



State of Wisconsin Building Commission

SCOTT WALKER
Governor

JOHN L. KLENKE
Secretary
P.O. Box 7866
Madison, WI 53707-7866
Voice (608) 266-1855
Fax (608) 267-2710
e-mail: John.Klenke@wisconsin.gov

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

Wednesday, October 18, 2017

9:30 a.m.

**Room 330 SW
State Capitol**

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

Wednesday, October 18, 2017

10:30 a.m.

**Room 330 SW
State Capitol**

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

Wednesday, October 18, 2017

1:00 p.m.

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

BUILDING COMMISSION REQUESTS / ITEMS

October 18, 2017

Subcommittee

Full Commission

The Secretary requests approval of the minutes of August 9, 2017.

No action required.

DEBT MANAGEMENT

1. Debt Authorizing Resolution - 2017 State of Wisconsin Building Commission Resolution 8 grants certain state agencies new debt authority in an amount not to exceed **\$165,905,800** for the agencies' respective programs, and to allow these state agencies to enter into contracts relating to various borrowing purposes which will be funded by subsequent issuances of general obligation debt.
2. Transportation Revenue Refunding Obligations Authorizing Resolution - 2017 State of Wisconsin Building Commission Resolution 9 authorizes the sale and issuance of not to exceed **\$375,000,000** Transportation Revenue Refunding Obligations to refund outstanding transportation revenue bonds.
3. Environmental Improvement Fund 2017-19 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

October 18, 2017

Subcommittee

Full Commission

ADMINISTRATIVE AFFAIRS

Department of Administration

4. Department of Administration on behalf of the Department of Workforce Development - Comprehensive Job Center Lease – Request authority to lease 11,469 SF at 301 N. Adams Street in Green Bay for a term of five years and for annual costs of approximately \$221,737.22 or \$19.33/SF.

In November 15, 2006, SBC approved 13,333 SF of office space at 701 Cherry Street, Green Bay for the DWD new Green Bay Job Center.

**AGENCY REQUEST FOR
STATE BUILDING COMMISSION ACTION
OCTOBER 2017**

AGENCY: Department of Administration on the behalf of the Department of Workforce Development

DOA CONTACT: Tammy Olson, (608) 264-9560, tammy.olson@wisconsin.gov

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

PROJECT REQUEST: Request authority to lease 11,469 SF at 301 N. Adams Street in Green Bay for a term of five years and for annual costs of approximately \$221,737.22 or \$19.33/SF.

PROJECT DESCRIPTION:

The Department of Workforce Development (DWD) is part of the Brown County Comprehensive Job Center (CJC) located in Green Bay. DWD will co-locate with other related service providers to supply “one-stop” job services for Brown County. CJC’s offer a full array of employment and training related services for workers, youth and businesses. Each Job Center Partner will enter into a separate lease agreement with the Lessor for their respective space. However, DWD will share space costs with the other service providers for the breakroom, reception area, resource room, data closet and Mother’s Room.

The DWD proposed lease is for 11,469 SF at 301 N. Adams Street in Green Bay. The first year of the 5-year term includes annual costs of \$221,737.22 or \$19.33/SF. There is a 1% annual escalation in the lease and three 2-year renewal options. Tenant improvements of approximately \$249,877 are in the lease and include IT upgrades to comply with DOA 2020 VoIP transition and fiber optic requirements. The space also provides DWD with 14 private office; 23 workstations; several conference rooms; a PC training room; storage space and other support space.

Below, please find the specifics of the proposed lease:

State Functions at Leased Location	Department of Workforce Development – Comprehensive Job Center
Lease Location	301 North Adams Street, Green Bay, WI
Type of Negotiation or Process	Negotiation
Lessor	NNB Properties, LLC
Anticipated Occupancy Date	May 1, 2018
Lease Term	Five Years (5/1/2018 – 4/30/23)
Renewal Option(s)	Three 2-Year Renewal Options
Escalation Rate	1%
Purchase Option	No
Space Type	Office space
Square Feet	11,469 SF (10,914 SF office space & 555 SF of storage space.)
Gross Cost Per Square Feet	\$19.33 (includes TI, Janitorial, Utilities, etc.)
Annual Gross Cost	\$221,737.22

PROJECT JUSTIFICATION:

The DWD currently occupies 14,345 SF at 701 Cherry Street Comprehensive Job Center (CJC) for Brown County. The CJC has been at this Green Bay location since May 1, 2007. The current lease expired on April 30, 2017 and is currently in holdover status. The Cherry Street location does not meet the space needs for the CJC. It has an inefficient space layout due to a two-floor configuration with a large first floor atrium – which has resulted in operational inefficiencies and higher lease costs.

Comprehensive Job Centers in Wisconsin operate under the authority of the local Workforce Development Board (WDB). For Brown County, it is the Bay Area Workforce Development Board (BAWDB). Pursuant to the federal Workforce Innovation & Opportunity Act (WIOA), related serviced providers must co-locate to provide “one-stop” services. The BAWDB is the governing agency, so it is responsible to determine the location of the Job Center. Due to this, DWD received a waiver from the RFP process by the DOA – Division of Facilities Development & Management (DFDM) Administrator.

In July and September 2016, the BAWDB issued Requests for Information (RFI) to locate new space for the Brown County CJC. Three viable Green Bay options were obtained with the 301 N. Adams location being selected due to cost and locational considerations.

The proposed lease at 301 North Adams Street allows DWD to provide employment training, vocational rehabilitation, and other job and economic services to residents in Brown County in a cost effective and efficient manner. The lease delivers savings of \$51,178 for the first year and provides an efficient space plan on the first floor, with no cost allocation for common area space. Additionally, the office building is in downtown Green Bay near current clients, it provides ADA accessibility and is near other county services.

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

PREVIOUS ACTION: In November 15, 2006, SBC approved 13,333 SF of office space at 701 Cherry Street, Green Bay for the DWD new Green Bay Job Center.

BUILDING COMMISSION REQUESTS / ITEMS

October 18, 2017

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

5. Lower Fox River Navigational System - Transfer of Appleton Lock #3 and #4 – Request authority to execute a quit claim deed from the U.S. Army Corps of Engineers to the State for 0.51 acres at the Appleton Lock #3 and 0.51 acres at the Appleton Lock #4.

In February 2016, SBC approved the execution of quit claims and land transfer from the U.S. Army Corps of Engineers for 3,529 SF at the Appleton Lock #1 and 6,716 SF at the Kaukauna Lock #5.

**AGENCY REQUEST FOR
STATE BUILDING COMMISSION ACTION
OCTOBER 2017**

AGENCY: Department of Administration

DOA CONTACT: Tammy Olson, (608) 264-9503, tammy.olson@wisconsin.gov

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

LOCATION: Lower Fox River Navigational System – Appleton Lock #3 and Appleton Lock #4

PROJECT REQUEST: Request authority to execute a quit claim deed from the U.S. Army Corps of Engineers to the State for 0.51 acres at the Appleton Lock #3 and 0.51 acres at the Appleton Lock #4.

PROJECT DESCRIPTION:

2001 Wisconsin Act 16 created the Fox River Navigational System Authority (FRNSA) to manage, rehabilitate and operate the system of lower Fox River locks between Lake Winnebago and Green Bay. The System was transferred to the State from the U.S. Army Corps of Engineers (COE) in 2004. At that time, the State entered into a 30-year lease with FRNSA for the Fox River Navigational System.

This is the second time since the original 2004 COE land transfers to Wisconsin that the COE has requested to transfer additional lands to the State. This transfer involves two parcels that the COE held back due to some environmental contamination issues. The DNR has issued closure letters for both sites and place restrictions on the parcels to ensure the contamination is contained. The COE would like to proceed with the transfer of the properties at this time.

In February 2016, the SBC approved two quit claims for small amounts of land at Appleton Lock #1 and Kaukauna Lock #5 that were inadvertently omitted by the COE in the original land transfer.

PROJECT JUSTIFICATION:

This request from the COE corrects several outstanding real estate boundary issues that occurred when the property was originally transferred in 2004. Environmental contamination issues were discovered on the two small parcels at the Appleton Locks 3 and 4.

DOA Legal has reviewed the transfer documents and found no issues with the transactions.

PREVIOUS ACTION: In February 2016, SBC approved the execution of quit claims and land transfer from the U.S. Army Corps of Engineers for 3,529 SF at the Appleton Lock #1 and 6,716 SF at the Kaukauna Lock #5.

BUILDING COMMISSION REQUESTS / ITEMS

October 18, 2017

- 6. Capitol Heat and Power Plant - Lake Water System Improvement – Request the authority to construct a Lake Water System Improvement project for an estimated total cost of \$1,217,100 PRSB – Facility Maintenance and Repair.

Subcommittee

Full Commission

Subcommittee	Full Commission

**AGENCY REQUEST FOR
STATE BUILDING COMMISSION ACTION
OCTOBER 2017**

AGENCY: Department of Administration

DOA CONTACT: Tammy Olson, (608) 264-9503, tammy.olson@wisconsin.gov

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

LOCATION: Capitol Heat and Power Plant, Dane County

PROJECT REQUEST: Request the authority to construct a Lake Water System Improvement project for an estimated total cost of \$1,217,100 PRSB – Facility Maintenance and Repair.

PROJECT NUMBER: 16H2I

PROJECT DESCRIPTION:

The project constructs lake water system improvements that includes the cleaning and inspection of the Capitol Heat and Power Plant (CHPP) water supply pipe; and the installation of a new 24” cure in place liner in the existing pipe. This liner will seal and harden the existing 24” clay pipe. Failed 24” valves and valve pits will be replaced. A new lake water screen will be installed at the underwater inlet, replacing the old deteriorating metal screens. The existing cistern will be repaired and sealed; the above grade masonry and roof will be repaired; and the security access door, ladder and platform will be replaced. The lake water pumps will be replaced. The project work will be done during the winter months when the chilled water system is not in use.

PROJECT JUSTIFICATION:

The CHPP operates 24/7/365 by providing district cooling and heating services to downtown State office buildings, the State Capitol, Monona Terrace Convention Center, Wilson Lake Terrace, City County Building, and the Risser Justice Center. This facility also provides dedicated primary electric power, emergency power and irrigation water services to the State Capitol. The CHPP has been supplied with water from Lake Monona for over 100 years. The lake water system is critical to CHPP’s operations. The water is used for the Plant’s cooling tower, as well as for irrigation of the State Capitol grounds.

To date, the CHPP lake water system has not received any major repairs or modifications. The pipe has never been cleaned out and is almost completely full of debris/material from the lake. The CHPP cistern is also original and has failing concrete with bricks falling out of the walls and significant leaking. Additionally, the quality of the CHPP lake water supply has been degrading over the last several years due to high salinity ground water infiltration into the leaky underground pipes. Because of the high salinity issues, treatment and operating costs are increasing and there is a potential for damage to piping and equipment and eventually system failure.

BUDGET/SCHEDULE:

Construction	\$855,600
Design	\$87,000
DFDM Mgt	\$43,500
Contingency	\$231,000
TOTAL	\$1,217,100

SBC Approval	Oct 2017
A/E Selection	Sep 2016
Bid Opening	Nov 2017
Start Construction	Jan 2018
Substantial Completion	Apr 2018
Final Completion	Jun 2018

PREVIOUS ACTION: None

BUILDING COMMISSION REQUESTS / ITEMS

October 18, 2017

Subcommittee

Full Commission

Department of Health Services

7. Mendota Mental Health Institute - Boiler Replacement
– Request release of \$180,000 BTF–Planning to prepare preliminary plans and a Design Report for the Mendota Mental Health Institute Boiler Replacement project.

This project was enumerated in 2017 Wisconsin Act 59 for \$5,723,000 GFSB.

Subcommittee	Full Commission

**AGENCY REQUEST FOR
STATE BUILDING COMMISSION ACTION
OCTOBER 2017**

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: Mendota Mental Health Institute, Dane County

PROJECT REQUEST: Request release of \$180,000 BTF–Planning to prepare preliminary plans and a Design Report for the Mendota Mental Health Institute Boiler Replacement project.

PROJECT NUMBER: 17C1U

PROJECT DESCRIPTION:

This project will replace boiler #1 which is a 62-year-old coal fired boiler with a gas and oil-fired package boiler at the Mendota Mental Health Institute (MMHI). The project will demolish and replace the existing boiler and install the necessary water, steam, natural gas piping, and electrical connections. A new fuel oil tank and fuel oil system will be installed. New controls will be installed to allow the new boiler to interface with the other boilers in the heating plant.

PROJECT JUSTIFICATION:

This project is needed to provide a reliable source of heating and process steam. The heating plant at MMHI supplies steam and chilled water to over 500 patients at MMHI and Central Wisconsin Center. Coal may no longer be available when the current contract expires in 2020. Boiler #1 is one of three boilers at the central plant but it can only burn coal. The heating plant will no longer have back up source of steam to meet winter heating demand if this boiler is not replaced when coal is no longer available. The heating plant is an integral part of the licensed hospital at MMHI. A licensed hospital is required to meet requirements to maintain life safety of the patients in its care in order to maintain its accreditation.

BUDGET:

Construction	\$4,415,000
Design	\$371,000
DFDM Mgt	\$203,000
Contingency	\$662,000
Commissioning	\$12,000
Other Fees	\$60,000
TOTAL	\$5,723,000

PREVIOUS ACTION: This project was enumerated in 2017 Wisconsin Act 59 for \$5,723,000 GFSB.

BUILDING COMMISSION REQUESTS / ITEMS

October 18, 2017

Subcommittee

Full Commission

Department of Military Affairs

8. Madison Armed Forces Reserve Center - Civil Support Team Addition – Request the authority to increase the project budget by \$300,000 GFSB to accept bids received for a revised total budget of \$1,389,000 (\$300,000 GFSB and \$1,089,000 FED).

This project was enumerated in 2013 Wisconsin Act 20 for \$1,499,500 FED.

**AGENCY REQUEST FOR
STATE BUILDING COMMISSION ACTION
OCTOBER 2017**

AGENCY: Department of Military Affairs

DMA CONTACT: LTC Todd F. Lundin, (608) 242-3365, todd.lundin@wi.gov

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

LOCATION: Madison Armed Forces Reserve Center, Dane County

PROJECT REQUEST: Request the authority to increase the project budget by \$300,000 GFSB to accept bids received for a revised total budget of \$1,389,000 (\$300,000 GFSB and \$1,089,000 FED).

PROJECT NUMBER: 14F1F

PROJECT DESCRIPTION:

The project will construct a 4,351 GSF Civil Support Team addition to the Madison Armed Forces Reserve Center. It will be a one-story structure with site improvements including paving, sidewalks, and fencing. The addition provides authorized supply and vehicle storage space. Physical security measures will be incorporated into the design including maximum feasible standoff distance from roads, parking areas, and vehicle unloading areas.

Bids for this project were opened on August 6, 2017. There were insufficient funds in the project budget to accept the bids received. The original project budget is the maximum amount authorized by the Federal DoD, therefore, DMA is seeking SBC approval to add \$300,000 residual GFSB. This project will benefit the State in the event of an emergency and is therefore eligible for State GFSB funding. This increase will allow the project to be completed with originally approved scope and intent, and provide for an appropriate post-bid contingency needed to address any unforeseen conditions that may arise during construction.

PROJECT JUSTIFICATION:

The size and condition of the Madison National Guard Readiness Center only provides 88% of the space authorized for parking military vehicles and equipment. The existing facility includes a 5,400 GSF vehicle storage area featuring five pull-thru bays for vehicles and equipment. The bays are inadequate in size to house all the vehicles and equipment necessary to support this program. Due to this, some equipment must be stored outdoors which causes quicker deterioration of the equipment as well as slower response time, especially during winter months. Since 2009 this unit's activity has more than doubled and they are now among the top 10 busiest teams among the 57 in the nation. The purpose of the project is to provide adequate space and protection for existing vehicles and equipment to maintain mission readiness.

BUDGET/SCHEDULE:

Construction	\$1,126,700
Design	\$89,300
DFDM Mgt	\$50,400
Contingency	\$122,900
TOTAL	\$1,389,300

SBC Approval	Dec 2016
A/E Selection	Jul 2015
Design Report	Dec 2016
Bid Opening	Aug 2017
Start Construction	Dec 2017
Substantial Completion	Jan 2019
Final Completion	Feb 2019

PREVIOUS ACTION: This project was enumerated in 2013 Wisconsin Act 20 for \$1,499,500 FED.

BUILDING COMMISSION REQUESTS / ITEMS

October 18, 2017

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

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 \$1,428,700 (\$631,725 GFSB and \$796,975 FED); and
- b) Permit the Division of Facilities Development and Management to adjust individual project budgets.

Facility Maintenance and Repair		\$1,428,700
Fond du Lac	POV Parking Repair (\$82,625 GFSB; \$247,875 FED)	\$330,500
Marshfield	Training Support Space Modernization (\$549,100 GFSB; \$549,100 FED)	\$1,098,200

Subcommittee	Full Commission

**AGENCY REQUEST FOR
STATE BUILDING COMMISSION ACTION
OCTOBER 2017**

AGENCY: Department of Military Affairs

DMA CONTACT: LTC Todd F. Lundin, (608) 242-3365, todd.lundin@wi.gov

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 \$1,428,700 (\$631,725 GFSB and \$796,975 FED); 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	FED	TOTAL
Fond du Lac Readiness Center (Fond du Lac Co.)	16H3K	POV Parking Repair	\$82,625	\$247,875	\$330,500
Marshfield Readiness Center (Wood Co.)	16H3E	Training Support Space Modernization	\$549,100	\$549,100	\$1,098,200
Facility Maintenance and Repair Total			\$631,725	\$796,975	\$1,428,700

Fond du Lac Readiness Center – POV Parking Repair (16H3K):

Project Description and Justification:

This project will remove the existing Motor Vehicle Storage Compound (MVSC) fence and utilize the existing MVSC parking to convert it into a Personal Occupied Vehicle (POV) parking area. The project will then construct new MVSC parking that is of the required allotted size to the east of the new POV parking area. Included is the requirement for a paved access drive to assist military vehicle traffic flow from the existing maintenance bay. The new parking area will include site drainage, signage, protective bollards, pavement marking, and landscaping.

The existing parking areas are insufficient and do not support the parking needs of unit personnel and official vehicle parking requirements. During drill weekends soldiers are required to park on the street which congests traffic. The existing MVSC is oversized for the unit military vehicle authorization and needs to be reduced. The turn radius from the existing maintenance bay is too tight and causes issues for vehicles pulling out of that building. Current condition and drainage need to be addressed.

Budget/Schedule:

Construction	\$250,500
Design	\$34,000
DFDM Mgt	\$11,000
Contingency	\$24,000
Other Fees	\$11,000
TOTAL	\$330,500

SBC Approval	Oct 2017
A/E Selection	Aug 2016
Design Report	Oct 2017
Bid Opening	Feb 2018
Start Construction	Apr 2018
Substantial Completion	Aug 2018
Final Completion	Oct 2018

Previous Action: None.

Marshfield Readiness Center – Training Support Space Modernization (16H3E):**Project Description and Justification:**

This project will modernize the training spaces available to guard staff by renovating the men's and women's toilet and shower rooms, including: new plumbing fixtures and lights; relocated walls; new toilet and shower partitions; new exhaust fans and the removal of the snorkel exhaust system, ductwork and grilles; replacement of six air handling units and air cooled condensing units; replacement of the pneumatic HVAC controls with DDC controls; replacement of the corridor ceiling grid/tile/lights; replacement of ceiling tile in select areas; replacement of exit signs and emergency wall pack lights; provide motion sensor lighting control; replacement of domestic hot water tempering valves and clean domestic water distribution piping; and provide new water softener and brine tank.

The existing latrine facilities are inadequate and outdated within the facility. ADA requirements have changed since the original construction. HVAC equipment is inefficient to operate and uneconomical to make major repairs. The air handling units leak causing damage to ceiling tiles and structure. Existing DDC is pneumatic and thus difficult to control and replacement parts are not available. The new DDC system will improve efficiency, reduce associated energy costs, increase comfort, provide required ventilation, provide better control and prevent future damage.

Budget/Schedule:

Construction	\$882,000
Design	\$88,200
DFDM Mgt	\$38,800
Contingency	\$88,000
Other Fees	\$1,200
TOTAL	\$1,098,200

SBC Approval	Oct 2017
A/E Selection	Jan 2017
Design Report	Oct 2017
Bid Opening	Feb 2018
Start Construction	Apr 2018
Substantial Completion	Oct 2018
Final Completion	Dec 2018

Previous Action: None.

BUILDING COMMISSION REQUESTS / ITEMS

October 18, 2017

Subcommittee

Full Commission

Department of Natural Resources

10. Willow River State Park - Little Falls Dam Reconstruction – Request the following:

- a) Approve the Design Report; and
- b) Authority to reconstruct the Little Falls Dam for an estimated total cost of \$19,041,700 (\$6,541,700 GFSB and \$12,500,000 STWD).

This project was enumerated in 2015 Wisconsin Act 55 and 2017 Wisconsin Act 59 for \$19,041,700 (\$3,500,000 GFSB, \$3,041,700 EX-GFSB, and \$12,500,000 STWD).

Subcommittee	Full Commission

**AGENCY REQUEST FOR
STATE BUILDING COMMISSION ACTION
OCTOBER 2017**

AGENCY: Department of Natural Resources

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

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

LOCATION: Willow River State Park, St. Croix County

PROJECT REQUEST: Request the following:

- a) Approve the Design Report; and
- b) Authority to reconstruct the Little Falls Dam for an estimated total cost of \$19,041,700 (\$6,541,700 GFSB and \$12,500,000 STWD).

PROJECT NUMBER: 16D11

PROJECT DESCRIPTION:

This project will remove and replace the existing Little Falls Dam. The new dam will allow the water levels of Little Falls Lake to be maintained, preserving the lake's aesthetic and recreational uses, while providing safe flood flow controls. The dam spillway will have a capacity to safely pass a 1000-year flood bringing it into compliance for its classification of a high hazard dam. Additionally, the design will minimize the frequency of gate operations reducing maintenance costs, provide a cold water draw to improve trout habitat downstream, and include a public access viewing area.

The project will also reconstruct the existing access road to the project site, stabilize the impoundment shoreline, and restore the impoundment basin to improve habitat and the fishery.

PROJECT JUSTIFICATION:

The Little Falls Dam does not meet the spillway capacity regulations set by DNR regulations. The dam must be able to pass the 1,000-year flow through its overflow spillway because it is classified as a high hazard dam. The existing structure does not meet code and had to be breached in the interest of health and safety. A new structure needs to be built in its place to maintain the impoundment.

BUDGET/SCHEDULE:

Construction	\$16,019,300
Design	\$988,100
DFDM Mgt	\$685,600
Contingency	\$1,121,300
Other Fees	\$227,400
TOTAL	\$19,041,700

SBC Approval	Oct 2017
A/E Selection	Apr 2016
Design Report	Oct 2017
Bid Opening	Feb 2018
Start Construction	May 2018
Substantial Completion	Aug 2019
Final Completion	Sep 2019

PREVIOUS ACTION: This project was enumerated in 2015 Wisconsin Act 55 and 2017 Wisconsin Act 59 for \$19,041,700 (\$3,500,000 GFSB, \$3,041,700 EX-GFSB, and \$12,500,000 STWD).

DESIGN REPORT

DIVISION OF FACILITIES DEVELOPMENT

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

October 18, 2017

Little Falls Dam Reconstruction
Willow River State Park
Town of Hudson, WI

Project Number: 16D11

For the: Department of Natural Resources

Project Manager: Katherine Kalscheur, P.E.

Architect/Engineer: Mead & Hunt
Middleton, WI

1. Project Description:

This project will remove and replace the existing Little Falls Dam. The new dam will allow the water levels of Little Falls Lake to be maintained, preserving the lake's aesthetic and recreational uses, while providing safe flood flow controls. The dam spillway will have a capacity to safely pass a 1,000- year flood bringing it into compliance for its classification of a high hazard dam. Additionally, the design will minimize the frequency of gate operations reducing maintenance costs, provide a cold water draw to improve trout habitat downstream, and include a public access viewing area.

The project will also reconstruct the existing access road to the project site, stabilize the impoundment shoreline, and restore the impoundment basin to improve habitat and the fishery.

2. Authorized Budget and Funding Source:

This project was enumerated in 2015 Wisconsin Act 55 and 2017 Wisconsin Act 59 for \$19,041,700 (\$3,500,000 GFSB, \$3,041,700 EX-GFSB, and \$12,500,000 STWD).

3. Schedule:

Bid Opening	Feb 2018
Construction	May 2018
Substantial Completion	Aug 2019

4. Budget Summary:

Construction:	\$16,019,300
A/E Fees:	\$988,100
DFDM Mgmt:	\$685,600
Contingency:	\$1,121,300
Other Fees:	\$227,400
Total Project Cost:	\$19,041,700

BUILDING COMMISSION REQUESTS / ITEMS

October 18, 2017

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 \$1,830,000 SEGRB; and
- b) Permit the Division of Facilities Development and Management to adjust individual project budgets.

Facility Maintenance and Repair		\$1,830,000
Onalaska	DMV Service Center Renovation (\$950,000 SEGRB)	\$950,000
West Bend	DMV Service Center Renovation (\$880,000 SEGRB)	\$880,000

	Subcommittee	Full Commission									
<p>11. <u>Various All Agency Projects</u> – Request the following:</p> <ul style="list-style-type: none"> a) Authority to construct various All Agency maintenance and repair projects for an estimated total cost of \$1,830,000 SEGRB; and b) Permit the Division of Facilities Development and Management to adjust individual project budgets. <table border="0"> <tr> <td colspan="2">Facility Maintenance and Repair</td> <td style="text-align: right;">\$1,830,000</td> </tr> <tr> <td>Onalaska</td> <td>DMV Service Center Renovation (\$950,000 SEGRB)</td> <td style="text-align: right;">\$950,000</td> </tr> <tr> <td>West Bend</td> <td>DMV Service Center Renovation (\$880,000 SEGRB)</td> <td style="text-align: right;">\$880,000</td> </tr> </table>	Facility Maintenance and Repair		\$1,830,000	Onalaska	DMV Service Center Renovation (\$950,000 SEGRB)	\$950,000	West Bend	DMV Service Center Renovation (\$880,000 SEGRB)	\$880,000		
Facility Maintenance and Repair		\$1,830,000									
Onalaska	DMV Service Center Renovation (\$950,000 SEGRB)	\$950,000									
West Bend	DMV Service Center Renovation (\$880,000 SEGRB)	\$880,000									

**AGENCY REQUEST FOR
STATE BUILDING COMMISSION ACTION
OCTOBER 2017**

AGENCY: Department of Transportation

DOT CONTACT: Emily Kuntz, (608) 266-0893, emily.kuntz@dot.wi.gov

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 \$1,830,000 SEGRB; and
- b) Permit the Division of Facilities Development and Management to adjust individual project budgets.

Facility Maintenance and Repair			
LOCATION	PROJ. NO.	PROJECT TITLE	SEGRB
Onalaska (La Crosse Co.)	14L1C	DMV Service Center Renovation	\$950,000
West Bend (Washington Co.)	15A3L	DMV Service Center Renovation	\$880,000
Facility Maintenance and Repair Total			\$1,830,000

Onalaska – DMV Service Center Renovation (14L1C):

Project Description and Justification:

This project will replace the existing building vinyl siding and all windows; and renovate the interior building area to include: update public restrooms to full ADA compliance; revise offices and lobby space per program; replace the existing lighting with LED; right-size mechanical systems to new space; and replace most finishes such as carpet, base, tile, paint and ceiling tiles.

The current 8,412 GSF building was constructed in 1992. The building 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 critical that the Onalaska office remain operationally functional, efficient and accessible.

Budget/Schedule:

Construction	\$763,000
Design	\$82,200
DFDM Mgt	\$33,400
Contingency	\$71,400
TOTAL	\$950,000

SBC Approval	Oct 2017
A/E Selection	Sep 2016
Bid Opening	May 2018
Start Construction	Aug 2018
Substantial Completion	Feb 2019
Final Completion	Mar 2019

Previous Action: None.

West Bend – DMV Service Center Renovation (15A3L):**Project Description and Justification:**

The project will remodel approximately 6,800 GSF 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. 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 work stations 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 windows. 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 building was constructed in 1990. This structure has not recently undergone major improvements with the exception of a new roof that was installed in the fall of 2012 and a boiler replacement in 2015. 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.

Budget/Schedule:

Construction	\$691,600
Design	\$73,300
DFDM Mgt	\$30,200
Contingency	\$62,300
Other Fees	\$22,600
TOTAL	\$880,000

SBC Approval	Oct 2017
A/E Selection	Mar 2015
Bid Opening	May 2018
Start Construction	Aug 2018
Substantial Completion	Feb 2019
Final Completion	Mar 2019

Previous Action: None.

BUILDING COMMISSION REQUESTS / ITEMS

October 18, 2017

Subcommittee

Full Commission

Department of Veterans Affairs

12. Wisconsin Veterans Home at Union Grove - Multi-Building Improvements – Request authority to construct the Multi-Building Improvements project at the Wisconsin Veterans Home at Union Grove for an estimated total cost of \$1,018,440 (\$356,454 PR-CASH and \$661,986 PRSB).

**AGENCY REQUEST FOR
STATE BUILDING COMMISSION ACTION
OCTOBER 2017**

AGENCY: Department of Veterans Affairs

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

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

LOCATION: Wisconsin Veterans Home at Union Grove, Racine County

PROJECT REQUEST: Request authority to construct the Multi-Building Improvements project at the Wisconsin Veterans Home at Union Grove for an estimated total cost of \$1,018,440 (\$356,454 PR-CASH and \$661,986 PRSB).

PROJECT NUMBER: 15J2E

PROJECT DESCRIPTION:

This project will redesign and rebuild the Boland Hall nurses' stations and reception desk, refurbish two elevator cabs, and replace the Maurer Hall roof at the Wisconsin Veterans Home at Union Grove campus.

Redesign of the nurses' stations will provide a private and secure space in which nursing staff can work, hold confidential conversations with families, and store the member files. It will provide a pass-through area for communicating with members. The reception desk will also be redesigned to better accommodate members in mobility devices. It will have a secure area for cash as this area is the bank for members. The new nurses' stations and reception desk will be faced with a gouge resistant material. The two elevator cabs will be resurfaced with a gouge resistant material.

A new shingled roof will be installed on Maurer Hall. This will provide a leak proof barrier to the building. Rusted vent pipes will also be replaced.

PROJECT JUSTIFICATION:

Currently the six nursing wings at Boland Hall lack a space for confidential conversation between nursing staff and families. The nurses' stations and reception desk receive a great deal of abuse from mobility devices and carts. They were covered in plastic laminate which has not stood the test of time. The laminate has been broken along the edges, ragged and in some cases torn completely off. The elevators are subject to abuse from mobility devices and food carts, each weighing 200-500 lbs. each. The pivoting within the elevator cabs has torn up the flooring, and contact with the plastic laminate walls has broken the wall panels leaving sharp edges.

The Maurer Hall shingle roof is original to the building, built in 1972, and is beyond its useful life. The roof leaks as strong winds and weather have blown off shingles. Repairs are needed on a frequent basis.

The two projects were combined for funding purposes related to the federal granting process. Federal funds from the USDVA State Homes Construction Grant Program will replace the PRSB when the grant is awarded.

BUDGET/SCHEDULE:

Construction	\$738,000
Design	\$111,700
DFDM Mgt	\$32,100
Contingency	\$62,840
Equipment	\$73,800
TOTAL	\$1,018,440

SBC Approval	Oct 2017
A/E Selection	Jan 2016
Bid Opening	Nov 2017
Start Construction	Feb 2018
Substantial Completion	Oct 2018
Final Completion	Nov 2018

PREVIOUS ACTION: None.

October 18, 2017

Subcommittee

Full Commission

HIGHER EDUCATION

The University of Wisconsin

13. Various BTF-Planning Releases – Request the release of \$2,390,000 (\$1,482,000 BTF-Planning and \$908,000 PR-CASH) to prepare preliminary plans and Design Reports for the following major projects:

MIL	NWQ and Student Health Srvcs Renov (\$1,068,000 BTF; \$632,000 PR-CASH)	\$1,700,000
WTW	Utility Corridor Improv/Chiller Plant Upgrade (\$414,000 BTF; \$276,000 PR-CASH)	\$690,000

The UW-Milwaukee Northwest Quadrant Renovation project was enumerated in 2017 Wisconsin Act 59 for \$52,180,000 (\$46,800,000 GFSB, \$3,200,000 EX-PRSB and \$2,180,000 Gifts/Grants). The UW-Milwaukee Northwest Quadrant Student Health Services Remodeling project was enumerated in 2013 Wisconsin Act 20 for \$11,066,000 PRSB.

The UW-Whitewater Utility Corridor Improvements/Utility Plant Upgrade project was enumerated in 2017 Wisconsin Act 59 for \$28,600,000 (\$16,698,000 GFSB and \$11,902,000 PRSB).

**AGENCY REQUEST FOR
STATE BUILDING COMMISSION ACTION
OCTOBER 2017**

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

PROJECT REQUEST: Request the release of \$2,390,000 (\$1,482,000 BTF-Planning and \$908,000 PR-CASH) to prepare preliminary plans and Design Reports for the following major projects:

LOCATION	PROJ. NO.	PROJECT TITLE	BTF	PR-CASH	TOTAL
UW-Milwaukee (Milwaukee Co.)	17B1O	NWQ and Student Health Services Renovation (combined)	\$1,068,000	\$632,000	\$1,700,000
UW-Whitewater (Walworth Co.)	17E2E	Utility Corridor Improvements/Chiller Plant Upgrade	\$414,000	\$276,000	\$690,000
Total			\$1,482,000	\$908,000	\$2,390,000

PROJECT DESCRIPTION:

UW-Milwaukee:

The Northwest Quadrant (NWQ) Renovation portion will renovate 470,100 GSF of the NWQ (former Columbia/St. Mary's hospital complex) to address critical life safety and building code upgrades. Approximately 418,000 GSF of renovated space will serve as office and support space for various academic departments and 52,100 GSF will address space needs for the College of Health Sciences and the College of Nursing. The scope includes the addition and upgrade of automatic fire sprinklers and fire protection systems; fire separation; egress lighting; elevator modifications; associated architectural, mechanical, electrical, and plumbing systems (MEP); asbestos abatement; and accessibility improvements. Project work will be completed in phases to allow the relocation of occupants.

The NWQ is comprised of seven facilities (named Buildings A through G). Exterior envelope repairs for Building B will be performed to restore the integrity and improve energy efficiency. Buildings C and D will receive minor mechanical, electrical, and plumbing modifications to accommodate the proposed uses and achieve an additional 20 to 30 years of useful life. Exterior envelope repairs will also be conducted on buildings C and D. The work for the College of Health Sciences and the College of Nursing includes remodeling 23,100 GSF of the third floor in Building B and 32,000 GSF of the third floor in Building C to create new academic space and instructional laboratories.

The Student Health Services Remodeling portion will remodel approximately 37,000 GSF of space in the NWQ for Student Health Services on the first floor of the NWQ – Building B, and the second floor of Buildings B and C. The new facility will replace 14,180 of the GSF Norris Health Center, which will eventually be demolished in accordance with the campus master plan.

UW-Whitewater:

The project will renovate and upgrade the steam, chilled water, and power distribution systems to support existing buildings, a new residence hall, and future planned development. Underutilized internal green space between residence halls in the west campus housing area will be reconfigured to provide accessibility for all students, open recreation areas, and landscaping to integrate storm water management.

The primary driver for this project is the age and condition of the existing infrastructure. Since it is the first link feeding steam and chilled water from the utility plant to the rest of campus, it is critical that it remain in excellent condition to support campus operations.

There is a concurrent need for supporting utilities to serve the new residence hall. The utilities that serve the west campus housing area, installed during the 1960s are 50 years old and are or nearing their capacity. Utilities in this area show signs of damage and require repair. The relocation of utilities will facilitate increased resident accessibility and the completion of links between residence halls.

BUDGET:

UW-Milwaukee:

Construction	\$47,405,000
Design	\$4,043,000
DFDM Mgt	\$2,086,000
Contingency	\$4,741,000
Equipment	\$4,039,000
Other Fees	\$932,000
TOTAL	\$63,246,000

UW-Whitewater:

Construction	\$22,343,000
Design	\$1,859,000
DFDM Mgt	\$1,028,000
Contingency	\$3,351,000
Other Fees	\$20,000
TOTAL	\$28,600,000

PREVIOUS ACTION: The UW-Milwaukee Northwest Quadrant Renovation project was enumerated in 2017 Wisconsin Act 59 for \$52,180,000 (\$46,800,000 GFSB, \$3,200,000 EX-PRSB and \$2,180,000 Gifts/Grants). The UW-Milwaukee Northwest Quadrant Student Health Services Remodeling project was enumerated in 2013 Wisconsin Act 20 for \$11,066,000 PRSB.

The UW-Whitewater Utility Corridor Improvements/Utility Plant Upgrade project was enumerated in 2017 Wisconsin Act 59 for \$28,600,000 (\$16,698,000 GFSB and \$11,902,000 PRSB).

BUILDING COMMISSION REQUESTS / ITEMS

October 18, 2017

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

14. UW-System (System-Wide) - Various All Agency Projects – Request the following:

- a) Construct various All Agency maintenance and repair projects at an estimated total cost of \$12,681,500 (\$1,297,000 GFSB – Facility Maintenance and Repair; \$7,524,200 PRSB – Facility Maintenance and Repair; \$421,000 PRSB – Utility Repair and Renovation; \$1,418,000 PRSB – Energy Conservation; \$1,440,100 CASH; and \$581,200 Gifts/Grants); and
- b) Permit the Division of Facilities Development and Management to adjust individual project budgets.

Facility Maintenance and Repair		\$7,232,500
MIL	Multi-Bldg Parking Structure Repairs (\$2,000,000 PRSB; \$498,400 PR-CASH)	\$2,498,400
RVF	Kleinpell Abbott Concert Hall Reno (\$1,297,000 GFSB)	\$1,297,000
WTW	Drumlin Dining Hall Roof Replacement (\$477,900 PR-CASH)	\$477,900
WTW	Wells Hall Exterior Windows Repl (\$2,709,200 PRSB; \$250,000 PR-CASH)	\$2,959,200
Utility Repair and Renovation		\$421,000
STP	Parking Lot T Expansion (\$421,000 PRSB)	\$421,000
Programmatic Remodeling and Renovation		\$3,610,000
EXT	Pyle Ctr Lower Level & First Floor Reno (\$2,815,000 PRSB)	\$2,815,000
MSN	McClain Center Nutrition Facility (\$520,000 GIFT/GRANT)	\$520,000
STP	Central WI Environ Station Sleep Cabins (\$213,800 PR-CASH; \$61,200 GIFT/GRANT)	\$275,000
Energy Conservation		\$1,418,000
STO	Multi-Building Energy Conservation (\$1,418,000 PRSB)	\$1,418,000

**AGENCY REQUEST FOR
STATE BUILDING COMMISSION ACTION
OCTOBER 2017**

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 authority to:

- a) Construct various All Agency maintenance and repair projects at an estimated total cost of \$12,681,500 (\$1,297,000 GFSB – Facility Maintenance and Repair; \$7,524,200 PRSB – Facility Maintenance and Repair; \$421,000 PRSB – Utility Repair and Renovation; \$1,418,000 PRSB – Energy Conservation; \$1,440,100 CASH; and \$581,200 Gifts/Grants);
- b) Permit the Division of Facilities Development and Management to adjust individual project budgets.

FACILITY MAINTENANCE AND REPAIR

INST	PROJ. NO.	PROJECT TITLE	GFSB	PRSB	PR-CASH	GIFT/GRANT	TOTAL
MIL	16H3A	Multi-Building Parking Structure Repairs	\$0	\$2,000,000	\$498,400	\$0	\$2,498,400
RVF	14E3I	Kleinpell Fine Arts Abbott Concert Hall Renovation	\$1,297,000	\$0	\$0	\$0	\$1,297,000
WTW	16F1U	Drumlin Dining Hall Roof Replacement	\$0	\$0	\$477,900	\$0	\$477,900
WTW	17A2C	Wells Hall Exterior Windows Replacement	\$0	\$2,709,200	\$250,000	\$0	\$2,959,200
FMR SUBTOTALS			\$1,297,000	\$4,709,200	\$1,226,300	\$0	\$7,232,500

UTILITY REPAIR AND RENOVATION

INST	PROJ. NO.	PROJECT TITLE	GFSB	PRSB	PR-CASH	GIFT/GRANT	TOTAL
STP	16K1C	Parking Lot T Expansion	\$0	\$421,000	\$0	\$0	\$421,000
URR SUBTOTALS			\$0	\$421,000	\$0	\$0	\$421,000

PROGRAMMATIC REMODELING AND RENOVATION

INST	PROJ. NO.	PROJECT TITLE	GFSB	PRSB	PR-CASH	GIFT/GRANT	TOTAL
EXT	16F1D	Pyle Center Lower Level & First Floor Renovation	\$0	\$2,815,000	\$0	\$0	\$2,815,000
MSN	17H2I	McClain Center Nutrition Facility	\$0	\$0	\$0	\$520,000	\$520,000
STP	16J2N	Central Wisconsin Environmental Station Sleep Cabins	\$0	\$0	\$213,800	\$61,200	\$275,000
PRR SUBTOTALS			\$0	\$2,815,000	\$213,800	\$581,200	\$3,610,000

ENERGY CONSERVATION

INST	PROJ. NO.	PROJECT TITLE	GFSB	PRSB	PR-CASH	GIFT/GRANT	TOTAL
STO	17E1P	Multi-Building Energy Conservation	\$0	\$1,418,000	\$0	\$0	\$1,418,000
EC SUBTOTALS			\$0	\$1,418,000	\$0	\$0	\$1,418,000

	GFSB	PRSB	PR-CASH	GIFT/GRANT	TOTAL
OCTOBER 2017 TOTALS	\$1,297,000	\$9,363,200	\$1,440,100	\$581,200	\$12,681,500

PROJECT DESCRIPTION:

Facility Maintenance and Repair

MIL – 16H3A – Multi-Building Parking Structure Repairs (\$2,498,400): This project completes repairs to six parking structures (Engineering and Mathematical Science Parking Ramp, Kenilworth Building Parking Ramp, Lubar Hall Parking Ramp, Northwest Quadrant Parking Ramp, Pavilion Parking Ramp, and Sandburg Hall Parking Ramp) to mitigate safety and structural concerns. Project work includes caulking and sealing cracks and patching spalled areas of all concrete surfaces and structural members; remediation repairs to concrete and exposed metal rebar reinforcement; repairing uneven topping slabs; replacing slab membrane top coat; restoring and repairing expansion joint and wall sealants; and repairing masonry wall cracks and exterior insulation finish system damaged areas. All doors, frames, handrails, and stairwells will be repainted. The stairwell flooring surface will also be replaced.

Completing this project mitigates further risk and damage to the structures, protective systems, and ancillary parking structure components. Repairing these items diminishes the safety risk posed to vehicles and other property stored within the structures. UW-Milwaukee Facility Services inspects the structures in the spring and fall each year (and on demand) to remove loose concrete and reduce damage risk, but as degrading conditions go untreated the ability to control the risk to vehicles and property has become untenable.

RVF – 14E3I – Kleinpell Fine Arts Abbott Concert Hall Renovation (\$1,297,000): This project renovates the Abbott Concert Hall by replacing obsolete and aged building services, augmenting the electrical and lighting system capabilities to support modern teaching methods and equipment, replacing all fixed seating, constructing a new orchestra pit platform and cover, and improving sound-proofing and noise generation within the control room. Project work includes replacing the house, stage, and control room lights with new LED fixtures; installing new wall sconces, new aisle lighting, a new digital lighting dimming control system and emergency lighting transfer system; replacing all lighting branch wiring and stage area floor-mounted power receptacles; and installing additional 20 AMP 120-volt circuits. All fixed seating and floor finishes will be replaced. The temporary orchestra pit platform will be replaced with a new permanently constructed platform with an acoustically treated cover. All catwalks will receive new fire retardant and acoustically treated plywood floor plates, and new side booms will be installed off selected catwalks. The control room window and flooring will be replaced to improve sound-proofing.

The Kleinpell Fine Arts building was constructed in 1973 with a music recital hall, which was later named the Abbott Concert Hall. The concert hall has had only minor upgrades since original construction. Abbott Concert Hall is used by the university's Music Department for instruction, recitals, concerts, and other university events. The concert hall seats 402 people. This upgrade is necessary to provide a high-quality music concert performance space. The 250-watt incandescent house lights are original to the building. The stage lighting does not meet the needs of the occupants using the space. Replacing these lights with LED fixtures will improve the lighting in the space and reduce the lighting energy consumption. Replacement of lamps is difficult and raises safety concerns. The lighting control system has components that have failed

and replacement parts are no longer available. Since the system does not work completely and reliably, occupants are prone to leave the lights on between events, which wastes energy. The fixed seating in the 40-year-old concert hall shows structural and folding mechanism component failures, and the seat fabric is in poor condition. Parts for the seats are no longer available. The concert hall was constructed with an orchestra pit in front of the stage. During the original construction, a manually adjustable stage platform system was installed over the orchestra pit. This 40-year-old platform system is not used, does not serve the needs of the music program, and has raised structural safety concerns due to its age.

WTW – 16F1U – Drumlin Dining Hall Roof Replacement (\$477,900): This project replaces all roofing systems for Drumlin Dining Hall. Project work includes replacing approximately 20,800 SF of rubber ballasted roof and built-up roof with a fully adhered Ethylene Propylene Diene Monomer (EPDM) roofing system. The existing roof insulation will be removed down to the concrete deck and properly disposed. The deck will be inspected to ensure it is clean and free of defects, and new insulation with an average R value equal to 25.2 will be installed. The roof systems will be tapered to drain areas as needed. Drains will be inspected and clamping bowl rings and bowl bolts replaced to ensure a proper seal. Staging areas will be strictly defined and coordinated with the campus to ensure pedestrian safety and that underground utilities are protected as roof replacement proceeds.

The roof sections are more than 25 years old. Recent site inspections determined these roof sections require replacement to address current leaking, weathered, worn, and/or damaged sections. These repairs will extend the life of the roof sections and prevent moisture from penetrating the building envelope. The flashing is beginning to split open and allow water infiltration. Roof drains are buckling due to poor installation. Past roof patches are starting to fail at the seams and the pitch pockets adhesive material has failed.

WTW – 17A2C – Wells Hall Exterior Windows Replacement (\$2,959,200): This project replaces exterior windows with new energy efficient units and performs masonry repairs to the exterior envelope. Project work includes replacement of all original resident room and lounge area exterior window assemblies. The exterior joint sealants will be replaced at the vertical expansion joints, control joints, expansion joints, and precast concrete joints. Face brick units will be replaced as necessary, tuckpointing performed, and repairs made to flashing, vents, and head joints. Project work will be limited to floors 4 through 10, unless favorable bids are received and floors 2 through 3 can be accomplished at the same time.

During an exterior inspection of the building, it was discovered that the face brick had spalled and was falling off the building. Most of the spalled material was located in the top four feet of the 10-story building. A small project was completed to repair most of the spalled brick and while the contractor's lift was onsite a more detailed building inspection was completed. The inspection determined that the caulk for the vertical expansion joints had deteriorated past repair. It is cracked and weathered in many instances, which is allowing wasps and other pests to make nests in the building. The building also has settlement cracks and some additional spalled brick that was not addressed in the small project. The settlement cracks contained within the exterior veneer will be routed, chemically cleaned and re-caulked. Any spalled brick will be cut out and replaced.

The windows are original to the building constructed in 1967 and they have exceeded their useful life. The windows are no longer weather tight and the gaps are allowing wasps and other pests into the resident's rooms. This has resulted in many instances where the occupant was stung. The frames are not thermally improved and the window glass is single pane. The new windows will provide a much higher thermal performance.

Utility Repair and Renovation

STP – 16K1C – Parking Lot T Expansion (\$421,000): This project expands Parking Lot T by approximately 24 spaces and provide two additional driveways to different city streets. Project work includes land boundary and topographic surveying, utility identification, site preparation, tree clearing and grubbing, installation of new concrete curb and gutters and internal circulation walkways, connection to existing storm sewers, and extension of underground electrical service to new lot lighting fixtures and sidewalk lighting along Fourth Avenue. New asphalt pavement, pavement markings, and striping will be installed on the expanded areas. Internal and buffer landscaping, and an irrigation system connected to the campus central control system will be installed. A 5-foot wide pedestrian walkway along Fourth Ave will be replaced with an 8-foot wide sidewalk. The new walkway will be lit with the current campus standard walkway light fixtures. A dumpster pad will be relocated and new dumpster screening installed. Two parking spaces will have electrical capacity installed to re-charge electric vehicles (EVs). Sufficient circuit capacity will be provided for up to two additional EV charging stations, if needed. The charging stations will be owner-furnished but installed by the contractor.

Located near the eastern mid-section of campus, Parking Lot T (221 spaces) has 111 metered spaces and 91 permitted spaces. In spring 2016 the campus lost 340 spaces of metered parking on the east side of campus for the construction of a new science facility. These spaces were partially replaced by the construction of a 75-space hourly metered lot on the west side of campus and reassigning 111 permit spaces in Lot T to meters. Expanding Lot T with 24 additional metered spaces would bring the amount meter space replacement to about 62% of the previous lost capacity. Current access to Parking Lot T is through a private residential area along Illinois Avenue further to the east. Although the 111 spaces were converted to metered parking prior to the start of the Chemistry Biology Building project, users experience problems identifying access to the lot and its utilization is comparatively below other metered lots on campus. Two new driveways will alleviate this problem and also divert traffic out of the adjoining residential neighborhood.

Programmatic Remodeling and Renovation

EXT – 16F1D – Pyle Center Lower Level and First Floor Renovation (\$2,815,000): This project renovates approximately 12,800 GSF on the lower and first floor levels of the Pyle Center for office suites and media support. Project work includes developing a Cooperative Extension Suite with offices, open workstations, collaboration spaces, and a workroom on the first floor; renovating the lower level into offices, open workstations, and media support areas for the Instructional Communication Systems (ICS) and Cooperative Extension's Technical Services and Distance Education operations; and creating new collaboration spaces and a break room for

building-wide use. Select areas of the first floor will serve as swing space during the phased project work. This renovation will focus on the finish and furnishing of space to support the intended uses. The building infrastructure and services will be modified as necessary to accommodate intended repurposing and renovation.

Cooperative Extension are currently occupying spaces in the north wings of Lowell Hall on the second, third and fourth floors. These spaces were originally designed as dorm rooms and were subsequently used for office needs with minimal modification. Relocation of these uses to renovated portions of the Pyle Center will improve efficiency of operations; better support employees' expanding needs for space and technology that facilitate both in-person and virtual collaboration with statewide colleagues and clients who are engaged in education programs; and vacate space at Lowell Hall to provide expansion space for additional guest rooms in the future.

The ICS suite and shop area will be shared by employees from Broadcast and Media Innovations, including three ICS departments that focus on virtual communication, instructional design, and distance education using specialized media equipment and technology; and employees from Cooperative Extension's Distance Education and Technology Services groups. Some relocation to this suite will also occur over time to vacate additional space on upper levels of the Pyle Center for repurposing to other anticipated future critical needs.

MSN – 17H2I – McClain Center Nutrition Facility (\$520,000): This project renovates 3,300 GSF of space to create a new NCAA-compliant athlete nutrition facility that efficiently serves student athletes for routine use and recruitment in the McClain Center (1,100 GSF) and expands the strength and conditioning weight room facilities in Camp Randall Stadium (2,200 GSF). The project relocates the Nutrition Center from the Camp Randall Forward Center - Strength and Conditioning space to an area located on the first floor of the McClain Center. Project work includes removal and replacement of interior finishes, creation of a nutrition lounge and associated serving counter and prep space, converting the oversized storage closet into an office for the staff dietitian, and the purchase and installation of all furnishings and equipment. The vacated space in Camp Randall Stadium will be repurposed as a new strength and conditioning weight room.

In an effort to align with current NCAA regulations related to meals, snacks, and nutritional supplements, the proposed new nutrition facility provides the opportunity for student athletes to receive nutrition education, customized nutrition needs per athlete to restore energy levels, and protection against adulterated foods or supplements. The space arrangement and inefficiencies of the current Camp Randall location do not support the required activities, often cause friction between occupants, and inhibits the ability for the Nutrition Office to adequately provide services. The new nutrition facility will accommodate the nutritional demands of student-athletes and allow for program expansion to accommodate feeding student athletes of 23 competing sports. By creating an efficient and effective facility UW-Madison Athletics will be able to enhance its recruitment and retention activities.

STP – 16J2N – Central Wisconsin Environmental Station Sleeping Cabins (\$275,000): This project constructs two twelve-person sleeping cabins at the Central Wisconsin Environmental Station (CWES) in eastern Portage County to accommodate increased usage by summer

campers, school groups, and weekend education retreat groups. Project work includes constructing two additional 730 GSF sleeping cabins, each with capacity to house six bunk beds, six dressers, a table, and chairs. Heating will be provided by electric baseboard units with programmable thermostats for control. The sleeping cabins will have half-log siding, laminated asphalt roof shingles, and wood interior wainscoting. Neither will have kitchen or restroom/bath facilities since these services are available in central facilities. Both cabins will be used as classrooms use during the academic school year. The cabin design will use the same plans and specifications developed for a single cabin constructed in 2015 on the same site in the southwest portion of the CWES. A walkout basement will be added to one of the cabins to be located on a sloped site for storage and severe weather sheltering. The project will use utility capacity completed under a previous project, which was designed to accommodate these two additional cabins.

CWES currently operates at capacity during the summer. In late 2012 CWES secured a significant three-year challenge grant from the Margaret A. Cargill Foundation to offer camp-themed after-school programming for up to 200 central Wisconsin youths per year. These classroom activities occur during the academic year from September through May. The grant also provides partial scholarship opportunities for these same children to attend a week of summer camp at CWES during the following summer. Because of this increased usage, additional cabin, training, and bathroom/shower facilities were needed, and in 2015 a bath house and one 12-bed cabin were constructed under a separate grant with two additional cabins planned for when additional funds were raised. Now that additional donations have been received and internal program revenue funds committed, this project can continue with the two additional cabins following the same design as the first cabin. A basement will be added to one of the cabins for storage and severe weather sheltering.

In 2013, CWES became the designated location for a K-6 charter school developed by the Tomorrow River School District. The cabins will meet the additional classroom space needs as the school grows from its initial enrollment of 51 students to an anticipated 150 students. Funding for both cabins has been secured through donations and matching program revenue funds through the College of Natural Resources.

Energy Conservation

STO – 17E1P – Multi-Building Energy Conservation (\$1,418,000): This project will construct various energy conservation measures resulting from an Investment Grade Audit for ten campus buildings including; Applied Arts, Bowman, Communication/Technology, Fryklund, General Services, Jarvis Hall Technology Wing, the Fieldhouse, Swanson Library, University Services and Vocational Rehabilitation. These measures include lighting upgrades and LED retrofits in the ten selected buildings and limited outdoor areas. It is estimated that the project will produce energy cost savings of \$89,000 per year.

In accordance with energy performance contracting guidelines, documented annual energy cost savings will pay for the bonds used to finance the project within a maximum simple payback of 16 years without up-front capital cost. The savings are to be measured, verified, and guaranteed by the Energy Service Company (ESCO).

Franklin Energy, DOA’s independent energy conservation consultant, has reviewed this proposal and found no issues with this project.

PROJECT JUSTIFICATION:

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

BUDGET/SCHEDULE:

GFSB – Facility Maintenance and Repair.....	\$ 1,297,000
PRSB – Facility Maintenance and Repair	\$ 7,524,200
PRSB – Utility Repair and Renovation	\$ 421,000
PRSB – Health, Safety and Environmental.....	\$ 0
PRSB – Energy Conservation.....	\$ 1,418,000
Gifts and Grants.....	\$ 581,200
Agency Cash.....	\$ <u>1,440,100</u>

Total Requested Budget\$ 12,681,500

PREVIOUS ACTION: None.