



# State of Wisconsin Building Commission

SCOTT WALKER  
Governor

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

**Wednesday, February 14, 2018**

**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, February 14, 2018**

**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, February 14, 2018**

**1:00 p.m.**

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

BUILDING COMMISSION REQUESTS / ITEMS

February 14, 2018

Subcommittee

Full Commission

The Secretary requests approval of the minutes of December 13, 2017.

No action required.

**DEBT MANAGEMENT**

1. General Obligation Authorizing Resolution - 2018 State of Wisconsin Building Commission Resolution 1 authorizes the issuance and sale of General Obligations in an amount not to exceed **318,295,000**, in fixed or variable rate form, to fund the construction or improvements of facilities, grants, and acquisition of land for state-wide purposes.
2. General Obligation Refunding Authorizing Resolution - 2018 State of Wisconsin Building Commission Resolution 2 authorizes the issuance and sale of General Obligations in the amount not to exceed **\$495,000,000**, in fixed or variable rate form, to refund outstanding general obligation bonds previously issued for construction or improvements of facilities, grants, and acquisition of land for state-wide purposes.
3. Transportation Revenue Refunding Authorizing Resolution - 2018 State of Wisconsin Building Commission Resolution 3 authorizes the sale and issuance of Transportation Revenue Refunding Obligations in an amount not to exceed **\$300,000,000** to refund outstanding transportation revenue bonds.

No action required.

No action required.

No action required.

BUILDING COMMISSION REQUESTS / ITEMS

February 14, 2018

Subcommittee

Full Commission

**ADMINISTRATIVE AFFAIRS**

**Department of Administration**

4. Building Trust Fund Transfer Request – The Department of Administration requests the release of \$4,000,000 Building Trust Fund - Contingent funding (BT60) to the following Building Trust Fund Accounts and allow the Division of Facilities Development and Management to transfer funds between BT90 and Small Project Building Trust Fund accounts:
- a) \$2,000,000 BT60 Building Trust Fund - Contingent to BT80 – Building Trust Fund – Planning; and
  - b) \$2,000,000 BT60 Building Trust Fund - Contingent to BT90 – Building Trust Fund Consultant Assistant



# State of Wisconsin Building Commission

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JOHN L. KLENKE  
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Date: February 2018  
To: SBC Members  
From: John L. Klenke, Secretary  
Subject: Building Trust Funds Transfer Request for the February 2018 State Building Commission Meeting

Small Project Program Funding Request - The Department of Administration requests the release of \$4,000,000 Building Trust Fund - Contingent funding (BT60) to the following Building Trust Fund Accounts and allow the Division of Facilities Development and Management to transfer funds between BT90 and Small Project Building Trust Fund accounts:

\$2,000,000 BT60 Building Trust Fund - Contingent to BT80 – Building Trust Fund - Planning

\$2,000,000 BT60 Building Trust Fund - Contingent to BT90 – Building Trust Fund Consultant Assistant

These funds will assist agencies in arriving at preliminary designs for currently enumerated projects (BT80) and All Agency maintenance and repair projects (BT90). The preliminary design work will include the development of budget estimates that will be the basis of the requests presented to the SBC for project approval. Only those projects deemed viable by DFDM (All Agency and future enumerations) or currently enumerated projects will be eligible for these planning funds.

The Department is requesting the release of these funds to support our efforts to improve the completeness of project scope statements and the accuracy of project budgets that are presented to the Building Commission for review and approval.

The last request of this type was made in January 2009.

BUILDING COMMISSION REQUESTS / ITEMS

February 14, 2018

Subcommittee	Full Commission
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5. Department of Administration – WHEDA Building Purchase – Request authority to exercise an Option to Purchase contained in the lease agreement with the Wisconsin Housing & Economic Development Authority (WHEDA) for the Tommy G. Thompson Building sited on 0.30 acres at 201 W. Washington Avenue, Madison for a total cost of \$29,500,000 PRSB for the purchase plus closing costs.

February 22, 1996 the SBC approved a 20-year lease for up to 88,852 SF at 201 W. Washington Avenue (WHEDA Building) for an annual lease cost of \$1,954,744 to house the Departments of Commerce and Tourism. The Lessor is the Wisconsin Housing & Economic Development Authority (WHEDA).

**AGENCY REQUEST FOR  
STATE BUILDING COMMISSION ACTION  
FEBRUARY 2018**

**AGENCY:** Department of Administration

**DOA CONTACT:** John Klenke, (608) 266-1031, [john.klenke@wisconsin.gov](mailto:john.klenke@wisconsin.gov)

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

**LOCATION:** Tommy G. Thompson Building (WHEDA Building), Dane County

**PROJECT REQUEST:** Request authority to exercise an Option to Purchase contained in the lease agreement with the Wisconsin Housing & Economic Development Authority (WHEDA) for the Tommy G. Thompson Building sited on 0.30 acres at 201 W. Washington Avenue, Madison for a total cost of \$29,500,000 PRSB for the purchase plus closing costs.

**PROJECT NUMBER:** 18A2H

**PROJECT DESCRIPTION:**

The Tommy G. Thompson Building is 133,016 RSF, where the State currently leases 93,771 RSF of office space for the Departments of Tourism, Veteran's Affairs, Financial Institutions and for the Wisconsin Economic Development Corporation. The building is owned and operated by the Wisconsin Housing & Economic Development Authority (WHEDA) who occupies the remaining 39,245 RSF at the facility.

DOA would like to exercise the option to purchase the property, which must occur before the last day of the lease term, which is March 31, 2018.

The purchase price, as determined by the formula found in the Lease Agreement, is approximately \$28,960,861. The calculation is based on the actual construction cost inflated to the closing date. This purchase price amount is subject to closing cost adjustments and prorations for such items as: payments in lieu of taxes, recording fees, transfer fees, rents, operating expenses collected after closing, and any prepayment fees.

A recent property appraisal supports this purchase price without the inclusion of any closing costs or adjustments.

**PROJECT JUSTIFICATION:**

A cash flow analysis demonstrates substantial savings could be achieved through state ownership of approximately \$85,000,000 over the life of the building.

The location of the building meets the needs of the current state agencies occupying the space and is an ideal location due to its proximity to the State Capitol.

Department legal staff have reviewed the documents for this request and found no issues with the transaction.

**PREVIOUS ACTION:** February 22, 1996, the SBC approved a 20-year lease for up to 88,852 SF at 201 W. Washington Avenue (WHEDA Building) for an annual lease cost of \$1,954,744 to house the Departments of Commerce and Tourism. The Lessor is the Wisconsin Housing & Economic Development Authority (WHEDA).

BUILDING COMMISSION REQUESTS / ITEMS

February 14, 2018

Subcommittee	Full Commission
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6. Various All Agency Projects – Request the following:
- a) Authority to construct various All Agency maintenance and repair projects for an estimated total cost of \$2,070,500 (\$832,000 GFSB and \$1,238,500 PRSB); and
  - b) Permit the Division of Facilities Development and Management to adjust individual project budgets.

<b>Facility Maintenance and Repair</b>		<b>\$2,070,500</b>
Capitol	Security Upgrades (\$832,000 GFSB)	\$832,000
Statewide	Security Upgrades (\$1,238,500 PRSB)	\$1,238,500

**AGENCY REQUEST FOR  
STATE BUILDING COMMISSION ACTION  
FEBRUARY 2018**

**AGENCY:** Department of Administration

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

**DFDM CONTACT:** RJ Binau, (608) 267-6927, [rj.binau@wisconsin.gov](mailto: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 \$2,070,500 (\$832,000 GFSB and \$1,238,500 PRSB); and
- b) Permit the Division of Facilities Development and Management to adjust individual project budgets.

<b>Facility Maintenance and Repair</b>					
<b>LOCATION</b>	<b>PROJ. NO.</b>	<b>PROJECT TITLE</b>	<b>GFSB</b>	<b>PRSB</b>	<b>TOTAL</b>
State Capitol Bldg (Dane Co.)	17D1F	Security Upgrades	\$832,000	\$0	\$832,000
Statewide - Various DOA Buildings	18A2I	Security Upgrades	\$0	\$1,238,500	\$1,238,500
<b>Facility Maintenance and Repair Total</b>			<b>\$832,000</b>	<b>\$1,238,500</b>	<b>\$2,070,500</b>

**State Capitol – Security System Upgrades (17D1F)**

**Project Description and Justification:**

This project provides security system upgrades for the State Capitol’s security surveillance/cameras system. The existing analog camera system at the State Capitol will be upgraded with new IP digital cameras and new data cabling. There are approximately 58 cameras and associated cabling that require replacement. Additionally, a new ExacqVision video management software and server storage will be provided for the State Capitol.

The existing security surveillance and camera system at the State Capitol is a Tyco American Dynamics digital video recorder system with associated analog cameras. The existing camera system utilizes obsolete DVR technology and offers poor resolution for video monitoring at the State Capitol. Additionally, the matrix switcher that is programmed to control the existing camera system is obsolete. The system will be updated to a new video management software and server storage installed. The State Capitol & Executive Residence Board reviewed and approved this project at their October 16, 2017 meeting.

**Budget/Schedule:**

Construction	\$690,000
Design	\$59,500
DFDM Mgt	\$28,000
Contingency	\$54,500
<b>TOTAL</b>	<b>\$832,000</b>

SBC Approval	Feb 2018
A/E Selection	Apr 2017
Bid Opening	Jun 2018
Start Construction	Aug 2018
Substantial Completion	Jan 2019
Final Completion	Mar 2019

**Previous Action:** None.

**Multiple State Office Buildings – Statewide Security Upgrades (18A2I)****Project Description and Justification:**

The project provides access control upgrades to 12 state office buildings. The existing Software House C-Cure 8000 system will be migrated to the new C-Cure 9000 platform. Scope includes the installation of all required servers, storage, software, cut-over and programming.

Approximately 53 existing Software House apC panels will be replaced with new Software House Ultra SE Panels having 1,000 input and 500 output capacity. Additionally, a C-Cure 9000 compatible Visitor Management System will be established in 18 state owned buildings. The system provides tracking of both employees and the public; provides license identification scanning; a printer for temporary badges; and could potentially be integrated with access control to allow or restrict door access onsite based upon credential verification. An audit will be done of the existing C-Cure 8000 system prior to installation of the new platform to assess what features and functions will need to be upgraded.

The State Capitol Police Security System maintains access to state-owned and leased facilities. The existing Software House C-Cure 8000 access control system needs to be upgraded as the manufacturer will discontinue system support in 2018. In addition, there is no Visitor Management System in 18 state office buildings. There are visitor management platforms available in some state facilities, but there is not a standard practice for managing visitors in state facilities. A new Visitor Management System would enable standardization and consistency between facilities and integration within the new C-Cure 9000 access control system. The systems will be hosted at the State's Femrite Data Center.

**Budget/Schedule:**

Construction	\$1,015,500
Design	\$89,300
DFDM Mgt	\$41,900
Contingency	\$82,000
Other Fees	\$9,800
<b>TOTAL</b>	<b>\$1,238,500</b>

SBC Approval	Feb 2018
A/E Selection	Apr 2017
Bid Opening	Jun 2018
Start Construction	Aug 2018
Substantial Completion	Jan 2019
Final Completion	Mar 2019

**Previous Action:** None.

BUILDING COMMISSION REQUESTS / ITEMS

February 14, 2018

Subcommittee

Full Commission

**Department of Corrections**

7. Racine Correctional Institution – Health Services Unit –  
Request the following:
- a) Approve the Design Report; and
  - b) Authority to construct the Racine Health Services Unit for an estimated total cost of \$7,922,000 GFSB.

This project was enumerated for \$7,922,000 EX-GFSB in 2015 Wisconsin Act 55.

**AGENCY REQUEST FOR  
STATE BUILDING COMMISSION ACTION  
FEBRUARY 2018**

**AGENCY:** Department of Corrections

**DOC CONTACT:** Jane Zavoral, (608) 240-5410, [jane.zavoral@wisconsin.gov](mailto:jane.zavoral@wisconsin.gov)

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

**LOCATION:** Racine Correctional Institution, Racine County

**PROJECT REQUEST:** Request the following:

- a) Approve the Design Report; and
- b) Authority to construct the Racine Health Services Unit for an estimated total cost of \$7,922,000 GFSB.

**PROJECT NUMBER:** 1511D

**PROJECT DESCRIPTION:**

This project consists of a new stand-alone Health Service Unit (HSU) building to replace the existing under-sized HSU at Racine Correctional Institution. Medical spaces in the building include exam rooms, treatment rooms, officer station, nurse's station, dental, ophthalmology, radiology, therapy room, and staff offices and break room. Clinical spaces include Psychologist offices, Clinical Services, program rooms and consult rooms.

**PROJECT JUSTIFICATION:**

Racine Correctional Institution (RCI) is a medium security institution in the Wisconsin DOC system with a capacity of 1,550 inmates. The current HSU is located on the second floor of the Programs Building. The space was constructed in 1991 for 650 adult male offenders in a building that was converted from a boarding school for boys.

RCI is faced with an aging inmate population with increased medical needs. The inmate population at RCI has a high proportion of chronically ill inmates - approximately 30% of the 1,600 inmates have been diagnosed with one or more chronic illnesses. There are a significant number of inmates that require the use of wheelchairs or other assistive devices for mobility. Because of the close proximity to University Hospital and Clinics in Madison, inmates requiring frequent off-site medical care are often transferred to RCI.

**BUDGET/SCHEDULE:**

Construction	\$6,196,000
Design	\$520,000
DFDM Mgt	\$273,000
Contingency	\$619,000
Equipment	\$250,000
Other Fees	\$64,000
<b>TOTAL</b>	<b>\$7,922,000</b>

SBC Approval	Feb 2018
A/E Selection	May 2017
Design Report	Feb 2018
Bid Opening	Oct 2018
Start Construction	Jan 2019
Substantial Completion	Mar 2020
Final Completion	May 2020

**PREVIOUS ACTION:** This project was enumerated for \$7,922,000 EX-GFSB in 2015 Wisconsin Act 55.

# DESIGN REPORT

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

February 14, 2018

Health Services Unit  
Racine Correctional Institution  
Sturtevant, WI

**Project Number:** 15I1D

**For the:** Department of Corrections

**Project Manager:** Robert Hoffmann

**Architect/Engineer:** Venture Architects  
Milwaukee, WI

## 1. Project Description:

Project consists of a new stand-alone Health Service Unit (HSU) building to replace the existing under-sized Health Services Unit at Racine Correctional Institution. Medical spaces in the building include exam rooms, treatment rooms, officer station, nurse's station, dental, ophthalmology, radiology, therapy room, and staff offices and break room. Clinical spaces include Psychologist Offices, Clinical Services, Program rooms and Consult rooms.

## 2. Authorized Budget and Funding Source:

This project was enumerated in the 2015 Wisconsin Act 55 for \$7,922,000 EX-GFSB.

## 3. Schedule:

Bid Opening	Oct 2018
Start of Construction	Jan 2019
Substantial Completion / Occupancy	Mar 2020

## 4. Budget Summary:

Construction	\$6,196,000
A/E Fees	\$520,000
DFDM Mgmt	\$273,000
Contingency	\$619,000
Equipment	\$250,000
Other Fees	\$64,000
<b>Total Project Cost</b>	<b>\$7,922,000</b>

BUILDING COMMISSION REQUESTS / ITEMS

February 14, 2018

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 utility repair and renovation projects for an estimated total cost of \$6,920,400 (\$4,325,500 PR-CASH and \$2,594,900 GFSB);
  - b) Transfer the approved GFSB all agency allocation to the Department of Health Services Infrastructure Maintenance appropriation; and
  - c) Permit the Division of Facilities Development and Management to adjust individual project budgets.

<b>Utility Repair and Renovation</b>		<b>\$6,920,400</b>
MMHI	Central Plant Chiller Repl (\$2,594,900 GFSB)	\$2,594,900
CWC	Steam Distribution Loop (\$1,864,000 PR-CASH)	\$1,864,000
MMHI	Structured Cabling Improv (\$1,623,100 PR-CASH)	\$1,623,100
NWC	Structured Cabling Improv (\$838,400 PR-CASH)	\$838,400

**AGENCY REQUEST FOR  
STATE BUILDING COMMISSION ACTION  
FEBRUARY 2018**

**AGENCY:** Department of Health Services

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

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

**LOCATION:** Statewide

**PROJECT REQUEST:** Request the following:

- a) Authority to construct various All Agency utility repair and renovation projects for an estimated total cost of \$6,920,400 (\$4,325,500 PR-CASH and \$2,594,900 GFSB);
- b) Transfer the approved GFSB all agency allocation to the Department of Health Services Infrastructure Maintenance appropriation; and
- c) Permit the Division of Facilities Development and Management to adjust individual project budgets.

<b>Utility Repair and Renovation</b>					
<b>LOCATION</b>	<b>PROJ. NO.</b>	<b>PROJECT TITLE</b>	<b>GFSB</b>	<b>PR-CASH</b>	<b>TOTAL</b>
Mendota Mental Health Institute (Dane Co.)	14A2V	Central Plant Chiller Replacement	\$2,594,900	\$0	\$2,594,900
Central Wisconsin Center (Dane Co.)	14F3A	Steam Distribution Loop	\$0	\$1,864,000	\$1,864,000
Mendota Mental Health Institute (Dane Co.)	18A3J	Structured Cabling Improvements	\$0	\$1,623,100	\$1,623,100
Northern Wisconsin Center (Chippewa Co.)	16J1L	Structured Cabling Upgrades	\$0	\$838,400	\$838,400
<b>Utility Repair and Renovation Total</b>			<b>\$2,594,900</b>	<b>\$4,325,500</b>	<b>\$6,920,400</b>

**Mendota Mental Health Institute – Central Plant Chiller Replacement (14A2V):**

**Project Description and Justification:**

This project will replace two 320-ton chillers with one 1,000-ton centrifugal chiller. The existing cooling tower that serves the existing chillers will be replaced with one to match the new chiller. Chilled water and cooling tower water pumps with associated piping will also be replaced. A new transformer and electrical distribution panel will be provided. Controls will be provided to allow staff to monitor the new and the two existing chillers that will remain.

This project is required to maintain a reliable source of cooling for the patients at Mendota Mental Health Institute and the residents at Central Wisconsin Center. The existing central chilled water plant serves over 500 patients and residents at both facilities. Existing chilled water capacity cannot meet the cooling needs of both facilities in the summer months. Central Wisconsin Center is required to maintain a home like environment for the developmentally disabled residents that live there. Mendota Mental Health Institute uses psychotropic medicines on select patients as part of treatment. This treatment inhibits the ability of patients on these medications to regulate body temperature. A reliable and properly sized chilled water plant is required to meet the regulatory and healthcare needs of both facilities.

**Budget/Schedule:**

Construction	\$2,107,300
Design	\$171,200
DFDM Mgt	\$91,900
Contingency	\$189,700
Other Fees	\$34,800
<b>TOTAL</b>	<b>\$2,594,900</b>

SBC Approval	Feb 2018
A/E Selection	Mar 2014
Bid Opening	Jul 2018
Start Construction	Jan 2019
Substantial Completion	Apr 2019
Final Completion	Oct 2019

**Previous Action:** None.

**Central Wisconsin Center - Steam Distribution Loop (14F3A):**

**Project Description and Justification:**

This project will construct new steam and condensate distribution piping on the northeast side of the facility. An existing steam vault to the east of Murphy Hall will be rebuilt and two new steam vaults between Murphy Hall and the Administration Building will be added. One thousand feet each of high pressure steam, low pressure steam, and condensate piping will be installed in direct buried conduits. This new piping will connect the existing endpoints of steam distribution system and will create a continuous loop to deliver steam and collect condensate.

The existing steam distribution system is over 50 years old and requires routine maintenance to repair leaks. Steam supply originates on the northwest side of the facility, proceeds south around the patient buildings and terminates on the east side of Murphy Hall. Any repair work on the existing steam system requires the complete shutdown of steam services downstream of the affected area. This leaves the patients and staff without heat and hot water until the repair work is complete. Large projects to replace degraded sections of the steam system cannot be undertaken due to the extended interruption in steam service. Completing the steam distribution loop will allow the facility to isolate any sections requiring repair and back feed unaffected areas downstream of the repair.

There are over 200 residents at Central Wisconsin Center. The Center provides highly specialized, long-term care and short-term programs for Wisconsin citizens with intellectual disabilities. The Center offers short-term Intensive Treatment Programs that provide psychiatric and psychological assessments and a long-term care with active treatment to help individuals acquire skills for personal independence. A reliable steam distribution system is needed to maintain the environmental standards required in a healthcare facility.

**Budget/Schedule:**

Construction	\$1,453,000
Design	\$113,600
DFDM Mgt	\$67,400
Contingency	\$230,000
<b>TOTAL</b>	<b>\$1,864,000</b>

SBC Approval	Feb 2018
A/E Selection	July 2017
Bid Opening	Apr 2018
Start Construction	May 2018
Substantial Completion	Oct 2018
Final Completion	Apr 2019

**Previous Action:** None.

**Mendota Mental Health Institute - Structured Cabling Improvements (18A3J):****Project Description and Justification:**

This project will upgrade the structured cabling in select buildings located at Mendota Mental Health Institute. Construction includes the installation of in-building structured cabling at 15 patient and support buildings to enable high speed data transmission. The new cabling will include workstation data outlets and wireless access points in each of the buildings. The telecommunication rooms at each building will be upgraded to support the new cabling and equipment. Structured cabling in the tunnels will be added to support wireless access.

This project is required to bring the existing network to a standard utilized by other health care facilities, guaranteeing the level of patient care and services. The upgraded structured cable in buildings will improve performance of the existing network, support increased data transmission rates and increase capacity as required by existing and new DHS applications. These applications include video surveillance, telephone, paging and intercom, fire alarm, digital radio, security controls, and electronic health records systems. A related project for Fiber Optic Network Upgrades was approved by the SBC in May 2016.

**Budget/Schedule:**

Construction	\$1,317,300
Design	\$116,000
DFDM Mgt	\$58,000
Contingency	\$131,800
<b>TOTAL</b>	<b>\$1,623,100</b>

SBC Approval	Feb 2018
A/E Selection	Oct 2014
Bid Opening	May 2018
Start Construction	Jul 2018
Substantial Completion	Jan 2019
Final Completion	Jul 2019

**Previous Action:** None.

**Northern Wisconsin Center - Structured Cabling Upgrades (16J1L):****Project Description and Justification:**

This project will upgrade the structured cabling at select buildings located at the Northern Wisconsin Center campus. Construction includes the installation of single mode fiber optic cable between buildings and in-building copper and fiber optic cabling at five patient and support buildings to enable high speed data transmission. The new cabling will include workstation data outlets and wireless access points in each of the buildings. The telecommunication rooms at each

building will be upgraded to support the new cabling and equipment. A new fiber backbone between buildings will support increased data transmission rates and serve a variety of applications.

This project is required to bring the existing network to a standard utilized by other health care facilities. The installations of upgraded structured cable in and between buildings will improve performance of the existing network, support increased data transmission rates and increase capacity as required by existing and new DHS applications. These applications include video surveillance, telephone, paging and intercom, fire alarm, security controls, and electronic health records systems.

**Budget/Schedule:**

Construction	\$695,300
Design	\$42,900
DFDM Mgt	\$30,600
Contingency	\$69,600
<b>TOTAL</b>	<b>\$838,400</b>

SBC Approval	Feb 2018
A/E Selection	Nov 2016
Bid Opening	Apr 2018
Start Construction	Jun 2018
Substantial Completion	Dec 2018
Final Completion	Jun 2019

**Previous Action:** None.

BUILDING COMMISSION REQUESTS / ITEMS

February 14, 2018

Subcommittee

Full Commission

**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 \$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.

<b>Facility Maintenance and Repair</b>		<b>\$1,428,700</b>
Fond du Lac	POV Parking Repair (\$82,625 GFSB; \$247,875 FED)	\$330,500
Marshfield	Toilet/Shower Reno (\$549,100 GFSB; \$549,100 FED)	\$1,098,200

	Subcommittee	Full Commission

**AGENCY REQUEST FOR  
STATE BUILDING COMMISSION ACTION  
FEBRUARY 2018**

**AGENCY:** Department of Military Affairs

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

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

<b>Facility Maintenance and Repair</b>					
<b>LOCATION</b>	<b>PROJ. NO.</b>	<b>PROJECT TITLE</b>	<b>GFSB</b>	<b>FED</b>	<b>TOTAL</b>
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	Toilet and Shower Renovation	\$549,100	\$549,100	\$1,098,200
<b>Facility Maintenance and Repair Total</b>			<b>\$631,725</b>	<b>\$796,975</b>	<b>\$1,428,700</b>

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

**Project Description and Justification:**

The project will remove the existing Motor Vehicle Storage Compound (MVSC) fence and utilize the existing MVSC parking and convert it into a POV parking area. The project will add a parking area from an area adjacent to the existing MVSC. It will construct new MVSC parking to meet the allotted size to the east of the existing MVSC parking area. This project will also provide 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 area is insufficient and doesn't support the parking needs of unit personnel. During drill weekends soldiers must 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 should also be addressed.

**Budget/Schedule:**

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

SBC Approval	Feb 2018
A/E Selection	Aug 2016
Bid Opening	May 2018
Start Construction	Jul 2018
Substantial Completion	Oct 2018
Final Completion	Nov 2018

**Previous Action:** None.

**Marshfield Readiness Center – Toilet and Shower Renovation / DDC Installation (16H3E):****Project Description and Justification:**

This project will renovate 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, 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
<b>TOTAL</b>	<b>\$1,098,200</b>

SBC Approval	Feb 2018
A/E Selection	Jan 2017
Bid Opening	May 2018
Start Construction	Jul 2018
Substantial Completion	Dec 2018
Final Completion	Jan 2019

**Previous Action:** None.

BUILDING COMMISSION REQUESTS / ITEMS

February 14, 2018

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 \$1,248,600 (\$48,300 FED and \$1,200,300 STWD); and
- b) Permit the Division of Facilities Development and Management to adjust individual project budgets.

<b>Facility Maintenance and Repair</b>		<b>\$1,248,600</b>
Military	Bridge Corrosion Repr/Protect (Incr)	\$96,500
Ridge Trail	(\$48,300 FED; \$48,200 STWD)	
Peninsula	Wastewater Improv	\$1,152,100
State Park	(\$1,152,100 STWD)	

**AGENCY REQUEST FOR  
STATE BUILDING COMMISSION ACTION  
FEBRUARY 2018**

**AGENCY:** Department of Natural Resources

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

**DFDM CONTACT:** RJ Binau, (608) 267-6927, [rj.binau@wisconsin.gov](mailto: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 \$1,248,600 (\$48,300 FED and \$1,200,300 STWD); and
- b) Permit the Division of Facilities Development and Management to adjust individual project budgets.

<b>Facility Maintenance and Repair</b>					
<b>LOCATION</b>	<b>PROJ. NO.</b>	<b>PROJECT TITLE</b>	<b>FED</b>	<b>STWD</b>	<b>TOTAL</b>
Military Ridge State Trail (Dane Co.)	15G1L	Bridge Corrosion Repair and Protection (Increase)	\$48,300	\$48,200	\$96,500
Peninsula State Park (Door Co.)	16C1C	Wastewater Improvements	\$0	\$1,152,100	\$1,152,100
<b>Facility Maintenance and Repair Total</b>			<b>\$48,300</b>	<b>\$1,200,300</b>	<b>\$1,248,600</b>

**Military Ridge State Trail – Bridge Corrosion Repair and Protection (15G1L) (Increase):**

**Project Description and Justification:**

Bids for this project were opened on December 20, 2017. There were insufficient funds in the project budget to accept the bids received. 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.

The steel railroad bridge on the trail is an above-grade crossing over County Highway ID in the Village of Mount Horeb. The bridge structure is beginning to deteriorate and show signs of rust, and measures should be taken to preserve the integrity of the steel bridge infrastructure. The bridge will be cleaned and new corrosion protection applied to the steel to protect the infrastructure.

This project will improve the structural integrity and increase longevity of the bridge. The Military Ridge State Trail is approximately 40 miles long and connects Dodgeville to Fitchburg. The trail is open for hiking, bicycling, snowmobiling and cross-country skiing.

**Budget/Schedule:**

Construction	\$277,200
Design	\$27,000
DFDM Mgt	\$12,200
Contingency	\$27,800
<b>TOTAL</b>	<b>\$344,200</b>

SBC Approval	Feb 2018
A/E Selection	Feb 2016
Bid Opening	Dec 2017
Start Construction	Jul 2018
Substantial Completion	Sep 2018
Final Completion	Oct 2018

**Previous Action:** In December 2016, the SBC approved this project for \$247,700 (\$123,800 FED and \$123,900 STWD).

**Peninsula State Park – Wastewater Improvements Project (16C1C):****Project Description and Justification:**

The project includes replacement and maintenance of major equipment and infrastructure that was constructed in 1962 and 1987. The equipment is significantly beyond their normal lifecycle.

**Nicolet Bay Pump Station:** This component will repair the concrete pump station; replace the pumping equipment, controls, metering, piping and valves; and replace the concrete meter / valve vault and the influent manhole.

**Wastewater Treatment Facility:** This component will replace / restore the filter media; repair the filter bed; replace the wastewater samplers, valves, pumps and controls; and repair / replace safety equipment.

The two pumps serving the main lift station are plugging frequently during the peak use season due to the nature of the waste flushed down the toilets in this high use park. All waste from the property, including the dump station must go through the lift station to the Waste Water Treatment Plant. The fundamental change in the consistency of raw sewage has caused problems industry-wide. At Peninsula, the wet-well is very large but the bottom is not filleted resulting in transport of the debris directly to the pumps causing an increased frequency in plugging. Additionally, the pumps and controls are original to the project, 1987, and have reached the end of their useful life.

**Budget/Schedule:**

Construction	\$832,400
A/E Fees	\$82,300
DFDM Mgt	\$38,300
Contingency	\$124,900
Other Fees	\$74,200
<b>TOTAL</b>	<b>\$1,152,100</b>

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

**Previous Action:** None.

BUILDING COMMISSION REQUESTS / ITEMS

February 14, 2018

11. Stewardship Small Project Release – The Department of Natural Resources (DNR) in cooperation with the Department of Administration (DOA) requests the release of \$250,000 Stewardship Property Development funds authorized under s. 20.866 (2) (ta), Wis. Stats., to be administered as nonstandard projects by the DNR and DOA Capital Accounting. This \$250,000 will be used for the Friends group and nonprofit conservation organizations (NCO) match grants authorized under s. 23.098, Wis. Stats. The individual grants will be processed through the DOA Division of Facilities Development and Management as small projects.

Subcommittee

Full Commission

Subcommittee	Full Commission

DATE: February 14, 2018 FILE REF: Stewardship Rec. Development

TO: John Klenke, Secretary  
State Building Commission

FROM: Dan Olson, Chief  
Facilities Management Section  
Department of Natural Resources

SUBJECT: Stewardship Small Project Release

The Department of Natural Resources (DNR) in cooperation with the Department of Administration (DOA) requests the release of \$250,000 Stewardship Property Development funds authorized under s. 20.866 (2) (ta), Wis. Stats., to be administered as nonstandard projects by the DNR and DOA Capital Accounting. This \$250,000 will be used for the Friends group and nonprofit conservation organizations (NCO) match grants authorized under s. 23.098, Wis. Stats. The individual grants will be processed through the DOA Division of Facilities Development and Management as small projects.

The Friends group and NCOs are authorized to receive up to \$250,000 in matching funds each fiscal year for projects at DNR properties. No individual project can exceed \$20,000 in a fiscal year.

A total of 19 Friends group and NCO projects with a total of \$240,690 in Stewardship matching grants have been approved (see attached). The total estimated cost of 2018 projects is \$812,228. If in any year the total requested does not equal or exceed \$250,000, any remaining balance to the Stewardship matching funds will revert to the general property development category of the Stewardship program.

Project	Friends Group/NCO	Property	Project Name	Suggested TASO Project Name	Total 2018 Cost	Cash Match	In-Kind Match	Amount Requested
18101	Friends of Pattison & Amnicon Falls SP	Amnicon Falls State Park	New 16'x16' Wood Shed	Amnicon Falls SP New Wood Shed	\$ 8,156	\$ 3,897	\$ 181	\$ 4,078
18102	Friends of Blue Mound SP	Blue Mound State Park	Park Entrance & Playground Signage	Blue Mound SP Signage	\$ 10,150	\$ 5,075	\$ -	\$ 5,075
18103	Friends of the Chippewa State Trail	Chippewa State Trail	Trail Stabilization & Trail Patching	Chippewa State Trail Stabilization & Patching	\$ 5,000	\$ 2,500	\$ -	\$ 2,500
18104	Conservation Education, Inc	Collins Marsh Wildlife Area	Replace Neustadler Nature Center Bldg, Phase II	Collins Marsh WA Nature Center Bldg, Phase II	\$ 40,000	\$ 20,000	\$ -	\$ 20,000
18105	Friends of Hartman Creek SP	Hartman Creek State Park	Install Two New Kiosks	Hartman Creek SP New Kiosks	\$ 5,350	\$ 2,675	\$ -	\$ 2,675
18106	Heritage Hill Foundation	Heritage Hill State Historical Park	Children's Interactive Playground Center	Children's Interactive Playground Center	\$ 283,200	\$ 263,200	\$ -	\$ 20,000
18107	Friends of High Cliff State Park	High Cliff State Park	Pavilion Kitchen Renovation	High Cliff SP Pavilion Kitchen Renovation	\$ 40,000	\$ 20,000	\$ -	\$ 20,000
18108	Ice Age Trail Alliance	Ice Age Trail	Develop & Maintain the Trail State-wide	Ice Age Trail Development & Maintenance	\$ 73,717	\$ 27,363	\$ 26,354	\$ 20,000
18109	Friends of the KMSF - NU, Inc	KMSF - Northern Unit	Large Tree Planting	KMSF-NU Large Tree Planting	\$ 20,000	\$ 10,000	\$ -	\$ 10,000
18110	Friends of Lake Wissota SP	Lake Wissota State Park	Install New Playground Equipment	Lake Wissota SP Playground Equipment	\$ 47,698	\$ 27,698	\$ -	\$ 20,000
18111	Friends of the Military Ridge	Military Ridge State Trail	New Interpretive Sign	Military Ridge State Trail Interpretive Signage	\$ 1,300	\$ 355	\$ 145	\$ 800
18112	Friends of Navarino Nature Center, Inc	Navarino Wildlife Area	Education Resource Facility Phase II	Navarino WA Education Resource Fac Phase II	\$ 40,000	\$ 15,000	\$ 5,000	\$ 20,000
18113	Friends of Perrot, Inc	Perrot State Park	Perrot Ridge Trail Restoration	Perrot SP Ridge Trail Restoration	\$ 37,000	\$ 18,500	\$ -	\$ 18,500
18114	Friends of Potawatomi Park Inc	Potawatomi State Park	Shelter Building Renovation	Potawatomi SP Shelter Building Renovation	\$ 15,900	\$ 7,950	\$ -	\$ 7,950
18115	Friends of Rib M. State Park Inc	Rib Mountain State Park	Replace Upper Area Playground Equipment	Rib Mountain SP Playground Equipment	\$ 75,000	\$ 55,000	\$ -	\$ 20,000
18116	Friends of Rock Island SP	Rock Island State Park	Install Contact Station to Enhance Camper Experience	Rock Island SP Contact Station	\$ 51,533	\$ 22,373	\$ 9,160	\$ 20,000
18117	Friends of McKenzie Center	The McKenzie Center	Wildlife Exhibit Enclosure Project, Phase I	McKenzie Center Wildlife Exhibit Phase I	\$ 40,000	\$ 17,000	\$ 3,000	\$ 20,000
18118	Friends of Wyalusing State Park	Wyalusing State Park	Kiosk Replacement	Wyalusing SP Kiosk Replacement	\$ 3,224	\$ 1,612	\$ -	\$ 1,612
18119	Friends of Yellowstone Lake SP	Yellowstone Lake State Park	Addition to the Firewood Shed	Yellowstone Lake SP Firewood Shed Addition	\$ 15,000	\$ 7,500	\$ -	\$ 7,500
					\$ 812,228	\$ 527,698	\$ 43,840	\$ 240,690

BUILDING COMMISSION REQUESTS / ITEMS

February 14, 2018

Subcommittee

Full Commission

**Department of Transportation**

12. Superior DTSD NW Regional Headquarters – HVAC Replacement – Request authority to construct an HVAC Replacement project for an estimated total cost of \$1,400,000 SEGRB.

Subcommittee	Full Commission

**AGENCY REQUEST FOR  
STATE BUILDING COMMISSION ACTION  
FEBRUARY 2018**

**AGENCY:** Department of Transportation

**DOT CONTACT:** Hazel Cybart-Fuson, (608) 267-6977, [hazel.cybartfuson@dot.wi.gov](mailto:hazel.cybartfuson@dot.wi.gov)

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

**LOCATION:** WisDOT Superior DTSD NW Regional Headquarters, Douglas County

**PROJECT NUMBER:** 15L1P

**PROJECT REQUEST:** Request authority to construct an HVAC Replacement project for an estimated total cost of \$1,400,000 SEGRB.

**PROJECT DESCRIPTION:**

This project will replace the original hot water boilers with 95% efficient condensing hot water boilers; install new hot water primary and secondary distribution pumps with variable frequency drives (VFDs) for the secondary pump; and replace the original reciprocating liquid chiller and air-cooled condenser with a properly sized modular air-cooled chiller using modern refrigerants. It will also replace the existing chilled water pumps with a primary/secondary pumping arrangement with VFDs on the secondary pumps; upgrade the VFD on the newer air handling unit serving the DOT office area; and replace the original air handler #2 and #3 with new air handlers better suited for the areas they are serving, and include VFDs for both air handling units. It will modify the 37 existing variable air volume (VAV) controls from pneumatic to DDC, and as needed replace the VAV hot water coils to the appropriate size. The project will also include replacing the aging pneumatic controls system with a new direct digital control (DDC) controls system that can remotely monitor the new chiller plant, boiler plant, air handling units and VAVs.

**PROJECT JUSTIFICATION:**

The WisDOT DTSD NW Regional Headquarters is located in Superior. The building was constructed in 1980 and the boilers have not been replaced or upgraded since construction. Their performance is currently in the 65% efficiency range. The chiller and air handling units in this building are also part of the original construction. The compressor needs to be replaced due to availability of parts and the refrigerant, R-22, is increasing in cost and decreasing in availability. These enhancements will improve the reliability and efficiency of these systems. Installation of digital actuators will eliminate the need for an existing compressor that runs nearly constantly. Improvements to DDC VAV boxes and control valves with reheat coils will address existing humidity and control issues. Energy reduction and temperature stabilization will be the primary benefits of these enhancements.

**BUDGET/SCHEDULE:**

Construction	\$1,110,400
Design	\$132,800
DFDM Mgt	\$48,800
Contingency	\$108,000
<b>TOTAL</b>	<b>\$1,400,000</b>

SBC Approval	Feb 2018
A/E Selection	Nov 2016
Bid Opening	June 2018
Start Construction	Aug 2018
Substantial Completion	Dec 2018
Final Completion	Jan 2019

**PREVIOUS ACTION:** None.

BUILDING COMMISSION REQUESTS / ITEMS

February 14, 2018

Subcommittee

Full Commission

**State Fair Park**

13. Tommy G Thompson Youth Center – HVAC Replacement – Request authority to construct an HVAC replacement project for an estimated total cost of \$402,500 PRSB.

**AGENCY REQUEST FOR  
STATE BUILDING COMMISSION ACTION  
FEBRUARY 2018**

**AGENCY:** State Fair Park

**SFP CONTACT:** Jeffrey Jacobson, (414) 266-7084, [jeffrey.jacobson@wistatefair.com](mailto:jeffrey.jacobson@wistatefair.com)

**DFDM CONTACT:** RJ Binau, (608) 267-6297, [rj.binau@wisconsin.gov](mailto:rj.binau@wisconsin.gov)

**LOCATION:** Tommy G Thompson Youth Center, Milwaukee County

**PROJECT REQUEST:** Request authority to construct an HVAC replacement project for an estimated total cost of \$402,500 PRSB.

**PROJECT NUMBER:** 15C2F

**PROJECT DESCRIPTION:**

This project will replace major components of five air handling units within the building. All systems will receive new outdoor air-cooled condensing units, indoor air handler cooling coils, refrigerant piping, and return and outdoor air dampers. The lobby AHU will be upgraded to a single-zone VAV system with demand-controlled ventilation and provided with digital-scroll cooling and a new controller. The office AHU will be upgraded by giving it digital-scroll cooling and a new controller. The remaining three cooling systems which cover the kitchen and meeting room spaces will be replaced in kind. In addition, two failed building relief fans will have their motors and bearings replaced and building pressurization controls will be implemented.

**PROJECT JUSTIFICATION:**

The components being replaced have become undependable in providing reliable operation to areas critical to the Youth Center. Original to the building which opened in 1996, the units have reached their life expectancy. Work will be completed in time for the 2018 Wisconsin State Fair.

**BUDGET/SCHEDULE:**

Construction	\$312,800
Design	\$33,000
DFDM Mgmt	\$14,300
Contingency	\$42,400
<b>TOTAL</b>	<b>\$402,500</b>

SBC Approval	Feb 2018
A/E Selection	Jun 2015
Bid Opening	Apr 2018
Start Construction	May 2018
Substantial Completion	Jul 2018
Final Completion	Aug 2018

**PREVIOUS ACTION:** None.

February 14, 2018

Subcommittee

Full Commission

**HIGHER EDUCATION**

**The University of Wisconsin**

14. UW-Stevens Point – Schmeeckle Reserve – Request the following:

- a) Authority to allow Portage County to construct a trailhead shelter, restrooms, and a parking lot addition at the Schmeeckle Reserve under a land use agreement with the Board of Regents pursuant to Wis. Stats. s.13.48 (12), and approval of the building pursuant to Wis. Stats. s.16.85 (12); and
- b) Authority to accept a gift-in-kind of the completed structures for an estimated value of \$700,000.

In December 2017, the SBC granted authority to construct an amphitheater at the Schmeeckle Reserve under a land use agreement with the BOR and approval of the building pursuant to Wis. Stats§ 16.85(12); and authority to accept a gift-in-kind of the completed structure at an estimated value of \$235,000.

In April 2011, the SBC granted authority to accept the donation of a 0.52-acre parcel of unimproved land immediately adjoining the university’s Schmeeckle Reserve, a nature conservancy.

In November 2007, the SBC granted authority to accept a donation of two separate adjoining parcels of land approximately 6.63 acres in size, to become a part of the university’s Schmeeckle Reserve Nature Conservancy.

In April 1999, the SBC granted authority to accept a 42.6-Acre Parcel of Land from the city of Stevens Point for the Schmeeckle Reserve Nature Conservancy. A 1998 independent appraisal valued the parcel at \$221,600.

In October 1996, the SBC approved the revised request including authorization to use \$18,000 of University Schmeeckle Reserve Program Revenue funds as part of a university contribution to match a DNR stewardship-urban rivers grant; and to accept two parcels of land, totaling 22.13 acres, as a gift from Portage County to become part of the Schmeeckle Reserve Nature Conservancy.

BUILDING COMMISSION REQUESTS / ITEMS

February 14, 2018

Subcommittee	Full Commission
<p>In September 1990, the SBC recommended the acceptance of a gift-in-kind from the Wisconsin Conservation Hall of Fame Foundation, Inc. for construction of a Schmeckle Reserve Visitor Center addition, valued at \$90,000, under terms of a Use Permit with the BOR, with DSFM to have final approval of plans and specifications.</p> <p>In April 1981, the SBC granted authority to purchase a parcel of land, as an addition to the Schmeckle Reserve at a cost of \$80,710 from the federal LAWCON funds (\$38,500 Non-GPR) and \$42,210 State Land Acquisition Funds, which includes appraisal fees and closing costs.</p> <p>In May 1980, the SBC granted authority to purchase a 3 1/3 acre parcel of unimproved land from Arthur Waldowski, at a cost of \$18,000 as an addition to the Schmeckle Reserve, with \$8,150 of LAWCON-Non-GPR funds and \$9,850 of GPR-supported General Obligation Bonding.</p> <p>In September 1978, the SBC granted authority to acquire two parcels of land as additions to the Schmeckle Reserve and to request Heritage Conservation and Recreation Service funding support (LAWCON).</p>	

**AGENCY REQUEST FOR  
STATE BUILDING COMMISSION ACTION  
FEBRUARY 2018**

**AGENCY:** University of Wisconsin System

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

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

**LOCATION:** UW-Stevens Point, Portage County

**PROJECT REQUEST:** Request the following:

- a) Authority to allow Portage County to construct a trailhead shelter, restrooms, and a parking lot addition at the Schmeckle Reserve under a land use agreement with the Board of Regents pursuant to Wis. Stats. s.13.48 (12), and approval of the building pursuant to Wis. Stats. s.16.85 (12); and
- b) Authority to accept a gift-in-kind of the completed structures for an estimated value of \$700,000.

**PROJECT NUMBER:** 18A1U

**PROJECT DESCRIPTION:**

This project will allow Portage County to construct a 2,475-square foot open patio with a two-sided stone fireplace; a 1,600 square foot shelter able to accommodate up to 50 people; a fully insulated year round restroom facility; double the size of the parking lot, and provide a hard surface path connecting the parking lot to the visitors center. All construction will be fully compliant with the Americans with Disabilities Act (ADA).

The total project cost is \$700,000. Of the \$350,000 private funding required, \$250,000 is from a single donor. The balance comes from a Department of Natural Resources Knowles-Nelson Stewardship Program County Stewardship Grant. UW-Stevens Point will be responsible for the maintenance and upkeep of the facility once constructed which is estimated to cost \$6,000 annually. At or before the end of the 25-year ground lease, the improvements will be gifted to the Board of Regents.

**PROJECT JUSTIFICATION:**

The Schmeckle Reserve is a 280-acre public conservancy area on the campus of UW-Stevens Point. The Schmeckle Reserve mission is to serve as an outdoor laboratory for teaching, research, and recreation. Its core goal is to provide outdoor educational programming. Its annual visitation is estimated at 125,000 users and a recent candlelight hike drew 3,400 participants. The current visitor center serves as the primary hub of activities for visitors to the reserve. It is heavily used by the campus and central Wisconsin communities. The only restroom is located in the visitor center and is undersized; the new restroom facility will provide additional after-hours accessibility. The parking lot will double in size and the fire ring will be replaced by a two-sided, covered, stone fireplace.

A small open-air shelter already exists at the south end of the reserve, which is away from the trailhead of the Green Circle Trail and the Visitor Center, but close to campus. Classes are frequently held in the shelter.

**BUDGET/SCHEDULE:** Not applicable.

**PREVIOUS ACTION:** In December 2017, the SBC granted authority to construct an amphitheater at the Schmeeckle Reserve under a land use agreement with the BOR and approval of the building pursuant to Wis. Stats§ 16.85(12); and authority to accept a gift-in-kind of the completed structure at an estimated value of \$235,000.

In April 2011, the SBC granted authority to accept the donation of a 0.52-acre parcel of unimproved land immediately adjoining the university's Schmeeckle Reserve, a nature conservancy.

In November 2007, the SBC granted authority to accept a donation of two separate adjoining parcels of land approximately 6.63 acres in size, to become a part of the university's Schmeeckle Reserve Nature Conservancy.

In April 1999, the SBC granted authority to accept a 42.6-Acre Parcel of Land from the city of Stevens Point for the Schmeeckle Reserve Nature Conservancy. A 1998 independent appraisal valued the parcel at \$221,600.

In October 1996, the SBC approved the revised request including authorization to use \$18,000 of University Schmeeckle Reserve Program Revenue funds as part of a university contribution to match a DNR stewardship-urban rivers grant; and to accept two parcels of land, totaling 22.13 acres, as a gift from Portage County to become part of the Schmeeckle Reserve Nature Conservancy.

In September 1990, the SBC recommended the acceptance of a gift-in-kind from the Wisconsin Conservation Hall of Fame Foundation, Inc. for construction of a Schmeeckle Reserve Visitor Center addition, valued at \$90,000, under terms of a Use Permit with the BOR, with DSFM to have final approval of plans and specifications.

In April 1981, the SBC granted authority to purchase a parcel of land, as an addition to the Schmeeckle Reserve at a cost of \$80,710 from the federal LAWCON funds (\$38,500 Non-GPR) and \$42,210 State Land Acquisition Funds, which includes appraisal fees and closing costs.

In May 1980, the SBC granted authority to purchase a 3 1/3 acre parcel of unimproved land from Arthur Waldowski, at a cost of \$18,000 as an addition to the Schmeeckle Reserve, with \$8,150 of LAWCON-Non-GPR funds and \$9,850 of GPR-supported General Obligation Bonding.

In September 1978, the SBC granted authority to acquire two parcels of land as additions to the Schmeeckle Reserve and to request Heritage Conservation and Recreation Service funding support (LAWCON).

BUILDING COMMISSION REQUESTS / ITEMS

February 14, 2018

Subcommittee

Full Commission

15. UW-Platteville – BTF Release for Boebel Hall Addition and Renovation, Phase II – Request release of \$663,000 Building Trust Funds (BTF)-Planning to prepare a Design Report for the Boebel Hall Addition and Renovation, Phase II project.

This project was enumerated in 2017 Wisconsin Act 59 for \$23,772,000 GFSB.

**AGENCY REQUEST FOR  
STATE BUILDING COMMISSION ACTION  
FEBRUARY 2018**

**AGENCY:** University of Wisconsin System

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

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

**LOCATION:** UW-Platteville, Grant County

**PROJECT REQUEST:** Request release of \$663,000 Building Trust Funds (BTF)-Planning to prepare a Design Report for the Boebel Hall Addition and Renovation, Phase II project.

**PROJECT NUMBER:** 12J1K

**PROJECT DESCRIPTION:**

This project will construct 3,500 GSF and renovate 46,315 GSF of Boebel Hall to support instructional laboratories, undergraduate research space, and general assignment classrooms. The majority of new space (2,920 GSF) will be constructed on the south side of the first floor and the remainder (580 GSF) on the northeast corner of the second floor. This project completes a planned two-phased project. The fully renovated facility will support the program space needs of the Department of Biology and the Department of Geography and Geology.

Spaces for the Department of Biology will include labs for general biology, molecular biology, anatomy and physiology, microbiology, and botany. Laboratory support spaces will include a cadaver storage room, an animal housing area, and a surgery room. The third floor greenhouse will be renovated and spaces for the Geography and Geology program will include labs for physical geography, geology, and geographic information systems (GIS). Shared spaces will include three general assignment classrooms, a computer lab, and collaboration space.

This project renovates the mechanical, electrical, telecommunications, and fire detection systems. Select infrastructure upgrades will be made to integrate new and existing systems and maintain safety and compliance.

**PROJECT JUSTIFICATION:**

Lack of sufficient laboratory space has created severe scheduling constraints, often causing students to take required coursework out of sequence or lengthening the time to graduation. It also has limited open laboratory periods that support development of hands-on skills, as well as lab-based study, review, and project work. Due to the lack of appropriate research space, an abandoned darkroom serves as an ad hoc research space without the appropriate infrastructure to support that function. There is inadequate support space for faculty and laboratory support staff to prepare materials, which results in these activities being performed in the main instructional spaces, which make them unavailable for scheduled instruction. Chemical safety and hygiene standards have changed dramatically in the 38 years since the current labs were designed and

constructed, especially as they relate to ventilation. Many of the laboratory spaces have inadequate or no fume hoods. Animal housing and procedure rooms lack adequate room ventilation and environmental controls, which causes air and odors to migrate to adjacent spaces. The cadaver secure storage area that supports biology instruction is located in a different campus building, forcing some laboratory work to be performed in the cadaver storage area itself.

**BUDGET/SCHEDULE:**

Construction	\$17,736,000	SBC Approval	Feb 2018
Design	\$1,476,000	A/E Selection	Dec 2017
DFDM Mgt	\$780,000	Design Report	Nov 2018
Contingency	\$1,774,000	Bid Opening	Jul 2019
Equipment	\$1,797,000	Start Construction	Oct 2019
Other Fees	\$209,000	Substantial Completion	Jun 2021
<b>TOTAL</b>	<b>\$23,772,000</b>	Final Completion	Dec 2021

**PREVIOUS ACTION:** This project was enumerated in 2017 Wisconsin Act 59 for \$23,772,000 GFSB.