



State of Wisconsin Building Commission

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Governor

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

Wednesday, February 15, 2017

10:00 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.

(No Items)

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 15, 2017

2:00 p.m.

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

BUILDING COMMISSION REQUESTS / ITEMS

February 15, 2017

Subcommittee

Full Commission

The Secretary requests approval of the minutes of December 14, 2016.

No action required.

DEBT MANAGEMENT

1. General Obligation Authorizing Resolution – 2017 State of Wisconsin Building Commission Resolution 1 authorizes the issuance and sale of General Obligations in an amount not to exceed \$471,465,000 in fixed or variable rate form, to fund the construction or improvements of facilities, grants, and acquisition of land for state-wide purposes.

2. Amended and Restated Program Resolution for State of Wisconsin Environmental Improvement Fund Revenue Obligations – 2017 State of Wisconsin Building Commission Resolution 2 amends and restates the Program Resolution approved on October 7, 2015, which created the State of Wisconsin Environmental Improvement Fund Revenue Obligations Program and provided a new framework for funding loans under the clean water fund program.

3. Environmental Improvement Fund Revenue Bond Authorizing Resolution – 2017 State of Wisconsin Building Commission Resolution 3 authorizes the issuance and sale of Environmental Improvement Fund Revenue Bonds in an amount not to exceed \$580,000,000 for providing State match on federal capitalization grants and funding or refinancing loans under the clean water fund program.

BUILDING COMMISSION REQUESTS / ITEMS

3

February 15, 2017

Subcommittee

Full Commission

ADMINISTRATIVE AFFAIRS SUBCOMMITTEE

Department of Administration

4. Department of Administration on behalf of the Department of Corrections - Village of Fox Crossing Lease – Request authority to lease 12,942 RSF at Lot 8 Jacobsen Road in the Village of Fox Crossing for a term of five years and for annual costs of approximately \$288,865.

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

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

DOA CONTACT: Cindy Torstveit, (608) 264-9503, cindy.torstveit@wisconsin.gov

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

LOCATION: Village of Fox Crossing, Winnebago County

PROJECT REQUEST: Request authority to lease 12,942 RSF at Lot 8 Jacobsen Road in the Village of Fox Crossing for a term of five years and for annual costs of approximately \$288,865.

PROJECT DESCRIPTION:

The Department of Corrections (DOC), Division of Community Corrections (DCC) is charged with supervising more than 68,000 offenders placed by the courts on probation, parole, or extended supervision in the community. DCC offices are strategically located in proximity to the location of offenders.

Below, please find the specifics of the proposed lease:

State Functions at Leased Location	Department of Corrections – Division of Community Corrections Field Office and Regional Office
Lease Location	Lot 8 Jacobsen Road, Village of Fox Crossing
Type of Negotiation or Process	RFP (issued June 3, 2016)
Lessor	Property Management Associates, LLC.
Anticipated Occupancy Date	August 1, 2017
Lease Term	Five Years: August 1, 2017 – July 31, 2022
Renewal Option(s)	Two 5-year renewal options
Escalation Rate	0%
Purchase Option	No
Space Type	Office space
Square Feet	12,942
Gross Cost Per Square Feet	\$22.32 (includes TI, janitorial, CAM, RE Taxes, Utilities, and Insurance)
Annual Gross Cost	\$288,865.44

The proposed build-to-suit lease agreement is for 12,942 RSF at Lot 8 Jacobsen Road in the Village of Fox Crossing. Tenant improvements are included in the lease and amortized over 10 years, even though the initial term is only for five years. The lease has two (2) five-year renewal options. If the first renewal options are not exercised, the State will not be responsible for the remaining tenant improvement costs.

The lease provides for office and work space for nine Regional Office and 24 P&P Office staff. Additionally, the space includes shared break areas, conference rooms and restrooms and the following P&P specialty areas: six interview rooms, two UA restrooms, one group treatment room, one video conference room, and secured T-File room. Fifty parking spaces will be provided for DOC staff & clients – this includes six secured 24/7 parking spaces with two designated for custody vehicles.

PROJECT JUSTIFICATION:

Currently, the DCC occupies two separate locations for its District 4 Regional and Probation & Parole Offices. The Regional Office has been located at 1360 American Drive, Neenah in 2,800 SF since 1997; and the P&P Office has been located at 1348 American Drive, Neenah in 7,200 SF since 1997. The current leases have expired and DOC is currently on month-to-month agreements. Space at both locations no longer meets DOC requirements, there is insufficient square footage and the floor plans are not well suited for both Offices.

An RFP was issued in June 2016 for 13,007 SF to combine District 4 DCC operations at one location in order to achieve functional and cost efficiencies by having shared space such as breakrooms, restrooms, conference room, etc. This is the lowest cost and best fit of the four responses received. The new, single-tenant, 12,942 SF facility will be constructed to meet the needs of DCC Regional and P&P Offices. It will provide for DOC safety requirements regarding building security, exterior lighting, and a floor plan that does not contain any “dead-end” hallways or blind corners for the P&P Office. All office space will be assessable and visible. The new location provides separate entrances and security for both offices. Additionally, the proposed location on Jacobsen Road is approximately 1.9 miles or five minutes from the Village of Fox Crossing Police Department.

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

PREVIOUS ACTION: None.

BUILDING COMMISSION REQUESTS / ITEMS

February 15, 2017

- 5. City of Madison Special Assessment for the State Capitol and Risser Justice Center – Request approval for the payment of a \$90,835 (\$80,786 GFSB and \$10,049 PRSB) as a Special Assessment from the City of Madison for the Capitol Square Reconstruction Project (Phase II), pursuant to WI stats. 66.703(6) and 66.0705 (2).

Subcommittee

Full Commission

Subcommittee	Full Commission

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

AGENCY: Department of Administration

DOA CONTACT: Cindy Torstveit, (608) 264-9503, cindy.torstveit@wisconsin.gov

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

LOCATION: State Capitol and Risser Justice Center, Dane County

PROJECT REQUEST: Request approval for the payment of a \$90,835 (\$80,786 GFSB and \$10,049 PRSB) as a Special Assessment from the City of Madison for the Capitol Square Reconstruction Project (Phase II), pursuant to WI stats. 66.703(6) and 66.0705 (2).

PROJECT DESCRIPTION:

The scope for the City of Madison Capitol Square Reconstruction Project (Phase II) includes the removal and reconstruction of concrete pavements, including sidewalks, drive, curbs and gutters on the south half of the Capitol Square (East and West Main Street, South Carroll Street, and South Pinckney Street). The project also provides for sewer and utility upgrades (the reconnection of the sanitary sewer and the removal and replacement of the sanitary lateral lines). See the attached project map.

The City is coordinating this project with MG&E and AT&T. MG&E plans to replace gas mains in the project area and install a new electrical duct package during construction. AT&T will do maintenance work on existing facilities and also install new conduit.

Construction will be phased and coordinated to provide access to the parking adjacent to the State Capitol and events for most of the project. Additionally, sidewalk access will be provided as much as possible during construction.

Phase I of this project was completed in 2016 and consisted of the North half of the State Capitol Square.

PROJECT JUSTIFICATION:

The City of Madison levied a special assessment on two of the State's properties, the State Capitol Building and the Risser Justice Center, to support their 2017 public improvement/work project regarding Phase II of the Capitol Square Reconstruction. This project provides for the removal and replacement of extremely old or degraded utilities and infrastructure. The last time the streets on the south half of the Capitol Square were resurfaced was in 1978 and as a result, the streets now need a full pavement replacement. Additionally, the Capitol Square sanitary sewers were installed in either 1906 or in 1930 and need to be replaced. Likewise, there are water mains on Main, Pinckney and Carroll Streets that were originally installed in 1882 and need replacement.

These above upgrades will benefit the State Capitol Building and the Risser Justice Center by providing reliable and continuous utility service for many years.

Pursuant to WI stats. 66.703(6) and 66.0705 (2) regarding Special Assessments by Local Ordinance, if the assessment to a state property is \$50,000 or more, the affected state agency must submit a request to the State Building Commission for review and approval.

The State Capitol and Executive Residence Board has reviewed the project as part of the State Capitol maintenance plan.

BUDGET/SCHEDULE:

The City estimated the total cost of the Capitol Square Reconstruction to be \$2,880,000. Based upon the contract awarded for this project, the State Capitol Building and Risser Justice Center properties have been allocated a total assessment of \$90,834.60 for the support of this project.

State Building	Address	Total Assessment
State Capitol Building	2 E. Main Street	\$ 80,785.50
Risser Justice Center (State Parking)	120 Martin Luther King Jr. Blvd	\$ 2,804.40
Risser Justice Center (State Office)	120 Martin Luther King Jr. Blvd	\$ 7,244.70
Total Assessment to the State		\$ 90,834.60

Below is the construction schedule provided by the City which anticipates final project completion prior to the Taste of Madison in early September 2017.

Construction Schedule	
Madison Project Approval	11/1/2016
Bid Opening	11/4/2016
Start of Construction	3/20/2017
Final Completion	8/31/2017

PREVIOUS ACTION: None.



BUILDING COMMISSION REQUESTS / ITEMS

February 15, 2017

Subcommittee	Full Commission
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6. State Human Services Building - Fire Sprinkler Upgrade – Request the following:
- a) Approve the Design Report;
 - b) Authority to increase the project budget by \$2,615,100 EX-PRSB; and
 - c) Authority to construct a fire sprinkler upgrade project at the State Human Services Building for a revised total cost of \$7,369,600 (\$4,754,500 PRSB and \$2,615,100 EX-PRSB).

This project was enumerated in 2015 Wisconsin Act 55 for \$4,754,500 EX-PRSB.

**AGENCY REQUEST FOR
BUILDING COMMISSION ACTION
FEBRUARY 2017**

AGENCY: Department of Administration

DOA CONTACT: Cindy Torstveit, (608) 264-9503, cindy.torstveit@wisconsin.gov

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

LOCATION: State Human Services Building, Dane County

PROJECT REQUEST: Request the following:

- a) Approve the Design Report;
- b) Authority to increase the project budget by \$2,615,100 EX-PRSB; and
- c) Authority to construct a fire sprinkler upgrade project at the State Human Services Building for a revised total cost of \$7,369,600 (\$4,754,500 PRSB and \$2,615,100 EX-PRSB).

PROJECT NUMBER: 1511A

PROJECT DESCRIPTION:

This project will retrofit the existing building with an automatic fire sprinkler system. A new fire pump will be installed and sized to meet current code. The existing standpipe system will be repaired and upgraded. Soffits and chases will be constructed and ceiling access installed to conceal piping where needed. Historic walls and ceilings on the first and second floors will be repaired to match pre-installation condition. The fire alarm system will be expanded to provide monitoring of the new fire pump and suppression systems. New water services from the municipal supply will be installed and sized to meet current code, and associated site restoration and interior plumbing modifications will be done to support the new fire sprinkler system.

Work also includes code compliant primary and emergency electrical upgrades to support the new fire protection system. New automatic transfer switches and distribution equipment will be installed to supply life safety, legally required and optional stand-by loads. The existing generator will be replaced with an appropriately sized generator to service the new fire pumps and load requirements. New mechanical and plumbing systems will be furnished according to the new fire pump and generator needs. The Building's Fire Command Center will be upgraded to be code compliant and moved to a more accessible location for first responders. Asbestos will be abated where encountered through either full or spot abatement dependent upon the installation and may require temporary employee re-locations. The work will be accomplished after business hours and phased to reduce the impact to building tenants. This project will be coordinated with a concurrent Elevator Modernization project, if approved, in the State Human Services Building to provide sprinkler protection within the elevator rooms, shafts and pits.

The project includes a budget increase of \$2,615,100. The increase is due to unforeseen scope changes and includes: the upgrade and relocation of the fire control center; the replacement and increase in size of the water main to the building; and the upsizing required for the backup generator.

PROJECT JUSTIFICATION:

The 446,569 gross square foot State Human Services Building was constructed in three distinct units between 1930 and 1959 and is listed on the National Register of Historic Places (the 1st and 2nd floors of the facility are designated for historical preservation). The primary occupant of the state office building is the Department of Health Services. The building has 11 stories above ground and four below ground.

The building is largely un-sprinklered as previous building codes did not require it. The only installation of a sprinkler system occurred in 2012 for a 4,277 SF space on the 6th floor of Unit 2. This project will retrofit all three units of the building with an automatic fire sprinkler system. Additionally, the State Human Services Building has been surveyed and all building system upgrades needed to support this project have been identified and have been incorporated into this project. This project will ensure that the building meets current code requirements for occupant and property fire protection and will improve overall safety within the building.

BUDGET/SCHEDULE:

Construction	\$5,851,800
Design	\$469,300
DFD Mgt	\$262,400
Contingency	\$596,200
Equipment	\$75,000
Other Fees	\$114,900
TOTAL	\$7,369,600

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

PREVIOUS ACTION: This project was enumerated in 2015 Wisconsin Act 55 for \$4,754,500 EX-PRSB.

DESIGN REPORT

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

February 15, 2017

Fire Sprinkler Upgrade
State Human Services Building
Madison, WI

Project Number: 1511A

For the: Department of Administration

Project Manager: Paul Lippitt

Architect/Engineer: CMG & Associates, Inc.
Madison, WI

1. Project Description:

This project will retrofit the existing building with an automatic fire sprinkler system. A new fire pump will be installed and sized to meet current code. The existing standpipe system will be repaired and upgraded. Soffits and chases will be constructed and ceiling access installed to conceal piping where needed. Historic walls and ceilings on the first and second floors will be repaired to match pre-installation condition. The fire alarm system will be expanded to provide monitoring of the new fire pump and suppression systems. New water services from the municipal supply will be installed and sized to meet current code, and associated site restoration and interior plumbing modifications will be done to support the new fire sprinkler system.

Work also includes code compliant primary and emergency electrical upgrades to support the new fire protection system. New automatic transfer switches and distribution equipment will be installed to supply life safety, legally required and optional stand-by loads. The existing generator will be replaced with an appropriately sized generator to service the new fire pumps and load requirements. New mechanical and plumbing systems will be furnished according to the new fire pump and generator needs. The Building's Fire Command Center will be upgraded to be code compliant and moved to a more accessible location for first responders. Asbestos will be abated where encountered through either full or spot abatement dependent upon the installation and may require temporary employee re-locations. The work will be accomplished after business hours and phased to reduce the impact to building tenants. This project will be coordinated with a concurrent Elevator Modernization project, if approved, in the State Human Services Building to provide sprinkler protection within the elevator rooms, shafts and pits.

2. Authorized Budget and Funding Source:

This project was enumerated in 2015 Wisconsin Act 55 for \$4,754,500 EX-PRSB.

3. Schedule:

Bid Opening:	Aug 2017
Start of Construction:	Sep 2017
Substantial Completion / Occupancy:	Oct 2018

4. Budget Summary:

Construction:	\$5,851,800
Design Fees:	\$469,300
DFD Mgt:	\$262,400
Contingency:	\$596,200
Equipment:	\$75,000
Other Fees:	\$114,900
Total Project Cost:	\$7,369,600

BUILDING COMMISSION REQUESTS / ITEMS

February 15, 2017

Subcommittee	Full Commission
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7. Various All Agency Projects – Request the following:
- a) Authority to construct various All Agency maintenance and repair projects for a total estimated cost of \$4,680,500 PRSB Facility Maintenance and Repair; and
 - b) Permit the Division of Facilities Development to adjust individual project budgets.

Facility Maintenance and Repair		\$4,680,500
ECB	Elevator Modernization (\$719,100 PRSB)	\$719,100
Hill Farms Bldg “D” and “L”	Elevator Modernization (\$997,900 PRSB)	\$997,900
State Human Services Bldg	Elevator Modernization (\$2,963,500 PRSB)	\$2,963,500

**AGENCY REQUEST FOR
BUILDING COMMISSION ACTION
FEBRUARY 2017**

AGENCY: Department of Administration

DOA CONTACT: Cindy Torstveit, (608) 264-9503, cindy.torstveit@wisconsin.gov

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

PROJECT REQUEST: Request the following:

- a) Authority to construct various All Agency maintenance and repair projects for a total estimated cost of \$4,680,500 PRSB Facility Maintenance and Repair; and
- b) Permit the Division of Facilities Development to adjust individual project budgets.

Facility Maintenance and Repair			
LOCATION	PROJ. NO.	PROJECT TITLE	PRSB
Educational Communications Board (Dane Co.)	15K2A	Elevator Modernization	\$719,100
Hill Farms Building “D” and “L” (Dane Co.)	15K2B	Elevator Modernization	\$997,900
State Human Services Building (Dane Co.)	15K2D	Elevator Modernization	\$2,963,500
Facility Maintenance and Repair Total			\$4,680,500

Educational Communications Board – Elevator Modernization (15K2A):

Project Description and Justification:

This project replaces all machine room equipment and control systems and installs fully regenerative drives. Elevator doors, equipment, and control stations will be upgraded to meet Americans with Disabilities Act (ADA) requirements. An elevator monitoring system will be installed and Fire Fighter Service operation will be included. Heating and cooling improvements to the equipment rooms will be implemented to satisfy the equipment warranties.

The two 5-stop traction passenger elevators have exceeded the normal life expectancy. As a result, these elevators are susceptible to reliability issues, on-going maintenance and repairs; and the potential for entrapment within the cabs. The Dover geared composite control system is obsolete and not cost effective. An adjacent mechanical room containing non-elevator related equipment is accessed through the Machine Room and as a result is not code compliant.

Budget/Schedule:

Construction	\$573,000
Design	\$49,600
DFD Mgt	\$25,700
Contingency	\$69,700
Other Fees	\$1,100
TOTAL	\$719,100

A/E Selection	Apr 2016
SBC Approval	Feb 2017
Bid Opening	Aug 2017
Start Construction	Oct 2017
Substantial Completion	Dec 2018
Final Completion	Nov 2019

Previous Action: None.

Hill Farms Building “D” and “L” – Elevator Modernization (15K2B):**Project Description and Justification:**

The project addresses three 3-stop hydraulic elevators. Project scope includes the replacement of all machine room equipment and control systems to a new code compliant machine room for the elevators. The hydraulic cylinders will also be replaced. Elevator doors, equipment and control stations will be upgraded to ADA requirements. An elevator monitoring system will be installed. Fire Fighter Service operation is included. Heating and cooling improvements to the equipment rooms will be implemented to satisfy equipment warranty requirements.

The elevator systems are obsolete, in poor condition and require constant maintenance. The machine room equipment is located in a common mechanical room/area without separation from non-elevator equipment and as a result is not code compliant. These elevators have in-ground hydraulic cylinders that do not have corrosion protection. The elevators have reached the end of its useful life and as a result are susceptible to reliability issues, on-going maintenance and repairs; and the potential for entrapment within the cabs.

Budget/Schedule:

Construction	\$780,000
Design	\$71,400
DFD Mgt	\$35,600
Contingency	\$108,600
Other Fees	\$2,300
TOTAL	\$997,900

A/E Selection	Apr 2016
SBC Approval	Feb 2017
Bid Opening	Aug 2017
Start Construction	Oct 2017
Substantial Completion	Dec 2018
Final Completion	Nov 2019

Previous Action: None.

State Human Services Building – Elevator Modernization (15K2D):**Project Description and Justification:**

This project addresses eight elevators identified below:

- Traction Center Lobby Passenger Elevator Group (Cars 1 - 4)
- East Traction Passenger Elevator (Car # 5)
- West Traction Passenger Elevators (Cars 6 - 7)

Traction Center Freight (Car #8)

This project will replace all elevator components and related equipment. Other work includes the replacement of all machine room equipment, control systems and elevator doors; equipment and control stations will be upgraded to ADA requirements; installation of an elevator monitoring system and Fire Fighter Service will be provided. Heating and cooling improvements to the equipment rooms will be implemented to satisfy the equipment warranties.

Additionally, the historic bronze hoist-way doors on first floor lobby will receive restoration including cab upgrades. The existing 1993 - 1997 elevator control systems are obsolete and in need of replacement.

All elevators in this project have reached the end of their useful life and as a result are susceptible to reliability issues, on-going maintenance and repairs; and the potential for entrapment within the cabs. This project will be coordinated with a concurrent fire sprinkler upgrade project in the State Human Services Building to provide sprinkler protection within the elevator rooms, shafts and pits.

Budget/Schedule:

Construction	\$2,428,000
Design	\$233,000
DFD Mgt	\$104,900
Contingency	\$194,300
Other Fees	\$3,300
TOTAL	\$2,963,500

A/E Selection	Apr 2016
SBC Approval	Feb 2017
Bid Opening	Aug 2017
Start Construction	Oct 2017
Substantial Completion	Oct 2019
Final Completion	Nov 2019

Previous Action: None.

BUILDING COMMISSION REQUESTS / ITEMS

7

February 15, 2017

Subcommittee

Full Commission

Department of Corrections

8. Fox Lake Correctional Institution Radio Upgrades – Request authority to construct a Radio Upgrade project for an estimated total cost of \$333,400 GFSB – Facility Maintenance and Repair.

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

AGENCY: Department of Corrections

DOC CONTACT: Kristine Anderson, (608) 240-5416, kristine.anderson@wisconsin.gov

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

LOCATION: Fox Lake Correctional Institution, Dodge County

PROJECT REQUEST: Request authority to construct a Radio Upgrade project for an estimated total cost of \$333,400 GFSB – Facility Maintenance and Repair.

PROJECT NUMBER: 16L1T

PROJECT DESCRIPTION:

This project will upgrade and expand the existing security radio system at Fox Lake Correctional Institution (FLCI). This project includes connecting FLCI's radio system to the existing statewide WISCOM radio network. Upgrades will include replacement of the existing repeaters, the addition of controllers, a new dispatch console system, and mobile radio gateways with new VHF and 800 MHz control stations and associated third party equipment. New portable radios will be purchased with this project as required. Antennas, combiners, and lightning protection will be reused. The repeaters will be salvaged for use at other institutions as needed.

PROJECT JUSTIFICATION:

The connection to the WISCOM network will allow FLCI to connect to the statewide safety radio system. Radio communication can then be made to other nearby DOC facilities or to other regional emergency response radio systems. This project is part of DOC's 12-year radio infrastructure plan. The plan will replace radios and equipment that are no longer supported by the manufacturer with new, digital, radio equipment. This plan includes rolling down equipment removed from these sites to other sites that are still using the older systems, allowing them to function until their systems can also be upgraded. The plan intends to replace equipment, assess the infrastructure, and replace those portions that need to be upgraded.

BUDGET/SCHEDULE:

Construction	\$13,000
Design	\$5,000
DFD Mgt	\$5,400
Contingency	\$30,000
Equipment	\$280,000
TOTAL	\$333,400

SBC Approval	Feb 2017
Bid Opening	Apr 2017
Start Construction	Dec 2017
Substantial Completion	Feb 2018
Final Completion	Mar 2018

PREVIOUS ACTION: None.

BUILDING COMMISSION REQUESTS / ITEMS

February 15, 2017

Subcommittee

Full Commission

9. BTF Release for Racine Correctional Institution - Health Services Unit – Request the release of \$250,000 BTF – Planning to prepare preliminary plans and a Design Report for a Health Services Unit at Racine Correctional Institution.

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

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

AGENCY: Department of Corrections

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

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

LOCATION: Racine Correctional Institution, Racine County

PROJECT REQUEST: Request the release of \$250,000 BTF – Planning to prepare preliminary plans and a Design Report for a Health Services Unit at Racine Correctional Institution.

PROJECT NUMBER: 1511D

PROJECT DESCRIPTION:

This project will provide for the planning, design, and construction of a modern Health Services Unit (HSU) at Racine Correctional Institution (RCI), designed to meet the medical, dental, and therapeutic needs of a diverse inmate population. The Health Services Unit will include: a waiting area, examination rooms, offices for health services professionals, offices for clinical services professionals, a programming group room, medical and clinical records storage, climate controlled secured medication and supply room, dental operatory, a multi-purpose therapy room, a telemedicine system, a radiology room, lab spaces, officer stations and other related spaces.

PROJECT JUSTIFICATION:

Racine Correctional Institution 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 and is approximately 6,363 ASF. 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.

Insufficient space and inefficient layout of the HSU contribute to a wide variety of concerns relating to safety, effectiveness and efficiency of staff, security of the institution, and inmate health care. Additionally, the HSU has limited ADA accessibility as it is presently located on the second floor.

BUDGET/SCHEDULE:

Construction	\$6,267,000
Design	\$551,000
Contingency	\$564,000
DFD Mgt	\$273,000
Equipment	\$250,000
Other	\$17,000
TOTAL	\$7,922,000

A/E Selection	Oct 2016
SBC Approval	Oct 2017
Bid Opening	Apr 2018
Construction Start	Jun 2018
Substantial Completion	Aug 2019
Final Completion	Oct 2019

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

BUILDING COMMISSION REQUESTS / ITEMS

February 15, 2017

Subcommittee	Full Commission
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Department of Health Services

10. Various All Agency Projects – Request the following:

- a) Construct various All Agency maintenance and repair projects for an estimated total cost of \$3,100,500 (\$562,800 GFSB – Utility Repair and Renovation and \$2,537,700 PR-CASH);
- b) Transfer all approved GFSB all agency allocation to the DHS Infrastructure Maintenance account; and
- c) Permit the Division of Facilities Development to adjust individual project budgets.

Utility Repair and Renovation		\$3,100,500
WMHI	Structured Cabling Improvements (\$2,437,700 PR-CASH)	\$2,437,700
WMHI	Dual Electrical Service (\$562,800 GFSB; \$100,000 PR-CASH)	\$662,800

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

AGENCY: Department of Health Services

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

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

LOCATION: Winnebago Mental Health Institute, Winnebago County

PROJECT REQUEST: Request the following:

- a) Construct various All Agency maintenance and repair projects for an estimated total cost of \$3,100,500 (\$562,800 GFSB – Utility Repair and Renovation and \$2,537,700 PR-CASH);
- b) Transfer all approved GFSB all agency allocation to the DHS Infrastructure Maintenance account; and
- c) Permit the Division of Facilities Development to adjust individual project budgets.

Utility Repair and Renovation					
LOCATION	PROJ. NO.	PROJECT TITLE	GFSB	PR-CASH	TOTAL
Winnebago Mental Health Institute (Winnebago Co.)	16A1A	Structured Cabling Improvements	\$0	\$2,437,700	\$2,437,700
Winnebago Mental Health Institute (Winnebago Co.)	16C3C	Dual Electrical Service	\$562,800	\$100,000	\$662,800
Utility Repair and Renovation Total			\$562,800	\$2,537,700	\$3,100,500

WMHI - Structured Cabling Improvements (16A1A):

Project Description and Justification:

This project will upgrade the structured cabling at select buildings located at the Winnebago Mental Health Institute (WMHI) campus, which consists of WMHI and the Wisconsin Resource Center (WRC). Construction includes the installation of single mode fiber optic cable between buildings to create a redundant fiber optic cable pathway around the WMHI campus. Horizontal cabling at six patient care buildings, the Administration Building, and the Food Services Building will be upgraded to support 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. Additional telecommunications rooms will be added if necessary. The fiber backbone 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, guaranteeing the level of patient care and services. 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, digital radio, security controls, and electronic health records systems.

Budget/Schedule:

Construction	\$1,988,600
Design	\$162,700
DFD Mgt	\$87,500
Contingency	\$198,900
TOTAL	\$2,437,700

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

Previous Action: None

WMHI - Dual Electrical Service Upgrade (16C3C):

Project Description and Justification:

This project will install a new electric service at the Winnebago Mental Health Institute (WMHI) campus. The project will connect the existing switchgear owned by WMHI to a new transformer and primary service being supplied by the utility. Construction includes installation of a metering enclosure and a medium voltage disconnect. New feeders will be installed between the new transformer and metering enclosure and between the metering enclosure to the medium voltage disconnect. New feeders will also be installed from the disconnect to the existing medium voltage switchgear lineup for distribution throughout the facility. In addition, the project will rework existing feeders to an adjacent building.

This project is required to provide a more reliable source of normal power. The existing single electrical service serves both WMHI and the Wisconsin Resource Center (WRC). This project will allow WMHI and WRC to receive power from two distinct utility owned substations. This will provide both facilities with dual redundant sources of power. The existing feeders range in age from 30 to 70 years old and have shown signs of wear. The new feeders coupled with dual sources of power will enhance the reliability of power to the hospital and prison which is necessary for the safety and security of staff, patients and inmates. The new redundant service will also serve as an alternate source of power as required by the Joint Commission on Hospital Accreditation.

Budget/Schedule:

Construction	\$535,500
Design	\$44,600
DFD Mgt	\$23,800
Contingency	\$58,900
TOTAL	\$662,800

A/E Selection	Jun 2016
SBC Approval	Feb 2017
Bid Opening	May 2017
Start Construction	Jun 2017
Substantial Completion	Dec 2017
Final Completion	Mar 2018

Previous Action: None.

BUILDING COMMISSION REQUESTS / ITEMS

February 15, 2017

Subcommittee

Full Commission

Department of Military Affairs

11. Milwaukee Readiness Center Renovation - Phase 1 –

Request the following:

- a) Approve the Design Report; and
- b) Authority to construct the Milwaukee Readiness Center Renovation – Phase I project for an estimated total cost of \$6,000,000 (\$3,000,000 GFSB and \$3,000,000 FED).

This project was enumerated in 2015 Wisconsin Act 55 for \$6,000,000 (\$3,000,000 EX-GFSB and \$3,000,000 FED).

Subcommittee	Full Commission

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

AGENCY: Department of Military Affairs

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

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

LOCATION: Milwaukee, Milwaukee County

PROJECT REQUEST: Request the following:

- a) Approve the Design Report; and
- b) Authority to construct the Milwaukee Readiness Center Renovation – Phase I project for an estimated total cost of \$6,000,000 (\$3,000,000 GFSB and \$3,000,000 FED).

PROJECT NUMBER: 15F2Q

PROJECT DESCRIPTION:

This phase of the project will renovate, replace and add building infrastructure systems including fire protection, mechanical, lighting, electrical, fire alarm and telecommunications systems and provide a new mechanical space addition. Work includes a new fire protection system including new water service to building, replacement of the hot water heating system, replacement of the building heating and ventilating system including a new air conditioning system, replacement of the existing lighting, replacement of electrical branch circuit panelboards, a new fire alarm/mass notification system and modification of the telecommunications system. Work also includes ancillary general construction and plumbing associated with the infrastructure work, new ceilings and a new mechanical room addition to house the new heating, ventilating and air conditioning system.

PROJECT JUSTIFICATION:

The project updates the building mechanical, electrical and plumbing systems in order to provide a working environment that is safe and meets the mission needs of the assigned units. Currently the building does not have air conditioning, does not have fire protection and the other systems are failing, inefficient to operate and are very costly to repair. Phase II of this project is being requested for enumeration under the 2017-19 Capital Budget.

BUDGET/SCHEDULE:

Construction	\$4,924,000
Design	\$407,100
DFD Mgt	\$212,600
Contingency	\$394,000
Other Fees	\$62,300
TOTAL	\$6,000,000

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

PREVIOUS ACTION: This project was enumerated in 2015 Wisconsin Act 55 for \$6,000,000 (\$3,000,000 EX-GFSB and \$3,000,000 FED).

DESIGN REPORT

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

February 15, 2017

Readiness Center Renovation
Milwaukee, WI

Project Number: 15F2Q

For The: Department of Military Affairs

Project Manager: Doug Schorr

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

1. Project Description:

This phase of the project will renovate, replace and add building infrastructure systems including fire protection, mechanical, lighting, electrical, fire alarm and telecommunications systems and provide a new mechanical space addition. Work includes a new fire protection system including new water service to building, replacement of the hot water heating system, replacement of the building heating and ventilating system including a new air conditioning system, replacement of the existing lighting, replacement of electrical branch circuit panelboards, a new fire alarm/mass notification system and modification of the telecommunications system. Work also includes ancillary general construction and plumbing associated with the infrastructure work, new ceilings and a new mechanical room addition to house the new heating, ventilating and air conditioning system.

2. Authorized Budget and Funding Source:

This project was enumerated in the 2015 Wisconsin Act 55 for \$6,000,000 (\$3,000,000 GFSB and \$3,000,000 FED).

3. Schedule:

Bid Opening:	Aug 2017
Start of Construction:	Oct 2017
Substantial Completion / Occupancy:	Oct 2018

4. Budget Summary:

Construction:	\$4,924,000
Design:	\$407,100
DFD Mgt:	\$212,600
Contingency:	\$394,000
Other Fees:	\$62,300
Total Project Cost:	\$6,000,000

BUILDING COMMISSION REQUESTS / ITEMS

February 15, 2017

Subcommittee	Full Commission
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Department of Natural Resources

12. Various All Agency Projects – Request the following:

- a) Request authority to construct various All Agency maintenance and repair projects for an estimated total cost of \$1,269,000 (\$510,100 FED and \$758,900 CON SEGB); and
- b) Permit the Division of Facilities Development to adjust individual project budgets.

Facility Maintenance and Repair	\$1,269,000
Poynette State Unheated Storage Building	\$758,900
Game Farm (\$758,900 CON SEGB)	
White River Law Enforcement Boat Storage	\$260,000
Marsh Shed	
Wildlife Area (\$260,000 FED)	
Point Beach Law Enforcement Boat Storage	\$250,100
State Forest Shed	
(\$250,100 FED)	

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

AGENCY: Department of Natural Resources

DNR CONTACT: Steve Krallis, (608) 266-0160, steve.krallis@wisconsin.gov

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

PROJECT REQUEST: Request the following:

- a) Request authority to construct various All Agency maintenance and repair projects for an estimated total cost of \$1,269,000 (\$510,100 FED and \$758,900 CON SEGB); and
- b) Permit the Division of Facilities Development to adjust individual project budgets.

Facility Maintenance and Repair					
LOCATION	PROJ. NO.	PROJECT TITLE	FED	CON SEGB	TOTAL
Poynette State Game Farm (Columbia Co.)	15J1M	Unheated Storage Building	\$0	\$758,900	\$758,900
White River Marsh Wildlife Area (Green Lake Co.)	15L1G	Law Enforcement Boat Storage Shed	\$260,000	\$0	\$260,000
Point Beach State Forest (Manitowoc Co.)	15L1H	Law Enforcement Boat Storage Shed	\$250,100	\$0	\$250,100
Facility Maintenance and Repair			\$510,100	\$758,900	\$1,269,000

Poynette State Game Farm – Unheated Storage Building (15J1M):

Project Description and Justification:

This project will construct a 60' x 120' unheated pre-engineered metal building. The building will have a concrete floor, three drive-thru bays with 12' x 12' overhead doors, a 20' x 14' overhead door on the side wall and three walk-in doors. This building will store farm machinery, equipment; pheasant transport crates, and trucks and trailers.

Existing garages are used to house three tractors, van, forklift, feed truck, skid steer, and the gehl loader. The remaining machinery and equipment remain outside year-round, decreasing the operating life and reliability of the equipment.

Budget/Schedule:

Construction	\$612,000
Design	\$60,000
DFD Mgt	\$26,200
Contingency	\$44,000
Other Fees	\$16,700
TOTAL	\$758,900

SBC Approval	Feb 2017
A/E Selection	Nov 2015
Bid Opening	Dec 2017
Start Construction	Apr 2018
Substantial Completion	Aug 2018
Final Completion	Sep 2018

Previous Action: None.

White River Marsh State Wildlife Area – Green Lake Boat Storage Shed (15L1G):

Project Description and Justification:

The new unheated storage building would be approximately 2,500 GSF. The building will have four bays, two of which will be drive-through. It will have a concrete floor, florescent lighting, and outlets around the interior perimeter.

A law enforcement storage shed would eliminate the need to store the boats and other items assigned to the Green Lake County station at multiple locations. Additionally, it would increase department efficiency, improve response time, save warden miles and time, and provide more secure storage for expensive and essential department equipment.

Budget/Schedule:

Construction	\$203,200
Design	\$17,000
DFD Mgt	\$8,900
Contingency	\$18,200
Equipment	\$10,200
Other Fees	\$2,500
TOTAL	\$260,000

SBC Approval	Feb 2017
A/E Selection	Jan 2016
Bid Opening	May 2017
Start Construction	Jul 2017
Substantial Completion	Nov 2017
Final Completion	Dec 2017

Previous Action: None.

Point Beach State Forest – Law Enforcement Boat Shed (15L1H):

Project Description and Justification:

This project will construct a new boat storage building approximately 40' x 50' with a cement floor and approach apron, electrical service for the lighting and plug ins to run equipment, side utility door and two power overhead doors (two 12' x 14') located on the 40' wide front. The building shall be 50' long in order to back the 40' plus boat into the building. The building shall be insulated to protect it from major temperature fluctuations. The building shall have two secure evidence storage areas.

Presently, two wardens work out of the Mishicot DNR Field Office at a leased facility. The lease will not be renewed and the equipment stored at the leased facility will need to be stored at a new location.

Budget/Schedule:

Construction	\$194,100
Design	\$26,600
DFD Mgt	\$8,400
Contingency	\$15,700
Other Fees	\$5,300
TOTAL	\$250,100

SBC Approval	Feb 2017
A/E Selection	Jan 2016
Bid Opening	May 2017
Start Construction	Jul 2017
Substantial Completion	Nov 2017
Final Completion	Dec 2017

Previous Action: None.

BUILDING COMMISSION REQUESTS / ITEMS

February 15, 2017

13. Stewardship Borrowing Small Project Release – The Department of Natural Resources, in cooperation with the Department of Administration, requests the release of \$250,000 Stewardship Property Development funds authorized under s. 20.866 (2) (ta), Wis. Stats. This \$250,000 will be used for the Friends groups and nonprofit conservation organizations match grants authorized under s. 23.098, Wis. Stats. If approved, bonding will be provided as a grant.

Subcommittee

Full Commission

CORRESPONDENCE/MEMORANDUM

DATE: February 15, 2017 FILE REF: Stewardship Rec. Development

TO: John Klenke, Secretary
State Building Commission

FROM: Dan Olson, Chief
Facilities Management
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 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 21 Friends group and NCO projects with a total of \$250,000 in Stewardship matching grants have been approved (see attached). The total estimated cost of 2017 projects is \$840,817. 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 TA50 Project Name	Total 2017 Cost	Cash Match	In-Kind Match	Amount Requested
17101	Kettle Moraine Natural History Association	KMSF - SU Muir/Carlin	Muir/Carlin Trail Upgrades	KMSF-SU Muir/Carlin Trail Upgrades	\$ 10,000	\$ 5,000	\$ -	\$ 5,000
17102	Conservation Education, Inc.	Collins Marsh Wildlife Area	Replace Neustadter Nature Center Bldg	Collins Marsh WA Nature Center BLDG Replacement	\$ 80,000	\$ 20,000	\$ -	\$ 20,000
17103	Friends of Navarino Nature Center, Inc.	Navarino Wildlife Area	Outdoor Education Resource Facility	Navarino WA Outdoor Education Resource Facility	\$ 282,000	\$ 15,000	\$ 5,000	\$ 20,000
17104	Friends of Pike Lake	KMSF - Pike Lake Unit	Pike Lake Amphitheater	KMSF - Pike Lake Unit Amphitheater Upgrades	\$ 46,500	\$ 20,000	\$ -	\$ 20,000
17105	Friends of Cedarburg Bog SNA	Cedarburg Bog SNA	Buckthorn Removal Phase II	Buckthorn Removal Phase II	\$ 30,000	\$ 15,000	\$ -	\$ 15,000
17106	Kettle Moraine Natural History Association	KMSF - SU Messenger	Cliff Messenger Prairie Restoration	KMSF-SU Cliff Messenger Prairie Restoration	\$ 30,000	\$ 17,500	\$ -	\$ 15,000
17107	Ice Age Trail Alliance	Ice Age Trail	Develop Ice Age Trail	Ice Age Trail Development	\$ 40,000	\$ 20,000	\$ -	\$ 20,000
17108	Friends of KMSF - Northern Unit	KMSF - Northern Unit	Mature Large Tree Plantings	KMSF-NU Large Mature Large Tree Plantings	\$ 5,000	\$ 2,500	\$ -	\$ 2,500
17109	Friends of the Namekagon Barrrens WA	Namekagon Barrrens WA	NBWA Public Use Improvements	NBWA Public Use Improvements	\$ 27,170	\$ 1,544	\$ 1,544	\$ 3,088
17110	Friends of Potawatomi Park Inc	Potawatomi State Park	Vault Toilets & Imp Amphitheater	Potawatomi SP Improve Amphitheater	\$ 11,400	\$ 5,400	\$ 300	\$ 5,700
17111	Friends of Point Beach SF	Point Beach State Forest	Beach Mitigation Rain Garden	Point Beach SF Beach Mitigation Rain Garden	\$ 16,000	\$ 8,000	\$ -	\$ 8,000
17112	Friends of Harrington Beach SP	Harrington Beach State Park	Ansay Welcome Center Upgrades	Harrington Beach SP Ansay Welcome Ctr Upgrades	\$ 17,000	\$ 8,500	\$ -	\$ 8,500
17113	Friends of Peninsula SP	Peninsula State Park	Eagle Tower Site Furnishings	Peninsula SP Eagle Tower Site Furnishings	\$ 40,000	\$ 20,000	\$ -	\$ 20,000
17114	Friends of Buckhorn State Park	Buckhorn State Park	Construct New Hiking Nature Trails	Buckhorn SP Construct New Hiking Nature Trails	\$ 6,000	\$ 2,500	\$ 500	\$ 3,000
17115	Friends of Gov Dodge SP	Gov Dodge State Park	Twin Valley Pet Beach Imp	Governor Dodge SP Twin Valley Pet Beach Imp	\$ 25,647	\$ 12,533	\$ 290	\$ 12,824
17116	Friends of the Military Ridge	Military Ridge State Trail	Bameveld Kiosk Development	Military Ridge State Trail Bameveld Kiosk Dev	\$ 6,100	\$ 2,963	\$ -	\$ 3,050
17117	Friends of High Cliff State Park	High Cliff State Park	Pavilion Window Replacements	High Cliff SP Pavilion Window Replacements	\$ 40,000	\$ 20,000	\$ -	\$ 20,000
17118	Friends of Perrot, Inc	Perrot State Park	East Brady's Trail Restoration	Perrot State Park East Brady's Trail Restoration	\$ 40,000	\$ 20,000	\$ -	\$ 20,000
17119	Friends of Council Grounds	Council Grounds State Park	New Grills, Kiosks and accessibility work	Council Grounds SP Accessibility Improvements	\$ 8,000	\$ 4,000	\$ -	\$ 4,000
17120	Friends of Kohler-Andrae SP	Kohler-Andrae State Park	Resurface Accessible Paths	Kohler-Andrae SP Resurface Accessible Paths	\$ 40,000	\$ 20,000	\$ -	\$ 13,000
17121	Friends of Rib Mt State Park Inc	Rib Mountain State Park	Park Amenities and Signage	Rib Mountain State Park Signage	\$ 40,000	\$ 20,000	\$ -	\$ 11,338
					\$ 840,817	\$ 260,440	\$ 7,721	\$ 250,000

BUILDING COMMISSION REQUESTS / ITEMS

February 15, 2017

Subcommittee

Full Commission

Department of Veterans Affairs

14. Multi-Building Roof Replacement – Request authority to construct a Multi-Building Roof Replacement project for an estimated total cost of \$607,700 (\$395,005 PRSB and \$212,695 PR-CASH).

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

AGENCY: Department of Veterans Affairs

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

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

LOCATION: Wisconsin Veterans Home at King, Waupaca County

PROJECT REQUEST: Request authority to construct a Multi-Building Roof Replacement project for an estimated total cost of \$607,700 (\$395,005 PRSB and \$212,695 PR-CASH).

PROJECT DESCRIPTION:

This project includes the removal and replacement of roofs at the Heating Plant (Bldg 403) and Central Services (Bldg 502). Replace existing built-up-roof systems with fully adhered 60-mil black EPDM over tapered Polyisocyanurate insulation over existing deck to achieve minimum average R-24 and will include new prefinished metal flashing as required. The Heating Plant roof measures 5,300 SF and Central Services 2,677 SF. In addition, removal and replacement of roof top equipment, including HVAC units and exhaust fans is included. The project will replace all roof flashing at the perimeter and within the areas of roof replacement. The cement plaster façade along the perimeters of the Fire & Security (Bldg 400) and Maintenance building (Bldg 406) will be replaced. Mechanical systems will require shut down during the replacement of HVAC units and exhaust fans. The installation of permanent, OSHA- approved ladders and ladder guards will address access to roofs at Fire & Security, Heating Plant, Maintenance, and Central Services.

PROJECT JUSTIFICATION:

The roofs and roof systems on the Fire & Security and Maintenance buildings, Heating Plant and Central Services are all part of the original construction from 1968, 1968, 1951 and 1963, respectively. The roof systems on these buildings are failing, roof top units are rusted and beyond their useful life. The new roofs and roof systems will add to the longevity of the buildings. The current method of accessing the roofs is unsafe and not in compliance with OSHA standards. New ladders and ladder guards will provide a safe means of accessing the roofs. Federal funds from the USDVA State Homes Construction Grant Program will replace the PRSB when the grant is awarded.

BUDGET/SCHEDULE:

Construction	\$494,000
Design	\$42,500
DFD Mgt	\$21,800
Contingency	\$49,400
TOTAL BUDGET	\$607,700

SBC Approval	Feb 2017
A/E Selection	Oct 2015
Bid Opening	Apr 2017
Start Construction	Jun 2017
Substantial Completion	Nov 2017
Final Completion	Dec 2017

PREVIOUS ACTION: None.

BUILDING COMMISSION REQUESTS / ITEMS

February 15, 2017

Subcommittee	Full Commission
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15. Central Wisconsin Veterans Memorial Cemetery Improvements – Request the following:

- a) Approve the Design Report;
- b) Authority to increase the project budget by \$377,800 (\$198,160 FED and \$179,640 PR-CASH); and
- c) Authority to construct Central Wisconsin Veterans Memorial Cemetery Improvements for a revised estimated total cost of \$3,967,800 (\$3,670,160 FED and \$297,640 PR-CASH).

This project was enumerated in 2015 Wisconsin Act 55 for \$3,590,000 (\$3,472,000 FED and \$118,000 PR-CASH).

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

AGENCY: Department of Veterans Affairs

DVA CONTACT: Brett Coomber, (608) 267-1785, Brett.Coomber@dva.wisconsin.gov

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

LOCATION: Wisconsin Veterans Home at King, Waupaca County

PROJECT REQUEST: Request the following:

- a) Approve the Design Report;
- b) Authority to increase the project budget by \$377,800 (\$198,160 FED and \$179,640 PR-CASH); and
- c) Authority to construct Central Wisconsin Veterans Memorial Cemetery Improvements for a revised estimated total cost of \$3,967,800 (\$3,670,160 FED and \$297,640 PR-CASH).

PROJECT NUMBER: 1511C

PROJECT DESCRIPTION:

The Central Wisconsin Veterans Memorial Cemetery (CWVMC) currently encompasses 14 acres on a hilly area across from the Veterans Home at King. This project will: construct a new columbarium; expand the urn garden; construct a new administration building and maintenance building; and make other site related-improvements at the CWVMC.

New Columbarium: Construct an approximately 800 niche structure to meet an anticipated 10-year demand. The design will meet National Cemetery Administration Standards and include sidewalks, landscaping and waste receptacles.

Urn Garden (In-Ground Cremains): Create approximately 500 urn garden spaces. The design will meet National Cemetery Administration Standards and include landscaping, waste receptacles, soil screening and preparation, and section markers.

New Administration Building: Construct a new Administration Building of approximately 2,016 square feet. It will provide space for the cemetery information center, funeral director office, grounds operations management, Honor Guard and Cortege assembly, and public restrooms.

New Maintenance Building: Construct a new maintenance and storage building of approximately 2,750 square feet for cemetery operations. It will provide space for an office, parts and tool storage, restroom, vehicle equipment bays, material bunkers, and maintenance/grounds vehicle parking.

Other Site Improvements: Add and upgrade roadway and parking areas with curb and gutter and catch basins to address inadequate storm drainage. It would also install entry and directional/location signage.

PROJECT JUSTIFICATION:

The WDVA is committed to providing an honorable resting place for eligible veterans and dependents at this and all state veterans' cemeteries. The last project at the CWVMC occurred in 1989 prior to many new standards and grant opportunities available to state veterans' cemeteries. This cemetery lacks many of the amenities of the state's other veterans cemeteries.

Although the average cremation rate at CWVMC is 70%, this cemetery currently has no columbarium so all cremains are buried in the ground. In addition, the current in-ground cremains spaces are expected to run out in 2018 so new sites need to be available by that time. CWVMC does not have a dedicated administration office, visitor information area or on-site restrooms so making funeral arrangements and finding gravesite locations is difficult, especially after work hours. Restrooms at the chapel on the campus of the King Veterans' Home are not handicapped accessible which is troublesome during funeral services. The cemetery has no designated cemetery maintenance and storage area so equipment is stored at the King Veterans Home campus.

CWVMC, currently operating on 14 acres, has a beautiful location on a hilly area across from the King Veterans Home. However, with an average of 165 burials a year, space is limited and new areas for development need to be determined. New federal standards limit the incline of many interment areas to make them more accessible so expansion needs to be designed addressing these guidelines. In addition, many areas are eroding so improved drainage is required.

The Wisconsin Department of Veterans Affairs has submitted a grant application to the USDVA Veterans Cemetery Grants Service for a majority of the funding. Ineligible expenses will be covered by WDVA Cash.

BUDGET/SCHEDULE:

Construction	\$3,166,800
Design	\$295,000
DFD Mgt	\$139,300
Contingency	\$316,700
Other Fees	\$50,000
TOTAL	\$3,967,800

SBC Approval	Feb 2017
AE Selection	Oct 2015
Design Report	Feb 2017
Bid Opening	Jul 2017
Start Construction	Sep 2017
Substantial Completion	Sep 2018
Final Completion	Nov 2018

PREVIOUS ACTION: This project was enumerated in 2015 Wisconsin Act 55 for \$3,590,000 (\$3,472,000 FED and \$118,000 PR-CASH).

DESIGN REPORT

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

February 15, 2017

Central Wisconsin Veterans Memorial Cemetery Improvements
Wisconsin Veterans Home - King
Farmington, WI

Project Number: 1511C

For the: Department of Veterans Affairs

Project Manager: Bill Napier

Architect/Engineer: SmithGroupJJR
Madison, WI

1. Project Description:

The Central Wisconsin Veterans Memorial Cemetery (CWVMC) currently encompasses 14 acres on a hilly area across from the Veterans Home at King. This project will: construct a new columbarium; expand the urn garden; construct a new administration building and maintenance building; and make other site related-improvements at the CWVMC.

New Columbarium: Construct an approximately 800 niche structure to meet an anticipated 10-year demand. The design will meet National Cemetery Administration Standards and include sidewalks, landscaping and waste receptacles.

Urn Garden (In-Ground Remains): Create approximately 500 urn garden spaces. The design will meet National Cemetery Administration Standards and include landscaping, waste receptacles, soil screening and preparation, and section markers.

New Administration Building: Construct a new Administration Building of approximately 2,016 square feet. It will provide space for the cemetery information center, funeral director office, grounds operations management, Honor Guard and Cortege assembly, and public restrooms.

New Maintenance Building: Construct a new maintenance and storage building of approximately 2,750 square feet for cemetery operations. It will provide space for an office, parts and tool storage, restroom, vehicle equipment bays, material bunkers, and maintenance/grounds vehicle parking.

Other Site Improvements: Add and upgrade roadway and parking areas with curb and gutter and catch basins to address inadequate storm drainage. It would also install entry and directional/location signage.

2. Authorized Budget and Funding Source:

This project was enumerated in 2015 Wisconsin Act 55 for \$3,590,000 (\$3,472,000 FED and \$118,000 PR-CASH).

3. Schedule:

Bid Opening:	Jul 2017
Start of Construction:	Sep 2017
Substantial Completion / Occupancy:	Oct 2018

4. Budget Summary:

Construction:	\$3,166,800
Design:	\$295,000
DFDMgt:	\$139,300
Contingency:	\$316,700
Other Fees:	\$50,000
Total Project Cost:	\$3,967,800

BUILDING COMMISSION REQUESTS / ITEMS

February 15, 2017

Subcommittee	Full Commission
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16. Non-State Grant - Department of Administration on behalf of the Wisconsin Agricultural Education Center
– Request the release of \$5,000,000 GFSB to the Wisconsin Agricultural Education Center to aid in the construction of a 35,000 SF discovery center in Manitowoc County in accordance with provisions of 2015 Wisconsin Act 55.

This project was enumerated in 2015 Wisconsin Act 55 for \$5,000,000 EX-GFSB.

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

AGENCY: Department of Administration on behalf of the Wisconsin Agricultural Education Center

NON-STATE CONTACT: Julie Maurer, (920) 323-1698, juliemaurer87@gmail.com
DFD CONTACT: RJ Binau, (608) 267-6927, rj.binau@wisconsin.gov

LOCATION: Wisconsin Agricultural Education Center, Manitowoc County

PROJECT REQUEST: Request the release of \$5,000,000 GFSB to the Wisconsin Agricultural Education Center to aid in the construction of a 35,000 SF discovery center in Manitowoc County in accordance with provisions of 2015 Wisconsin Act 55.

PROJECT NUMBER: 17A2G

PROJECT DESCRIPTION:

The Wisconsin Agricultural Education Center (WAEC) will include: a 35,000 SF discovery center, including over 10,000 SF of educational displays and hands-on learning opportunities; a 300-person conference/educational center; and a café and country store featuring Wisconsin-made products. Additionally, a 9,300 SF birthing barn will be constructed where visitors can experience calves being born. Through a partnership with a neighboring farm, visitors will be given the opportunity to tour a modern, progressive farm focused on sustainable, best practices.

The funding for WAEC is outlined as follows:

State Grant	\$5,000,000
Construction Loan/Philanthropy	\$7,500,000
TOTAL	\$12,500,000

WAEC has secured the required non-state matching funds through a philanthropic capital campaign with the balance being provided by a construction loan. This construction loan will be paid down as pledges are received over the next five years from donors. The project groundbreaking is scheduled for spring 2017 and WAEC is slated to open in the spring of 2018.

PROJECT JUSTIFICATION:

WAEC is envisioned to be a world-class, state-of-the-art interactive agricultural showcase and a resource for consumers, community and school groups, tourists, and the dairy and agricultural industry in and beyond the State of Wisconsin. The goal is to use an innovative and interactive approach to education and provide knowledge and a better understanding of where food comes from and the impact it has on our lives. The Center will educate the public about the agricultural and food industry by telling unique stories about the impact of agriculture on Wisconsin's economy; and will highlight the state's dairy and agriculture industry for which it is

internationally recognized. The Center will be located in the heart of Manitowoc County and support and emphasize the economic impact of the agricultural industry in the state of Wisconsin.

This request is consistent with the provisions of 2015 Wisconsin Act 55 that require the grantee to document the existence of additional funding from non-state sources and provide construction plans to DOA for review and approval. The existence of non-state funding has been identified by the grantee and DOA staff has determined that the plans are consistent with the project as described. If this item is approved, a grant agreement between Wisconsin Agricultural Education Center and DOA will be executed to allow for the release of funding.

BUDGET:

Construction/Design	\$8,497,000
Contingency	\$1,244,000
Equipment	\$2,759,000
TOTAL	\$12,500,000

PREVIOUS ACTION: This project was enumerated in 2015 Wisconsin Act 55 for \$5,000,000 EX-GFSB.