. The condition of the furnishings has deteriorated and are in need of replacement. HVAC controls within the rooms need to be relocated to prevent short-cycling of equipment.

Budget/Schedule:

Construction	\$275,000
Design	\$33,000
DFDM Mgt	\$12,000
Contingency	\$25,000
TOTAL	\$345,000

SBC Approval	Aug 2019
A/E Selection	Jan 2019
Bid Opening	Sep 2019
Start Construction	Nov 2019
Substantial Completion	Feb 2020
Final Completion	Mar 2020

Previous Action: None.

Hayward Readiness Center – Steam Boiler and HVAC Replacement (18E2L):**Project Description and Justification:**

This project will renovate the existing latrine and shower facility; provide additional offices, classroom and a larger, expanded classroom; provide a new Arms Vault and individual Unit Storage cages, as well as a new Storage Mezzanine over the Drill Hall. New ballistic resistant doors will replace existing entrance doors to areas not within the compound fencing. New mechanical spaces will house updated HVAC equipment and be spaced throughout the building for efficiency. The remodel will include limited site demolition and required interior demolition in preparation of the larger Arms Vault and Storage Mezzanine structures. The remodel will also relocate the existing lockers and personal training gear to the Storage Mezzanine. Space will be demarcated on the Drill Hall floor as an Accessible Personal Training Equipment location. It will replace heating and air conditioning system and expand the existing direct digital controls (DDC) system; as well as provide new LED lighting throughout.

The existing equipment is 30+ years old, failing, inefficient to operate, and it is uneconomical to make major repairs. The piping and fittings are deteriorated throughout the building, the air pneumatic control system is manual and out of operation, and the fin tubes are cracking and failing. Most pipes in confined spaces cannot be reached for maintenance. The current window A/C units are inefficient and are beyond their usable life span. New A/C units will improve efficiency, reduce associated electricity costs, increase comfort, provide required ventilation, and provide better control. The original electrical panels, including the main distribution panel, are old, outdated, and below required capacity for new HVAC equipment. Existing space is not being utilized efficiently and new air handling units would require mechanical space.

Budget/Schedule:

Construction	\$2,393,600
Design	\$259,800
DFDM Mgt	\$105,400
Contingency	\$239,400
TOTAL	\$2,998,200

SBC Approval	Aug 2019
AE Selection	Jun 2018
Bid Opening	Oct 2019
Start Construction	Dec 2019
Substantial Completion	May 2020
Final Completion	Jun 2020

Previous Action: None.

BUILDING COMMISSION REQUESTS / ITEMS

August 7, 2019

Subcommittee	Full Commission
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Department of Natural Resources

10. Various All Agency Projects – Request the following:

- a) Authority to construct various All Agency maintenance and repair projects for an estimated total cost of \$1,962,200 (\$1,401,000 STWD and \$561,200 GFSB);
- b) Transfer all approved GFSB All Agency allocation to the DNR Infrastructure Maintenance Appropriation; and
- c) Permit the Division of Facilities Development and Management to adjust individual project budgets.

Facility Maintenance and Repair		\$1,962,200
Devil's Lake SP	Water Infrastructure Improvements (\$1,401,000 STWD)	\$1,401,000
Grand River	Grand River Marsh Dam Repair (\$561,200 GFSB)	\$561,200

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

AGENCY: Department of Natural Resources

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

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

LOCATION: Statewide

PROJECT REQUEST: Request the following:

- a) Authority to construct various All Agency maintenance and repair projects for an estimated total cost of \$1,962,200 (\$1,401,000 STWD and \$561,200 GFSB);
- b) Transfer all approved GFSB All Agency allocation to the DNR Infrastructure Maintenance Appropriation; and
- c) Permit the Division of Facilities Development and Management to adjust individual project budgets.

Facility Maintenance and Repair					
LOCATION	PROJ. NO.	PROJECT TITLE	STWD	GFSB	TOTAL
Devil's Lake State Park (Sauk Co.)	17L1R	Water Infrastructure Improvements	\$1,401,000	\$0	\$1,401,000
Grand River Marsh Wildlife Area (Marquette Co.)	18L2W	Grand River Marsh Dam Repair	\$0	\$561,200	\$561,200
Facility Maintenance and Repair Total			\$1,401,000	\$561,200	\$1,962,200

Devil's Lake State Park – Water Infrastructure Improvements (17L1R):

Project Description and Justification:

This project will improve water wells and distribution, RV dump stations, and electrical power supply at multiple locations within Devil's Lake State Park. The park has a total of 13 active wells and associated distribution piping serving buildings and campgrounds, and two RV dump stations. Wells will be rehabilitated to improve water capacity or quality; and pumping and pressure equipment will be replaced in several locations. Water distribution piping will be installed to improve reliability in areas. Electrical equipment will be replaced to improve reliability, operability, and maintainability.

The significant upgrade of the water system and dump station at Devil's Lake State Park is needed to meet the health, safety, and recreational needs of the nearly three million annual visitors to the property.

Budget/Schedule:

Construction	\$1,029,000
Design	\$133,200
DFDM Mgt	\$45,300
Contingency	\$102,900
Other Fees	\$90,600
TOTAL	\$1,401,000

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

Previous Action: None.

Grand River Marsh Wildlife Area – Grand River Marsh Dam Repair (18L2W):**Project Description and Justification:**

This project will restore and upgrade operability of the Grand River Marsh Dam gates which were damaged during the response to an extreme rainfall event in August 2018. This project consists of replacing outdated gate operating equipment on the three main dam gates, which were originally installed in 1969. This includes upgrading the power supply for the operating equipment, replacing wheel bearings, and replacing gate seals. Areas of concrete spalling along the existing wing walls and piers supporting the operator's bridge will be repaired. The operator's bridge will be modified to accept the new gate actuators and will be permanently reattached to the supporting piers. The operator's bridge, stairs, and three main gates will also be repainted.

This project is part of the emergency response to the August 2018 rain and flooding disaster in South Central Wisconsin. The dam, in its current condition, is inoperable, which has resulted in the draining of the Grand River Marsh. This condition impacts users due to limited hunting and fishing opportunities, eliminates habitat, and elevates the risk to human health and safety.

Budget/Schedule:

Construction	\$435,000
Design	\$58,300
DFDM Mgt	\$19,200
Contingency	\$43,500
Other Fees	\$5,200
TOTAL	\$561,200

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

Previous Action: None.

BUILDING COMMISSION REQUESTS / ITEMS

August 7, 2019

Subcommittee

Full Commission

Department of Transportation

11. Various All Agency Projects – Request the following:

- a) Authority to construct various All Agency maintenance and repair projects for an estimated total cost of \$1,176,500 SEGRB;
- b) Permit the Division of Facilities Development and Management to adjust individual project budgets.

Facility Maintenance and Repair		\$1,176,500
Onalaska DMV	Service Center Renovation (Increase) (\$346,400 SEGRB)	\$346,400
West Bend DMV	Service Center Renovation (Increase) (\$115,100 SEGRB)	\$115,100
Elmwood DSP	Communication Tower Replacement (\$715,000 SEGRB)	\$715,000

In October 2017, the SBC granted authority to construct the Onalaska Service Center Renovation for an estimated total cost of \$950,000 SEGRB.

In October 2017, the SBC granted authority to construct the West Bend Service Center Renovation for an estimated total cost of \$880,000 SEGRB.

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

AGENCY: Department of Transportation

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

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

PROJECT REQUEST: Request the following:

- a) Authority to construct various All Agency maintenance and repair projects for an estimated total cost of \$1,176,500 SEGRB;
- b) Permit the Division of Facilities Development and Management to adjust individual project budget.

Facility Maintenance and Repair			
LOCATION	PROJ. NO.	PROJECT TITLE	SEGRB
Onalaska DMV (La Crosse Co.)	14L1C	Service Center Renovation (Increase)	\$346,400
West Bend DMV (Washington Co.)	15A3L	Service Center Renovation (Increase)	\$115,100
Elmwood DSP (Dunn Co.)	16A1X	Communication Tower Replacement	\$715,000
Facility Maintenance and Repair Total			\$1,176,500

Onalaska DMV – Service Center Renovation (14L1C):

Project Description and Justification:

The project will replace the existing building vinyl siding and all windows, renovate the interior building area to include; updating public restrooms to full ADA compliance, revising offices and lobby space per program, replacing the existing lighting with LED, modifying mechanical systems per new space, and replacing most finishes; carpet, base, tile, paint and ceiling tiles.

The current 8,412 SF building was constructed in 1992 and has not undergone any major renovations other than the recent partial mechanical and lighting upgrade. Other components of the building are following suit after 25 years of service and are in need of replacement and repair. Subsequent changes to security protocol, accessibility requirements, and service delivery method require various physical alterations of the building as well. With more than 129,000 customer transactions conducted at this location in 2011, and the closest adjacent full-service offices in Eau Claire, Stevens Point and Madison, it is imperative that the Onalaska office remain operationally functional, efficient and accessible.

Bids were opened on July 18, 2019. The budget increase is necessary to accept bids received, reestablish the appropriate budget for the project and equipment costs.

Budget/Schedule:

Construction	\$1,007,100
Design	\$92,100
DFDM Mgt	\$45,200
Contingency	\$122,000
Equipment	\$30,000
TOTAL	\$1,296,400

SBC Approval	Oct 2018
A/E Selection	Sep 2016
Design Report	Jun 2017
Bid Opening	Jul 2019
Start Construction	Sep 2019
Substantial Completion	Jun 2020
Final Completion	Aug 2020

Previous Action: In October 2017, the SBC granted authority to construct the project for an estimated total cost of \$950,000 SEGRB.

West Bend DMV – Service Center Renovation (15A3L):

Project Description and Justification:

The project will remodel approximately 6,800 SF of the DMV facility to accommodate programmatic changes, other infrastructure improvements and facility maintenance work such as upgrades to the mechanical system and components, repainting all interior walls and improving building security. This project will also replace office and break room furnishings and window blinds. Work on the building’s interior will include creating an information/photo desk area near the main entrance; alterations to the janitor’s closet and public men’s and women’s toilets to provide fully ADA compliant toilets; convert the existing garage to a storage area; and alterations and ADA upgrades to the employee breakroom and toilets. Existing cabinets and counters behind the employee workstations will be replaced. New ceiling tile, lighting, and flooring will be included throughout. All domestic water piping should be rerouted above ceilings. Work on the building’s exterior will include repainting main entrance canopy and complete replacement of all wood windows and storefront window framing. Lighting fixtures will be replaced for improved illumination and increased energy efficiency; existing restroom fixtures and finishes will be replaced; and the electric water cooler will be replaced with an accessible model. Changes to security and service delivery require minimal alterations to the floor plan and exterior doors and hardware will be replaced and access controls incorporated.

The current 6,800 SF building was constructed in 1990 has not undergone major improvements with the exception of a new roof that was installed in the fall of 2012. This building is heavily used, and most other components of the building are in need of replacement or repair after having served for over 20 years. Subsequent changes to security protocol, accessibility requirements, and service delivery method require various physical alterations of the building as well.

Bids were opened on July 18, 2019. The budget increase is necessary to accept bids received, reestablish the appropriate budget for the project and equipment costs.

Budget/Schedule:

Construction	\$732,600
Design	\$105,800
DFDM Mgt	\$32,700
Contingency	\$84,000
Equipment	\$40,000
TOTAL	\$995,100

SBC Approval	Oct 2018
A/E Selection	Mar 2015
Design Report	Jun 2017
Bid Opening	Jul 2019
Start Construction	Sep 2019
Substantial Completion	Jun 2020
Final Completion	Aug 2020

Previous Action: In October 2017, the SBC granted authority to construct the project for an estimated total cost of \$880,000 SEGRB.

Elmwood DSP –Communication Tower Replacement (16A1X):**Project Description and Justification:**

This project will construct a replacement radio communication tower and related infrastructure for use by WDOT at Elmwood. The new facility will replace the existing damaged tower which is part of the current WISCOM system. Scope includes general construction and electrical work. Work includes installation of a new tower, backup generator system and other site and electrical improvements. The existing equipment shelter will remain.

On November 18, 2014 the tower at Elmwood was inspected and found to be structurally unsound. The engineering consultant determined that repair to the tower was not feasible. The cause of the structural damage is due to corrosion from within the tower members, which has led to a bent leg.

Budget/Schedule:

Construction	\$520,000
Design	\$59,200
DFDM Mgt	\$22,900
Contingency	\$52,000
Equipment	\$52,100
Other Fees	\$8,800
TOTAL	\$715,000

SBC Approval	Aug 2019
A/E Selection	Nov 2016
Design Report	Jun 2019
Bid Opening	Jan 2020
Start Construction	Apr 2020
Substantial Completion	Nov 2020
Final Completion	Dec 2020

Previous Action: None.

BUILDING COMMISSION REQUESTS / ITEMS

August 7, 2019

Subcommittee

Full Commission

State Fair Park

12. State Fair Park – Tommy G Thompson Youth Center Fire Sprinkler Installation – Request authority to construct the Tommy G. Thompson Youth Center Fire Sprinkler Installation for an estimated total cost of \$714,400 GFSB.

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

AGENCY: Wisconsin State Fair Park

SFP CONTACT: Kenneth Jaeger, (414) 266-7083, ken.jaeger@wistatefair.com

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

LOCATION: Tommy G. Thompson Youth Center, Milwaukee County

PROJECT REQUEST: Request authority to construct the Tommy G. Thompson Youth Center Fire Sprinkler Installation for an estimated total cost of \$714,400 GFSB.

PROJECT NUMBER: 18B1B

PROJECT DESCRIPTION:

This project includes the installation of a fire sprinkler system on the ground floor and floors 2-5 of the Tommy G. Thompson Youth Center building. Based on flow test data, a new electric motor-driven fire pump will be provided to boost the available water supply pressure to meet minimum system demands. A new, dedicated electric service is required to provide power to the new pump per National Fire Protection Association (NFPA) 20 and 70 standards. An existing space in the building will be required to be modified to house this fire pump. The existing manual dry standpipe system will be reused, it will be modified to function as a Class 1 manual wet standpipe system, with the center stair transitioning to be a combined standpipe used to supply both hose connections and sprinkler systems on each floor of this building. The sprinkler systems will be designed per the NFPA 13 standard as adopted under Wisconsin Chapter SPS (Safety and Professional Services) 314, Fire Prevention. The basement level includes a sprinkler system that will remain and tie into the new system. The exposed wood sheathing on the roof will receive a fire proofing spray.

PROJECT JUSTIFICATION:

The Tommy G. Thompson Youth Center is a six-story building consisting of office space in the lower and main level as well as meeting rooms and kitchen on the main level. Dorm rooms are located on floors 2-5. The building was opened in 1996 and the main purpose of the building is to house agriculture exhibitors (both minors and adults) who are participating in the annual State Fair and other agricultural-related events. The building is partially sprinkled in the main level and kitchen area. This project provides fire sprinkling to the rest of the facility.

BUDGET/SCHEDULE:

Construction	\$538,600
Design	\$70,000
DFDM Mgt	\$24,800
Contingency	\$81,000
TOTAL	\$714,400

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

PREVIOUS ACTION: None.

BUILDING COMMISSION REQUESTS / ITEMS

August 7, 2019

Subcommittee

Full Commission

HIGHER EDUCATION

University of Wisconsin

13. UW-Madison – Land Acquisition – Request authority to purchase a 0.077-acre parcel of land and improvements located at 935 W. Johnson Street in the City of Madison for \$418,500 PR-CASH plus closing costs.

Subcommittee	Full Commission

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

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: Madison, Dane County

PROJECT REQUEST: Request authority to purchase a 0.077-acre parcel of land and improvements located at 935 W. Johnson Street in the City of Madison for \$418,500 PR-CASH plus closing costs.

PROJECT NUMBER: 19F2X

PROJECT DESCRIPTION:

This project will acquire a 0.077-acre parcel of land within the UW Madison campus boundary that is located at 935 W. Johnson Street in the City of Madison, south of Grainger Hall School of Business. The property is improved with a two-story house constructed in 1850 and a two-car garage constructed in 1942. The exterior of the home is in fair condition, while the interior is in poor condition, it is not habitable and has been vacant for five or more years. Additionally, no detrimental easements are known for this property. However, the existing two-car garage extends on the neighboring property at 219 N. Brooks Street as permitted under a 1942 deed. Pursuant to that easement, the owners of 219 N. Brooks have the right to use the southern-most parking space in that garage until the owners of 935 W. Johnson decide to demolish the garage.

Two real estate appraisals of the property were completed and the purchase price of \$418,500 was negotiated to be the average of the two appraised values. A preliminary environmental audit of the property found no observational evidence of contaminants or unacceptable environmental hazards, however based upon the age of the house, lead based paint and asbestos may be present. The closing date for this transaction is contingent upon State Building Commission approval but is anticipated to occur in September 2019.

A future project will be done for the demolition of improvements at 935 W. Johnson Street. Prior to demolition, the UWS intends to conduct a historic property investigation under s.44.40 and will also test for asbestos and lead and provide any abatement measures needed.

PROJECT JUSTIFICATION:

The most recent UW-Madison Campus Master Plan (2015) identified the city block south of Grainger Hall as a site within the campus boundary for construction of new academic/research

facilities and a parking ramp. This acquisition supports UWS planning for the future construction of a 350-stall parking ramp on the block bounded by W. Dayton Street, N. Brooks Street, Clymer Place and Park Street in Madison. This proposed acquisition is one of seven parcels that remain to be purchased within that block. As part of the campus development plan thirteen adjacent properties have been previously approved and acquired for redevelopment. Continued long term acquisition is planned for the remaining parcels as funding is identified and parcels become available from willing sellers.

DOA and University of Wisconsin System legal staff have reviewed the documents for this request and found no issues with the transaction.

SCHEDULE:

SBC Approval: August 2019

Closing: September 2019

PREVIOUS ACTION: None.

BUILDING COMMISSION REQUESTS / ITEMS

August 7, 2019

Subcommittee	Full Commission
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14. UW-System – Classroom Renovation/Instructional Technology Improvements – Request the following:

- a) Authority to release \$1,672,000 GFSB of the \$10,000,000 GFSB 2017-19 Classroom Renovation/Instructional Technology Improvement Program enumeration;
- b) Authority to construct various Classroom Renovation/Instructional Technology Improvement projects for an estimated total cost of \$1,672,000 GFSB; and
- c) Permit the Division of Facilities Development and Management to adjust individual project budgets.

Classroom Renovation/Instructional Technology		\$1,672,000
OSH	UW-Oshkosh Classroom Renovation/Instructional Technology (\$435,000 GFSB)	\$435,000
SP	UW-Stevens Point Classroom Renovation/Instructional Technology (\$1,237,000 GFSB)	\$1,237,000

In June 2019, the SBC released \$4,116,700 GFSB of the \$10,000,000 GFSB enumerated in 2017 Wisconsin Act 59 and authorized the use of \$117,300 PR-CASH to construct various Campus projects that are a part of this program.

These projects were part of the UW System – Classroom Renovations/Instructional Technology Improvements enumerated in 2017 Wisconsin Act 59 for \$10,000,000 GFSB.

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

AGENCY: University of Wisconsin System

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

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

LOCATION: Statewide

PROJECT REQUEST: Request the following:

- a) Authority to release \$1,672,000 GFSB of the \$10,000,000 GFSB of the 2017-19 Classroom Renovation/Instructional Technology Improvement Program enumeration;
- b) Authority to construct various Classroom Renovation/Instructional Technology Improvement projects for an estimated total cost of \$1,672,000 GFSB; and
- c) Permit the Division of Facilities Development and Management to adjust individual project budgets.

Classroom Renovation/Instructional Technology			
LOCATION	PROJ. NO.	GFSB	TOTAL
UW-Oshkosh (Winnebago Co.)	18H1X	\$435,000	\$435,000
UW-Stevens Point (Portage Co.)	18H2B	\$1,237,000	\$1,237,000
Classroom Renovation/Instructional Technology Total		\$1,672,000	\$1,672,000

UW-Oshkosh – Multi-Building Renovation (Albee/Nursing/Harrington Hall) (18H1X):

Project Description and Justification:

The Albee Hall Kinesiology Lab portion of this project intends to renovate a previous team locker room into an assessment lab. This work includes removal of a wall, removal and replacement of all finishes, removal and capping of all sanitary drains, the addition of electrical and communication outlets, and the replacement of lighting and minor alternations to the fire protection system. Albee Hall was originally constructed in 1955 and received a pool addition in 1993. No other renovations have occurred since. As a result, the space is outdated and in need of an update to accommodate changes in the needs of the Kinesiology department.

The Harrington Hall Geology Labs portion of the project will convert general use classrooms with bad viewing angles due to structural columns into multi-purpose laboratories for the Geology Department. This work includes new finished surfaces, electrical, lighting, and furnishings to modernize the labs for new procured equipment and to improve learning best practices for scientific research and the demonstration of modern techniques for efficient and effective operations in a geoscience laboratory.

Budget/Schedule:

Construction	\$277,200
Design	\$47,500
DFDM Mgt	\$12,200
Contingency	\$27,700
Equipment	\$70,400
TOTAL	\$435,000

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

Previous Action: See below.

UW-Stevens Point – Science Building Instructional Space Renovation (18H2B):**Project Description and Justification:**

This project will renovate classroom space on the first floor and second floor of a 1963, two-story science building. The first-floor renovation accommodates a multi-function classroom and an active learning classroom. Renovation of the second-floor classroom removes a built-in seating platform and allows the room to be re-oriented to create a flexible classroom that is more conducive to learning. All classrooms are to receive energy efficient lighting and new audio-visual equipment. The renovation increases accessibility to and within the classrooms and adds electrical outlets.

Budget/Schedule:

Construction	\$781,000
Design	\$82,800
DFDM Mgt	\$34,400
Contingency	\$78,800
Equipment	\$260,000
TOTAL	\$1,237,000

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

Previous Action: In June 2019, the SBC released \$4,116,700 GFSB of the \$10,000,000 GFSB enumerated in 2017 Wisconsin Act 59 and authorized the use of \$117,300 PR-CASH to construct various Campus projects that are a part of this program.

These projects were part of the UW System – Classroom Renovations/ Instructional Technology Improvements enumeration in 2017 Wisconsin Act 59 for \$10,000,000 GFSB.

BUILDING COMMISSION REQUESTS / ITEMS

August 7, 2019

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

- a) Authority to construct various All Agency maintenance and repair projects for an estimated total cost of \$6,655,900 (\$3,359,100 GFSB, \$245,000 PRSB and \$3,051,800 PR-CASH);
- b) Transfer all approved GFSB All Agency Allocations to the UW Infrastructure Maintenance Appropriation; and
- c) Permit the Division of Facilities Development and Management to adjust individual project budgets.

Facility Maintenance and Repair		\$2,171,400
RVF	Kleinpell Fine Arts Electrical Distribution Equipment Replacement (\$1,072,000 GFSB)	\$1,072,000
RVF	University Center Entry & Terrance Reno (\$425,400 PR-CASH)	\$425,400
STO	Price Commons Kitchen Hood Replacement (\$674,000 PR-CASH)	\$674,000
 Utility Repair and Renovation		 \$4,484,500
LAX	Central Heating Plant Fuel Reliability Upgr (\$2,032,100 GFSB; \$1,952,400 PR-CASH)	\$3,984,500
OSH	Central Heating Plant Fuel Reliability Upgrade (Increase) (\$255,000 GFSB; \$245,000 PRSB)	\$500,000

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

AGENCY: University of Wisconsin System

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

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

LOCATION: UW System, Statewide

- PROJECT REQUEST:** Request the following:
- a) Authority to construct various All Agency maintenance and repair projects for an estimated total cost of \$6,655,900 (\$3,359,100 GFSB, \$245,000 PRSB and \$3,051,800 PR-CASH);
 - b) Transfer all approved GFSB All Agency Allocations to the UW Infrastructure Maintenance Appropriation; and
 - c) Permit the Division of Facilities Development and Management to adjust individual project budgets.

FACILITY MAINTENANCE AND REPAIR

INST	PROJ. NO.	PROJECT TITLE	GFSB	PRSB	PR-CASH	TOTAL
RVF	18H2F	Kleinpell Fine Arts Electrical Distribution Eqpt Repl	\$1,072,000	\$0	\$0	\$1,072,000
RVF	18G1H	University Center Entry & Terrace Renovation	\$0	\$0	\$425,400	\$425,400
STO	18I2S	Price Commons Kitchen Hood Replacement	\$0	\$0	\$674,000	\$674,000
FMR SUBTOTALS			\$1,072,000	\$0	\$1,099,400	\$2,171,400

UTILITY REPAIR AND RENOVATION

INST	PROJ. NO.	PROJECT TITLE	GFSB	PRSB	PR-CASH	TOTAL
LAX	18I1I	Central Heating Plant Fuel Reliability Upgrade	\$2,032,100	\$0	\$1,952,400	\$3,984,500
OSH	17G1N	Central Heating Plant Fuel Reliability Upgr (Increase)	\$255,000	\$245,000	\$0	\$500,000
URR SUBTOTALS			\$2,287,100	\$245,000	\$1,952,400	\$4,484,500

	GFSB	PRSB	PR-CASH	TOTAL
AUGUST 2019 TOTALS	\$3,359,100	\$245,000	\$3,051,800	\$6,655,900

UW-River Falls - Kleinpell Fine Arts Electrical Distribution Equipment Replacement (18H2F):

Project Description and Justification:

This project replaces unreliable main electrical distribution equipment in the Kleinpell Fine Arts building, including the feeder conductors and miscellaneous electrical equipment to improve the electrical reliability for the building. Project work includes providing two new 4,160-volt loop switches; a new 4,160-volt fused switch; a new 4,160-volt to 480-volt main transformer; a new 480-volt main distribution switchboard; and a new 480-volt to 208Y/120-volt transformer to

serve the existing 208-volt switchboard. New conduit and feeder conductors will be provided to serve the replaced equipment, new electrical meters will be installed, and a connection to the building automation system will be completed. An area well louver opening will be enlarged to facilitate the primary electrical equipment replacement.

The Kleinpell Fine Arts building is one of the largest academic buildings on campus. The main electrical equipment is original to the 1973 building construction and is well beyond its life expectancy. The 4,160-volt to 208-volt transformer shorted out and failed on July 3, 2017. The building is currently powered by a temporary transformer that must be replaced.

Budget/Schedule:

Construction	\$825,000
Design	\$85,000
DFDM Mgt	\$38,000
Contingency	\$124,000
TOTAL	\$1,072,000

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

Previous Action: None.

UW-River Falls - University Center Entry & Terrace Renovation (18G1H):

Project Description and Justification:

This project expands the exterior dining and lounge areas located on the northwest corner of the facility. Project work includes replacing aluminum frame and insulated glazing panels with pairs of doors out to a new terrace. The terrace will have a perimeter fence and landscaping to limit travel paths into the building. Normal access to the University Center will be retained by the main access doors in the center of the building. A double door will be installed on the east side of the existing exit stairwell/vestibule.

The University Center opened in 2007 and has proven to be a very popular building for students. During schematic design, the concept of developing a terrace with broad doorway openings into the northwest portion of the building was explored but eliminated from the project scope due to cost. Students wish to use the outdoor space adjacent to the University Center, on the campus mall, and near the main east/west sidewalk for eating and socializing. The terrace will be located on the north side of the building within its shadow and provide a shaded outdoor activity space that will be very useful during warm weather, particularly in the spring and fall. The terrace will also be used by student organizations to display materials during cultural fairs and promotional events.

The doorway on the northwest corner of the building was not intended to function as a main building entrance, but desired paths by students have resulted in this entrance receiving a majority of the pedestrian traffic from the western portions of campus. The entryway has two doors, but the interior door is only a single leaf. To improve ingress and egress through the exit stair (also functioning as a vestibule), the single leaf door will be replaced with a double leaf door.

Budget/Schedule:

Construction	\$325,000
Design	\$32,500
DFDM Mgt	\$14,900
Contingency	\$48,000
Other Fees	\$5,000
TOTAL	\$425,400

SBC Approval	Aug 2019
A/E Selection	Dec 2017
Bid Opening	Dec 2019
Start Construction	May 2020
Substantial Completion	Aug 2020
Final Completion	Dec 2020

Previous Action: None.

UW-Stout – Price Commons Kitchen Hood Replacement (18I2S):**Project Description and Justification:**

This project replaces the kitchen exhaust hoods and balances the HVAC system to accommodate the new hood exhaust capacities. New kitchen exhaust hoods will be designed to match current kitchen operations and locations and to provide as much flexibility for future change in operations as is practical. Project work includes evaluation and assessment of current conditions; replacement of kitchen exhaust hoods and associated controls; modifications to the building HVAC, electrical distribution, and fire suppression systems to accommodate the new hood design and capacities; and installation and repair of associated roof penetrations. Testing and balancing the building HVAC system as well as owner training on the new equipment will also be provided.

The kitchen hoods, originally installed in 1967, are energy inefficient due to lack of control. All hoods are switched on at 5am every morning and are not shut down until midnight. The hoods do not meet current life safety codes as they were originally designed and configured for a different array of equipment and menu offerings. The replacement hoods will need to be reconfigured, resized, and designed for the current kitchen operations and menu offerings as well as provide as much practical flexibility for future modifications.

Budget/Schedule:

Construction	\$500,000
Design	\$54,500
DFDM Mgt	\$23,000
Contingency	\$75,000
Equipment/Other	\$21,500
TOTAL	\$674,000

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

Previous Action: None.

UW-La Crosse – Central Heating Plant Fuel Reliability Upgrade (18I1I):

Project Description and Justification:

This project provides on-site fuel oil storage and associated equipment in the Heating Plant to allow 72 hours of weekend boiler operation at historical peak usage rate in the event of a natural gas outage or curtailment with the largest boiler unavailable for service in accordance with the Department of Administration (DOA), UW System Administration(UWSA), and Risk Management (UWSA) requirements. Project work includes installation of new fuel oil burners for the coal/gas-fired boilers; approximately 52,000 gallons of fuel oil storage tanks, spill containment, and associated equipment, controls, and fuel oil monitoring. Project work may also include replacement of all central heating plant process equipment controls and removal and disposal of all coal and ash handling equipment (including the baghouse and economizer).

Increasing environmental concerns associated with burning coal and disposal of coal ash, the elimination of coal as a boiler fuel at UW-Madison, Capitol Heat & Power, and Waupun Correctional Institution, and the uncertainty about an economical supply of coal in the limited quantities needed have all led to UWSA making a priority of eliminating coal as a heating plant fuel at all UW institutions. The DOA, in conjunction with UWSA Risk Management, requires that each heating plant have on-site storage of emergency boiler fuel to allow 72 hours of operation at the historic peak weekend steam usage rate in order to sustain operations in the event of an extended primary fuel disruption or curtailment. UW-La Crosse currently has 12,000 gallons of fuel oil storage capacity and approximately 14 hours of operation. This project will provide additional fuel storage capacity on campus.

The 72-hour standard is derived from the scenario of a natural gas supply interruption during a winter weekend starting on a Friday and an inability to obtain a fuel oil delivery until the following Monday morning. Without adequate back-up fuel inventory maintained on-site, heating outages of even short duration during extreme cold may occur requiring closure of and freeze damage to campus buildings, harm to research animals, and disruption of campus instruction, food service, and events. Uncertain availability of coal beyond the expiration of the current coal supply contract in June 2020 and environmental concerns preclude the use of coal as a long-term secondary fuel. DOA has determined it is not cost effective to replace existing coal boilers with new gas/oil boilers, while doing nothing would expose the facilities to an unacceptable risk of winter heating loss.

Budget/Schedule:

Construction	\$3,088,000
Design	\$290,500
DFD Mgt	\$142,100
Contingency	\$463,900
TOTAL	\$3,984,500

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

Previous Action: None.

UW-Oshkosh - Central Heating Plant Fuel Reliability Upgrade (Increase) (17G1N):

Project Description and Justification:

This request increases the project budget to match budget requirements, post bid. The increase will re-establish an appropriate contingency and cover increased soft costs related to the bids received on this project this past spring.

Project work includes installation of new fuel oil burners for the coal/gas-fired boilers; approximately 40,000 gallons of fuel oil storage tanks; spill containment; and associated equipment and controls. All existing coal and ash handling equipment will be removed, including the baghouse and economizer. The coal-fired boilers were installed in 1965 with sidewall natural gas burners. UW-Oshkosh currently has 25,000 gallons of fuel oil storage capacity and approximately 30 hours of run time.

Budget/Schedule:

Construction	\$4,062,400
Design	\$240,800
DFDM Mgt	\$178,600
Contingency	\$403,100
Other Fees	\$60,000
TOTAL	\$4,944,900

SBC Approval	Aug 2019
A/E Selection	Aug 2017
Bid Opening	Mar 2019
Start Construction	Aug 2019
Substantial Completion	Dec 2020
Final Completion	Apr 2021

Previous Action: In April 2018, the SBC granted authority to construct this project for an estimated total cost of \$4,444,900 (\$2,266,900 GFSB and \$2,178,000 PRSB).