



State of Wisconsin Building Commission

TONY EVERS
Governor

NAOMI DE MERS
Secretary
P.O. Box 7866
Madison, WI 53707-7866
Voice (608) 266-1855
Fax (608) 267-2710
e-mail: Naomi.DeMers@wisconsin.gov

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

Wednesday, February 20, 2019

9:30 a.m.

**Room 330SW
State Capitol**

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

Wednesday, February 20, 2019

10:30 a.m.

**Room 330SW
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 20, 2019

1:30 p.m.

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

BUILDING COMMISSION REQUESTS / ITEMS

February 20, 2019

Subcommittee

Full Commission

The Secretary requests approval of the minutes of August 8, 2018.

No action required.

DEBT MANAGEMENT

1. Transportation Revenue Obligations Authorizing Resolution – 2019 State of Wisconsin Building Commission Resolution 1 authorizes the issuance and sale of State of Wisconsin Transportation Revenue Obligations in an amount not to exceed **\$123,900,000**, in fixed or variable rate form.
2. General Obligation Refunding Authorizing Resolution - 2019 State of Wisconsin Building Commission Resolution 2 authorizes the issuance and sale of General Obligations in an amount not to exceed **\$495,000,000**, in fixed or variable rate form, to refund outstanding general obligation bonds previously issued for construction or improvement of facilities, grants, and acquisition of land for state-wide purposes.
3. Transportation Revenue Refunding Authorizing Resolution - 2019 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.

February 20, 2019

Subcommittee

Full Commission

ADMINISTRATIVE AFFAIRS

Department of Administration

4. Department of Administration on behalf of the Department of Workforce Development – Aberg Avenue Lease – Request authority to lease 17,067 RSF at 1801-1821 Aberg Avenue, in the City of Madison for a term of three years and for initial costs of approximately \$296,453.79 or \$17.37/RSF.

On February 17, 1993, the SBC approved a 15-year lease at 1801-1821 Aberg Avenue for the Department of Workforce Development, a combined DILHR and Dane County “Job Center” for the Department of Industry, Labor and Human Relations at an annual rate of \$189,581 using Program Revenue Federal Funds.

	Subcommittee	Full Commission
<p>4. <u>Department of Administration on behalf of the Department of Workforce Development – Aberg Avenue Lease</u> – Request authority to lease 17,067 RSF at 1801-1821 Aberg Avenue, in the City of Madison for a term of three years and for initial costs of approximately \$296,453.79 or \$17.37/RSF.</p> <p>On February 17, 1993, the SBC approved a 15-year lease at 1801-1821 Aberg Avenue for the Department of Workforce Development, a combined DILHR and Dane County “Job Center” for the Department of Industry, Labor and Human Relations at an annual rate of \$189,581 using Program Revenue Federal Funds.</p>		

**AGENCY REQUEST FOR
STATE BUILDING COMMISSION ACTION
FEBRUARY 2019
REQUEST #4**

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

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

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

LOCATION: Madison, Dane County

PROJECT REQUEST: Request authority to lease 17,067 RSF at 1801-1821 Aberg Avenue, in the City of Madison for a term of three years and for initial costs of approximately \$296,453.79 or \$17.37/RSF.

PROJECT DESCRIPTION:

The Department of Workforce Development (DWD) currently leases office space at the Dane County Comprehensive Job Center (CJC), a partner in the American Job Center Network (AJC), located at 1801-1821 Aberg Avenue in Madison for its Divisions of Vocational Rehabilitation and Employment Training, along with other Dane County CJC partners.

The proposed lease agreement for DWD at the CJC includes 20 private offices; 33 workstations; several conference rooms; a PC training room; a shared resource room for job seekers, storage and other support space. The base lease rate provides for janitorial, real estate taxes, insurance, common area maintenance, utilities and other operating costs (repairs and maintenance). Additionally, this location provides DWD with 60 parking stalls for staff and customers.

Below, please find the specifics of the proposed lease:

State Functions at Leased Location	Department of Workforce Development – Divisions of Vocational Rehabilitation and Employment Training
Lease Location	1801-1821 Aberg Avenue
Type of Negotiation or Process	Direct negotiations with Lessor
Lessor	Dane County
Anticipated Occupancy Date	Currently occupies this location. New lease begins March 1, 2019
Lease Term	Three Years (March 1, 2019 – February 28, 2022)
Renewal Option(s)	Two 3-year Renewal Options
Escalation Rate	1.50%
Purchase Option	Not available
Space Type	Office Space
Square Feet	17,067 RSF
Gross Cost Per Square Feet	\$17.37/RSF (includes janitorial, CAM, RE Taxes, Utilities, Insurance and operating costs)
Annual Gross Cost	\$296,453.79 Program Revenue Funds, General Program Revenue and Federal Funds

PROJECT JUSTIFICATION:

The federal Workforce Innovation & Opportunity Act (WIOA) mandates that a comprehensive workforce investment system is established throughout the United States. Related service providers are required to co-locate in order to streamline services through the integration of a “One-Stop” delivery system. Site selection of Job Centers is the responsibility of the local Workforce Development Board (WDB). For the Dane County Job Center, the WDB is the South-Central Wisconsin Workforce Development Board.

The South-Central Wisconsin WDB has determined that the Dane County Comprehensive Job Center should remain at its current location at 1801-1821 Aberg Avenue in Madison. As a result of this obligation, DWD received a waiver from the RFP process from the DOA – Division of Facilities Development & Management Administrator in November 2018. The State has leased space for DWD at this site since 1993 and the existing lease agreement ends on February 28, 2019. This site continues to meet DWD and other related service providers facility and site locational needs, as well as, WIOA requirements.

The proposed lease agreement will continue to allow DWD to provide employment training, vocational rehabilitation and other job and economic services to residents in Dane County in a cost effective and efficient manner. The proposed lease rent represents a 1.3% increase or approximately \$3,800 from the existing lease. Annual escalations for the remainder of the initial term and lease renewals have been established at 1.5%.

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

PREVIOUS ACTION: On February 17, 1993, the SBC approved a 15-year lease at 1801-1821 Aberg Avenue for the Department of Workforce Development, a combined DILHR and Dane County “Job Center” for the Department of Industry, Labor and Human Relations at an annual rate of \$189,581 using Program Revenue Federal Funds.

BUILDING COMMISSION REQUESTS / ITEMS

February 20, 2019

Subcommittee

Full Commission

5. Department of Administration on behalf of the Department of Corrections – St. Croix Correction Center Annexation – Request authority to annex approximately 2.9 acres of vacant land (parcel #038-1138-10-100) located at the Department of Corrections’ St. Croix Correctional Center to the City of New Richmond from the Town of Star Prairie.

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

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

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

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

LOCATION: St. Croix Correctional Center; St. Croix County

PROJECT REQUEST: Request authority to annex approximately 2.9 acres of vacant land (parcel #038-1138-10-100) located at the Department of Corrections' St. Croix Correctional Center to the City of New Richmond from the Town of Star Prairie.

PROJECT DESCRIPTION:

In February 1991, the State Building Commission (SBC) approved the purchase of 33.91 acres of land located in Star Prairie Township for the Department of Corrections' St. Croix Correctional Center (SCCC). The transaction was accomplished through a Warranty Deed between St. Croix County and the SBC.

In 1992, New Richmond annexed approximately 31.01 acres (parcel #261-1211-10-010) of the SCCC parcel from Star Prairie. This was done because SCCC land lies contiguous to the City and the annexation permitted New Richmond to provide municipal utility services to the Correctional Center.

Recently, an adjacent property owner to the SCCC petitioned and succeeded in having 760 acres annexed to New Richmond from Star Prairie. This land surrounds the remaining 2.9 acres of SCCC land that was not included in the 1992 annexation. The City of New Richmond contacted the Department of Administration to see if the remaining strip of land located in the east section of SCCC property (parcel #038-1138-10-100) could also be annexed to the City.

PROJECT JUSTIFICATION:

The annexation of the adjacent landowner's 760 acres results in 2.9 acres of SCCC land becoming an "island" of Star Prairie territory within the City of New Richmond. Approving the petition to annex the remaining SCCC land to the City would prevent that from happening. Additionally, both state parcels comprising the SCCC will then be located within the same municipality of New Richmond.

DOA Legal Counsel has reviewed the transactional documents and found no issues.

PREVIOUS ACTION: None.

BUILDING COMMISSION REQUESTS / ITEMS

February 20, 2019

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

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 \$3,880,000 (\$704,800 GFSB and \$3,175,200 PRSB); and
 - b) Allow the Division of Facilities Development and Management to adjust individual project budgets.

Facility Maintenance and Repair		\$434,500
RJC /	Fire Panel Upgrades	\$434,500
Admin	(\$434,500 PRSB)	
 Utility Repair and Renovation		 \$3,445,500
Capitol	Storm Sewer/Backup Water Main Repl	\$704,800
	(\$704,800 GFSB)	
Human	Parking Deck /Plaza Repairs	\$2,740,700
Services	(\$2,740,700 PRSB)	

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

AGENCY: Department of Administration

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

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

PROJECT REQUEST: Request the following:

- a) Authority to construct various All Agency maintenance and repair projects for an estimated total cost of \$3,880,000 (\$704,800 GFSB and \$3,175,200 PRSB); and
- b) Allow the Division of Facilities Development and Management to adjust individual project budgets.

Facility Maintenance and Repair					
LOCATION	PROJ. NO.	PROJECT TITLE	GFSB	PRSB	TOTAL
Risser Justice Center and State Administration Building (Dane Co.)	18C1W	Fire Panel Upgrades	\$0	\$434,500	\$434,500
Facility Maintenance and Repair Total			\$0	\$434,500	\$434,500

Utility Repair and Renovation					
LOCATION	PROJ. NO.	PROJECT TITLE	GFSB	PRSB	TOTAL
State Capitol (Dane Co.)	18D2M	Storm Sewer and Backup Water Main Replacements	\$704,800	\$0	\$704,800
State Human Services Building (Dane Co.)	17L1B	Parking Deck/Plaza Repairs	\$0	\$2,740,700	\$2,740,700
Utility Repair and Renovation Total			\$704,800	\$2,740,700	\$3,445,500

Risser Justice Center and State Administration Building - Fire Panel Upgrades (18C1W):

Project Description and Justification:

This project will update the existing fire alarm system technology at the Risser Justice Center and the State Administration Building from a 20-year-old system to a modern system. Project scope for the buildings includes: four panel conversions, including components and retrofits; all computer hardware and software to pick up existing device circuits; all remote annunciator conversions; complete installation of proposed system equipment; programming and database transfer; any diagrams/submittals as requested; system design, project management, start-up, programming and commissioning; and 100% field device inspection. Cabinet retrofit packages will house new system components. The project will use the existing infrastructure

(conduit/wiring, field initiating devices and re-using existing strobes, horns, speakers and combined devices). Also included is a full system test after the system modifications are completed.

This project updates the fire alarm system with fire panel upgrades that will ensure the safety of tenants and protect the state’s assets at both Madison office buildings. New technologies and product innovations have evolved making the existing technology obsolete. However, the intelligent devices that interface to the existing control panels will continue to be available for the next 10 years. As a result, a total fire alarm system replacement is not needed. This upgrade enables migration from an older system to a modern 21st century system while extending the life of existing field wiring, cabinets, initiating devices and notification appliances.

Budget/Schedule:

Construction	\$365,000
Design	\$16,900
DFDM Mgt	\$16,100
Contingency	\$36,500
TOTAL	\$434,500

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

Previous Action: None.

State Capitol – Storm Sewer and Backup Water Main Replacements (18D2M):

Project Description and Justification:

This project replaces two segments of failed storm sewer piping and deteriorated backup water main for the State Capitol. The first new storm sewer segment will be located in the parking lane on the east side of West Mifflin Street from State Street to Wisconsin Avenue. The second new storm sewer segment will be located in the parking lane on the north side of North Carroll Street from State Street to West Washington Avenue. The new backup water main will extend from South Carroll Street northeast through the lawn to the State Capitol roughly parallel and south of West Washington Avenue. The project provides for the removal and replacement of concrete pavement, concrete curb and gutter, concrete sidewalk, brick terrace pavers, sod restoration, landscaping sprinkle system repairs and relocated drinking fountain.

Issues with the State Capitol’s storm sewer piping and backup water main were discovered by the City of Madison during their analysis of piping surrounding the Capitol Square in preparation for the Capitol Square Reconstruction Project in 2016. At that time, the City provided the Department with photos and video footage they obtained during their investigation of existing conditions. As a result, it was found that there are sections of sewer piping that need to be excavated and replaced due to failure and deterioration. Additionally, the 4” backup water main for the State Capitol building is 72 years old (installed in 1946) and cannot withstand the volume or pressure needed to serve as the backup water main, in the event the primary 10” water main becomes unavailable or needs to be serviced. This project ensures that the State Capitol will have reliable and continuous utility service for many years.

Budget/Schedule:

Construction	\$514,500
Design	\$57,100
DFDM Mgt	\$24,700
Contingency	\$102,900
Other Fees	\$5,600
TOTAL	\$704,800

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

Previous Action: None.

State Human Services Building – Parking Deck/Plaza Repairs (17L1B):**Project Description and Justification**

This project consists of the demolition and replacement of the 5” post tension (PT) concrete deck and weather barrier on the 2nd level basement at the State Human Services Building. Scope is limited to the demolition of the existing wearing slab, membrane, insulation, and the existing stairs. Repair and replacement of the 5” weathering slab, stairs and its required membrane, drainage board, drains, stainless steel flashing, and weather barrier jointing at abutments to the existing facility components (including but not limited to: walls, certain stairs, certain loading docks, slab on grade, parapet, raised platform at west plaza and garage at east). Scope also includes minor repairs to the existing structural slab below the parking deck. Construction shall be phased so that a means of egress is maintained for the State Human Services Building.

The parking deck/plaza is located behind the State Human Services Building. The original parking deck was constructed during the 1950’s. In 1986 and 1996, repairs and upgrades were made and in 2013, a traffic bearing membrane was installed on the top surface of the plaza deck and expansion joints were replaced.

Over the last several years, the parking deck/plaza has experienced water vapor issues that have caused water leakage into the rooms located under the parking deck at the State Human Services Building; PT tendon corrosion; as well as, failures and deterioration of concrete beams. A major contributing factor to the PT tendon corrosion and concrete deterioration is due to trapped water vapor accumulating between the traffic bearing membrane and the below waterproofing membrane. This project will correct existing water vapor issues and provide a new concrete deck and weather barrier on the 2nd level basement at the building.

Budget/Schedule:

Construction	\$2,167,800
Design	\$169,800
DFDM Mgt	\$98,900
Contingency	\$304,200
TOTAL	\$2,740,700

SBC Approval	Feb 2019
A/E Selection	Dec 2017
Bid Opening	Mar 2019
Start Construction	Apr 2019
Substantial Completion	Oct 2019
Final Completion	Dec 2019

Previous Action: None.

BUILDING COMMISSION REQUESTS / ITEMS

February 20, 2019

Subcommittee

Full Commission

Department of Corrections

7. Various All Agency Projects – Request the following:
- a) Authority to construct various All Agency maintenance and repair projects for an estimated total cost of \$4,312,700 (\$3,355,300 GFSB and \$957,400 PR-CASH);
 - b) Transfer all approved GFSB all agency allocation to the DOC Infrastructure Maintenance appropriation; and
 - c) Permit the Division of Facilities Development and Management to adjust individual project budgets.

Facility Maintenance and Repair		\$1,099,700
WCI	Vocational Classroom Remodel (\$957,400 PR-CASH)	\$957,400
DACC	Earned Release Prog Space Remodel (Incr) (\$142,300 GFSB)	\$142,300
Capital Equipment Acquisition		\$3,213,000
JCI/OCI	Radio System Replacement (\$1,504,500 GFSB)	\$1,504,500
RCI/ KMCI	Radio System Replacement (\$1,708,500 GFSB)	\$1,708,500

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

AGENCY: Department of Corrections

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

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

PROJECT REQUEST: Request the following:

- a) Authority to construct various All Agency maintenance and repair projects for an estimated total cost of \$4,312,700 (\$3,355,300 GFSB and \$957,400 PR-CASH);
- b) Transfer all approved GFSB All Agency Allocations to the DOC Infrastructure Maintenance appropriation; and
- c) Permit the Division of Facilities Development and Management to adjust individual project budgets.

Facility Maintenance and Repair					
LOCATION	PROJ. NO.	PROJECT TITLE	PR-CASH	GFSB	TOTAL
Waupun Correctional Institution (Dodge Co.)	17K2G	Vocational Classroom Remodel	\$957,400	\$0	\$957,400
Drug Abuse Correctional Center (Sheboygan Co.)	17I1T	Earned Release Program Space Remodel (Increase)	\$0	\$142,300	\$142,300
Facility Maintenance and Repair Total			\$957,400	\$142,300	\$1,099,700

Capital Equipment Acquisition					
LOCATION	PROJ. NO.	PROJECT TITLE	PR-CASH	GFSB	TOTAL
Jackson Correctional Institution (Jackson Co.) and Oakhill Correctional Institution (Dane Co.)	18J2J	Radio System Replacement	\$0	\$1,504,500	\$1,504,500
Racine Correctional Institution (Racine Co.) and Kettle Moraine Correctional Institution (Sheboygan Co.)	18J2K	Radio System Replacement	\$0	\$1,708,500	\$1,708,500
Capital Equipment Acquisition Total			\$0	\$3,213,000	\$3,213,000

Waupun Correctional Institution – Vocational Classroom Remodel (17K2G):

Project Description and Justification:

This project consists of renovation of approximately 5,400 square feet of existing technical learning space on the first floor of an educational building within Waupun Correctional Institution. Demolition includes chain link fence, mechanical, electrical, and fire protection systems. It will construct metal stud partitions to create classrooms, offices, and toilet room; and provide complete mechanical unit and distribution, electrical power and data with subpanels, fire alarm, and fire protection sprinkler system. It will also add a toilet room with toilet, lavatory and associated systems.

Budget/Schedule:

Construction	\$767,800
Design	\$79,000
DFDM Mgt	\$33,800
Contingency	\$76,800
TOTAL	\$957,400

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

Previous Action: None.

Drug Abuse Correctional Center – Earned Release Program Space Remodel (Increase) (17IIT):

Project Description and Justification:

This project converts unused lab space at the Drug Abuse Correctional Center (DACC) into Earned Release Program (ERP) group treatment rooms and office spaces. Existing rooms and fixtures will be demolished or salvaged, and the space will be remodeled to create a suite of treatment rooms and staff office spaces. Existing mechanical systems will be renovated to suit the new space.

As the demographics and needs of the DOC population changes, the need for additional programming space has increased. DACC houses approximately 285 inmates either in programming or waiting for programming to begin. The current capacity for programming is approximately 240 inmates, which leaves approximately 45 inmates on the waiting list. Additional group room/classroom space will decrease wait time and could ultimately reduce inmate sentence time, thereby decreasing the total cost of inmate incarceration.

Bids were received on January 23, 2019. The \$142,300 GFSB budget increase is necessary to accept bids received and reestablish the appropriate budget for the project.

Budget/Schedule:

Construction	\$551,000
Design	\$56,300
DFDM Mgt	\$24,200
Contingency	\$53,300
Equipment	\$29,800
Other Fees	\$9,300
TOTAL	\$723,900

SBC Approval	Feb 2019
A/E Selection	Oct 2017
Bid Opening	Jan 2019
Start Construction	Mar 2019
Substantial Completion	Jul 2019
Final Completion	Sep 2019

Previous Action: In August 2018 the SBC approved \$581,600 GFSB for this project.

Jackson and Oakhill Correctional Institutions – Radio System Replacement (18J2J):**Project Description and Justification:**

This project is part of DOC's 12-year radio infrastructure plan. It 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 we can upgrade their system as well. This project will replace equipment, assess the infrastructure, and replace those portions that need to be upgraded.

Budget/Schedule:

DFDM Mgt	\$29,500
Contingency	\$134,000
Equipment	\$1,341,000
TOTAL	\$1,504,500

SBC Approval	Feb 2019
Start Construction	Mar 2019
Substantial Completion	Mar 2020
Final Completion	Apr 2020

Previous Action: None.

Racine and Kettle Moraine Correctional Institutions – Radio System Replacement (18J2K):**Project Description and Justification:**

This project is part of DOC's 12-year radio infrastructure plan. It 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 we can upgrade their system as well. This project will replace equipment, assess the infrastructure, and replace those portions that need to be upgraded.

Budget/Schedule:

DFDM Mgt	\$33,500
Contingency	\$152,000
Equipment	\$1,523,000
TOTAL	\$1,708,500

SBC Approval	Feb 2019
Start Construction	Mar 2019
Substantial Completion	Mar 2020
Final Completion	Apr 2020

Previous Action: None.

BUILDING COMMISSION REQUESTS / ITEMS

February 20, 2019

Subcommittee

Full Commission

8. Waupun Correctional Institution – Behavioral Health Unit BTF-Planning Release – Request release of \$270,000 BTF-Planning to prepare preliminary plans for the Behavioral Health Unit Building Life Safety Improvements project.

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

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

AGENCY: Department of Corrections

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

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

LOCATION: Waupun Correctional Institution, Dodge County

PROJECT REQUEST: Request release of \$270,000 BTF–Planning to prepare preliminary plans for the Behavioral Health Unit Building Life Safety Improvements project.

PROJECT NUMBER: 18110

PROJECT DESCRIPTION:

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

PROJECT JUSTIFICATION:

This building contains 59 single occupancy cells. It houses inmates with a wide range of issues including: Psychological disorders combined with behavioral instability and other needs in a "therapeutic community" environment. These inmates have an inability to function adequately within the general population. The original building was built in 1956 as a segregation unit. There was an addition to the building put on in 1982. There have not been any major upgrades to this building since it was built, nor to the addition. This is the only housing unit at WCI which has not had any of these improvements to date. A study was completed in 2011.

BUDGET/SCHEDULE:

Construction	\$5,593,000
Design	\$526,000
DFDM Mgt	\$246,000
Contingency	\$559,000
Other Fees	\$57,000
TOTAL	\$6,981,000

A/E Selection	Dec 2018
Design Report	Oct 2019
Bid Opening	Feb 2020
Start Construction	Apr 2020
Substantial Completion	Oct 2021
Final Completion	Dec 2021

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

BUILDING COMMISSION REQUESTS / ITEMS

February 20, 2019

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

9. Department of Administration on behalf of the Department of Corrections and Department of Health Services – BTF-Planning Release – Request release of \$4,175,000 Building Trust Funds–Planning to prepare a design through the final design phase for the 2017 Wisconsin Act 185 enumerations.

BTF-Planning Release		\$4,175,000
Statewide	Juvenile Corrections Regional Facilities	\$2,000,000
	(\$2,000,000 BTF)	
MMHI	Mendota Juvenile Treatment Ctr Expan	\$2,175,000
	(\$2,175,000 BTF)	

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

AGENCY: Department of Administration on behalf of the Department of Corrections and the Department of Health Services

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

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

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

LOCATION: Various

PROJECT REQUEST: Request release of \$4,175,000 Building Trust Funds–Planning to prepare a design through the final design phase for the 2017 Wisconsin Act 185 enumerations.

BTF-Planning Release				
AGENCY	LOCATION	PROJ. NO.	PROJECT TITLE	BTF
DOC	Statewide	18K2M	Juvenile Corrections Regional Facilities	\$2,000,000
DHS	Mendota Mental Health Institute (Dane Co.)	18F1Y	Mendota Juvenile Treatment Center Expansion	\$2,175,000
BTF-Planning Release Total				\$4,175,000

PROJECT DESCRIPTION:

Department of Corrections – Juvenile Corrections Regional Facilities: This project will provide for the site selection, planning, design and construction of new buildings for 2 juvenile corrections regional facilities. Design elements will be based on concepts developed as a result of Division of Juvenile Corrections Prototype Study.

Department of Health Services – Mendota Juvenile Treatment Center Expansion: This project will expand the existing Mendota Juvenile Treatment Center (MJTC) facility by constructing a new secure treatment facility adjacent to the existing MJTC. The new facility will contain two units for 30 male and two units for 20 female juvenile offenders. The new units will be integrated into the existing MJTC facility to create an MJTC campus within the grounds of MMHI.

PREVIOUS ACTION: These projects were enumerated in 2017 Wisconsin Act 185.

BUILDING COMMISSION REQUESTS / ITEMS

February 20, 2019

Subcommittee

Full Commission

Department of Health Services

10. Mendota Mental Health Institute – Boiler Replacement (Increase) – Request authority to increase the Boiler Replacement project budget by \$621,000 (\$203,500 GFSB and \$417,500 PR-CASH) for a revised estimated total cost of \$6,796,000 (\$6,278,500 GFSB and \$517,500 PR-CASH).

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

In October 2017, the SBC approved the release of \$180,000 BTF-Planning to provide preliminary planning and a design report.

In April 2018, the SBC granted authority to construct the project for \$6,075,000 GFSB.

In December 2018, the project budget was administratively increased by \$100,000 PR-CASH to accept bids received.

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

AGENCY: Department of Health Services

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

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

LOCATION: Mendota Mental Health Institute, Dane County

PROJECT REQUEST: Request authority to increase the Boiler Replacement project budget by \$621,000 (\$203,500 GFSB and \$417,500 PR-CASH) for a revised estimated total cost of \$6,796,000 (\$6,278,500 GFSB and \$517,500 PR-CASH).

PROJECT NUMBER: 17C1U

PROJECT DESCRIPTION:

This project will replace boiler #1, which is a 63-year-old coal fired boiler with a gas and oil-fired package boiler, at Mendota Mental Health Institute (MMHI). The project will demolish and replace the existing boiler and install the necessary water, steam, natural gas piping, and electrical connections. A new fuel oil tank and fuel oil system will be installed. New controls will be installed to allow the new boiler to interface with the other boilers in the heating plant.

Bids were received on this project on December 19, 2018. While there were enough funds to accept bids received for the construction contract, there were insufficient funds for the project contingency. This increase will allow the project to be completed with original approved scope and intent, and provide an appropriate post-bid contingency needed to address any unforeseen conditions that may arise during construction.

PROJECT JUSTIFICATION:

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

BUDGET/SCHEDULE:

Construction	\$5,647,700
Design	\$416,000
DFDM Mgt	\$245,000
Contingency	\$474,900
Other Fees	\$12,400
TOTAL	\$6,796,000

SBC Approval	Feb 2019
A/E Selection	Jul 2017
Design Report	Apr 2018
Bid Opening	Dec 2018
Start Construction	Feb 2019
Substantial Completion	Dec 2020
Final Completion	Jun 2021

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

In October 2017, the SBC approved the release of \$180,000 BTF-Planning to provide preliminary planning and a design report.

In April 2018, the SBC granted authority to construct the project for \$6,075,000 GFSB.

In December 2018, the project budget was administratively increased by \$100,000 PR-CASH to accept bids received.

BUILDING COMMISSION REQUESTS / ITEMS

February 20, 2019

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

11. Various All Agency Projects – Request the following:

- a) Authority to construct various All Agency maintenance and repair projects for an estimated total cost of \$14,060,300 (\$13,213,100 GFSB and \$847,200 PR-CASH);
- b) Transfer all approved GFSB all agency allocation to the DHS Infrastructure Maintenance account; and
- c) Permit the Division of Facilities Development and Management to adjust individual project budgets.

Facility Maintenance and Repair		\$6,072,300
NWC	General Services Bldg Demolition (\$847,200 PR-CASH)	\$847,200
SWC	Cottage 18 Roof Replacement (\$755,100 GFSB)	\$755,100
WMHI	Personal Duress System Replacement (\$1,050,200 GFSB)	\$1,050,200
CWC	Bldgs 2 & 4 Roof Replacement (\$846,700 GFSB)	\$846,700
WMHI	Facility-wide Bldg Auto Sys Repl (\$2,058,000 GFSB)	\$2,058,000
WMHI	Petersik Hall Patient Room Door Repl (\$515,100 GFSB)	\$515,100
Utility Repair and Renovation		\$7,988,000
CWC	Steam Distribution Loop Upgrade (Incr) (\$2,988,000 GFSB)	\$2,988,000
MMHI	Juvenile Trmt Ctr Utility Relocation (\$5,000,000 GFSB)	\$5,000,000

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

AGENCY: Department of Health Services

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

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

LOCATION: Statewide

PROJECT REQUEST: Request the following:

- a) Authority to construct various All Agency maintenance and repair projects for an estimated total cost of \$14,060,300 (\$13,213,100 GFSB and \$847,200 PR-CASH);
- b) Transfer all approved GFSB all agency allocation to the DHS Infrastructure Maintenance account; and
- c) Permit the Division of Facilities Development and Management to adjust individual project budgets.

Facility Maintenance and Repair					
LOCATION	PROJ. NO.	PROJECT TITLE	GFSB	PR-CASH	TOTAL
Northern Wisconsin Center (Chippewa Co.)	17D1C	General Services Building Demolition	\$0	\$847,200	\$847,200
Southern Wisconsin Center (Racine Co.)	17K1Y	Cottage 18 Roof Replacement	\$755,100	\$0	\$755,100
Winnebago Mental Health Institute (Winnebago Co.)	17L1K	Personal Duress System Replacement	\$1,050,200	\$0	\$1,050,200
Central Wisconsin Center (Dane Co.)	18A1W	Buildings 2 and 4 Roof Replacement	\$846,700	\$0	\$846,700
Winnebago Mental Health Institute (Winnebago Co.)	18A1V	Facility-wide Building Automation System Replacement	\$2,058,000	\$0	\$2,058,000
Winnebago Mental Health Institute (Winnebago Co.)	18D2D	Petersik Hall Patient Room Door Replacement	\$515,100	\$0	\$515,100
Facility Maintenance and Repair Total			\$5,225,100	\$847,200	\$6,072,300

Utility Repair and Renovation					
LOCATION	PROJ. NO.	PROJECT TITLE	GFSB	PR-CASH	TOTAL
Central Wisconsin Center (Dane Co.)	14F3A	Steam Distribution Loop Upgrade (Increase)	\$2,988,000	\$0	\$2,988,000
Mendota Mental Health Institute (Dane Co.)	18F1O	Mendota Juvenile Treatment Center Utility Relocation	\$5,000,000	\$0	\$5,000,000
Utility Repair and Renovation Total			\$7,988,000	\$0	\$7,988,000

Northern Wisconsin Center – General Services Building Demolition (17D1C):

Project Description and Justification:

This project will demolish the General Services Building at Northern Wisconsin Center. The building will be properly abated for hazardous material prior to demolition. This three-story brick structure will be completely demolished including the basement level. The sidewalks surrounding the structure and an adjacent 10,000 square foot paved area will also be removed. All utilities will be properly terminated. The site will be backfilled, graded, and seeded.

The General Services Building was built in 1902 and was declared surplus to DOA as part of a reduction in services to the campus. A study recommended demolition of the building due to failure of the building envelop which has allowed moisture and mold to infiltrate the building. The building condition has continued to deteriorate to the extent that building columns and the foundation are showing signs of failure.

Budget/Schedule:

Construction	\$682,000
Design	\$77,700
DFDM Mgt	\$29,300
Contingency	\$51,900
Other Fees	\$6,300
TOTAL	\$847,200

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

Previous Action: None.

Southern Wisconsin Center – Cottage 18 Roof Replacement (17K1Y):

Project Description and Justification:

This project will replace the asphalt shingled roof of Patient Cottage 18 at Southern Wisconsin Center (SWC). The existing 29,000 square feet pitched shingle roof and insulation will be removed and replaced with a stone coated metal shingle roof over new insulation. Gutters and downspouts will also be replaced.

This project is required to maintain the building envelope against water infiltration. The existing roof has reached the end of its useful life as evidenced by frequent water leaks and repairs.

Cottage 18 houses medically frail residents at SWC. Replacing the roof will maintain the integrity of the building and provide residents with comfortable and dry living quarters.

Budget/Schedule:

Construction	\$598,000
Design	\$34,800
DFDM Mgt	\$27,600
Contingency	\$89,700
Other	\$5,000
TOTAL	\$755,100

SBC Approval	Feb 2019
A/E Selection	Dec 2017
Bid Opening	Mar 2019
Start Construction	May 2019
Substantial Completion	Sep 2019
Final Completion	Jan 2020

Previous Action: None.

Winnebago Mental Health Institute – Personal Duress System Replacement (17L1K):

Project Description and Justification:

This project will replace the existing personal duress system at the Winnebago Mental Health Institute. The new system will be installed in Sherman Hall, Gordon Hall, Petersik Hall, North and South Cottages, Food Service, the Chapel, and in the underground tunnels connecting the buildings. System coverage must also be provided in some outdoor locations where patients may be present. The new duress system will allow staff to quickly request assistance during time of need and instantly relay user location and identification to security staff to allow immediate and effective response. The system will include duress transmitters, repeaters/transponders/receivers, central monitoring, and related infrastructure improvements.

The existing personal duress system does not operate reliably. The existing system sometimes fails to receive signals from an individual and lacks the sophistication to identify the location of the staff member in need of assistance. The need for a reliable duress system has increased as more forensic patients have been admitted. This new system will enhance the safety and security of patients and staff.

Budget/Schedule:

Construction	\$850,000
Design	\$83,000
DFDM Mgt	\$37,200
Contingency	\$80,000
TOTAL	\$1,050,200

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

Previous Action: None.

Central Wisconsin Center – Buildings 2 and 4 Roof Replacement (18A1W):

Project Description and Justification:

This project will replace the existing roofs of Buildings 2 and 4 at Central Wisconsin Center (CWC). The area of each roof is approximately 25,000 square feet. The existing roof of each

building will be completely removed and replaced with a membrane roof system over new insulation. Roof drains will also be replaced. The existing sun porch roof at Building 4 will be re-constructed.

This project is required to maintain the building envelope against water infiltration. The existing roof has reached the end of its useful life as evidenced by frequent water leaks and repairs. Buildings 2 and 4 at CWC are the primary living units for long-term care residents at the facility. Replacing the roof will maintain the integrity of the building and provide residents with comfortable and dry living quarters.

Budget/Schedule:

Construction	\$695,000
Design	\$64,100
DFDM Mgt	\$30,100
Contingency	\$55,500
Other Fees	\$2,000
TOTAL	\$846,700

SBC Approval	Feb 2019
A/E Selection	Feb 2018
Bid Opening	Apr 2019
Start Construction	June 2019
Substantial Completion	Sep 2019
Final Completion	Dec 2019

Previous Action: None.

Winnebago Mental Health Institute – Facility-wide Building Automation System Replacement (18A1V):

Project Description and Justification:

This project will replace the obsolete and separate building automation systems that control climate in the patient care and support buildings at the Winnebago Mental Health Institute. This project will include new controls and mechanical equipment upgrades in the Administration Building, Food Service, Sherman Hall, Gordon Hall, Petersik Hall, North Cottage, South Cottage, and in the Chapel.

The existing systems are more than 20 years old and have developed reliability issues. System parts and technical support are very difficult to obtain. Patient care buildings require a reliable and well-regulated climate. Updating the antiquated systems at each building is essential to maintain system reliability.

Budget/Schedule:

Construction	\$1,665,000
Design	\$146,000
DFDM Mgt	\$73,000
Contingency	\$160,000
Equipment	\$10,000
Other Fees	\$4,000
TOTAL	\$2,058,000

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

Previous Action: None.

Winnebago Mental Health Institute – Petersik Hall Patient Room Door Replacement (18D2D):

Project Description and Justification:

This project will replace 46 interior doors located in three units of Petersik Hall. The existing wooden doors and hinges will be removed. New metal doors and hardware provided by Winnebago Mental Health Institute will be installed by the contractor. The existing metal door frames will be altered to accept a continuous hinge. Door swing will be altered to prevent patients from slamming doors into each other.

This project is required to maintain a secure and safe environment in the living units at Petersik Hall. The existing wooden doors require replacement due to wear. More aggressive patients have split some of the existing wooden doors. Replacing the existing doors with reinforced steel doors will eliminate this hazard. Disruptive patients have opened doors at adjacent rooms so as to slam the doors together. This damages the door and disturbs other patients living in the unit. Altering the door swing will eliminate this disruptive behavior.

Budget/Schedule:

Construction	\$417,000
Design	\$38,000
DFDM Mgt	\$18,400
Contingency	\$41,700
TOTAL	\$515,100

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

Previous Action: None.

Central Wisconsin Center – Steam Distribution Loop Upgrade (Increase) (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.

During the construction of this project additional scope was discovered related to this project. It was determined that combining this related scope would provide economies of scale, cost savings, minimizing programmatic disruptions. Additional funds of \$2,988,000 GFSB were needed to add new steam and condensate distribution piping on the east side of the facility to the existing approved scope for the northeast side of the facility. This budget increase would include an additional 900’ of low-pressure steam, high pressure steam and condensate piping will be replaced with direct buried steam conduits. Three steam vaults will be replaced and the steam

and condensate piping to Buildings 1, 3, and 5 will also be replaced with direct buried steam conduit piping.

This additional scope is adjacent to the 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. 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	\$3,761,000
Design	\$330,600
DFDM Mgt	\$173,500
Contingency	\$576,000
Other Fees	\$10,900
TOTAL	\$4,852,000

SBC Approval	Feb 2018
A/E Selection	Jul 2017
Bid Opening	April 2018
Start Construction	Apr 2019
Substantial Completion	Oct 2019
Final Completion	Jan 2020

Previous Action: In February 2018 the SBC approved \$1,864,000 PR-CASH to construct this project.

Mendota Mental Health Institute – Mendota Juvenile Treatment Center Utility Relocation (18F10):

Project Description and Justification:

This project will clear the site of underground electric and telecommunication utilities immediately to the north of the existing Mendota Juvenile treatment Center (MJTC) to prepare for a future expansion of the MJTC facility. Underground electrical and signal duct bank, and associated manholes will move north of their existing location. The relocated utilities will connect to existing utilities that serve buildings on the campus.

This project is required to facilitate the expansion of the MJTC as directed by 2017 Wisconsin Act 185. The expansion will be located adjacent to the existing MJTC facility in order to create

an MJTC campus on the grounds of MMHI. Clearing the site and relocating utilities in 2019 will expedite construction of the new building (under separate contract).

Budget/Schedule:

Construction	\$3,866,000
Design	\$328,700
DFDM Mgt	\$177,900
Contingency	\$580,000
Other Fees	\$47,400
TOTAL	\$5,000,000

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

Previous Action: None.

BUILDING COMMISSION REQUESTS / ITEMS

February 20, 2019

Subcommittee

Full Commission

Department of Military Affairs

12. Various All Agency Projects – Request the following:

- a) Authority to construct various All Agency maintenance and repair projects for an estimated total cost of \$5,915,500 (\$1,478,875 GFSB and \$4,436,625 FED);
- b) Transfer all approved GFSB all agency allocation to the DMA Infrastructure Maintenance appropriation; and
- c) Allow the Division of Facilities Development and Management to adjust individual project budgets.

Facility Maintenance and Repair		\$5,915,500
Camp	Remodel Building 41	\$2,915,900
Williams	(\$728,975 GFSB; \$2,186,925 FED)	
Madison	Remodel Headquarters, Phase 2	\$2,999,600
JFHQ	(\$749,900 GFSB; \$2,249,700 FED)	

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

AGENCY: Department of Military Affairs

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

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

PROJECT REQUEST: Request the following:

- a) Authority to construct various All Agency maintenance and repair projects for an estimated total cost of \$5,915,500 (\$1,478,875 GFSB and \$4,436,625 FED);
- b) Transfer all approved GFSB all agency allocation to the DMA Infrastructure Maintenance appropriation; and
- c) Allow the Division of Facilities Development and Management to adjust individual project budgets.

Facility Maintenance and Repair					
LOCATION	PROJ. NO.	PROJECT TITLE	GFSB	FED	TOTAL
Camp Williams (Juneau Co.)	17D1V	Remodel Building 41	\$728,975	\$2,186,925	\$2,915,900
Madison Joint Forces Headquarters (Dane Co.)	18C2O	Remodel Headquarters - Phase 2	\$749,900	\$2,249,700	\$2,999,600
Facility Maintenance and Repair Total			\$1,478,875	\$4,436,625	\$5,915,500

Camp Williams – Remodel Building 41 (17D1V):

Project Description and Justification:

This project will renovate Building 41 to update building environmental systems and building space layout to better accommodate mission needs and improve property accountability procedures. Work will include replacement of drill floor HVAC units and system, renovation of supply area to include caging and an area for storage. Work will also include necessary upgrades to the weapons vault to bring it up to current security standards and renovation to the entrance to improve its layout.

Building 41 was originally used to support CSMS maintenance activities. Two units will be utilizing the remodeled facilities, the Counter Drug Unit and C Company 173rd BEB Signal Company. To bring the building into compliance for use as an armory, a large-scale remodel is required including building layout and system upgrades. ATRP and security requirements must be upgraded as well. The building does not have the administrative areas required for a new unit. The former activities that were conducted in the building require a remodel to repurpose for the changed training mission.

Budget/Schedule:

Construction	\$2,390,100
Design	\$186,700
DFDM Mgt	\$105,000
Contingency	\$234,100
TOTAL	\$2,915,900

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

Previous Action: None.

Madison Joint Forces Headquarters – Remodel Headquarters - Phase 2 (18C20):**Project Description and Justification:**

This project is the second and final phase to remodel the Joint Force Headquarters building, first and second floors of the North wing. Remodel will address current space needs; refresh finishes, upgrade IT and security infrastructure. Lighting will be upgraded to improve energy efficiency and conservation practices. The project will also include select exterior brick repair.

This project will bring area closer to compliance with Anti-Terrorism and Force Protection standards. Lobby changes will enhance security controls while maintaining a welcoming atmosphere for visitors. Existing data closets have over-filled wall-mount racks, are extremely undersized and do not have HVAC to control heat generated by equipment. Cabling is outdated and does not offer speed and capacity requirements of present day communication needs. The light fixtures installed in 1991 will be replaced with more efficient, indirect lighting.

Budget/Schedule:

Construction	\$2,400,000
Design	\$208,700
DFDM Mgt	\$104,200
Contingency	\$205,000
Equipment	\$78,000
Other Fees	\$3,700
TOTAL	\$2,999,600

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

Previous Action: None.

February 20, 2019

Subcommittee

Full Commission

Department of Natural Resources

13. Wausaukee – Fire Control Heavy Unit Drive-Thru Vehicle Storage Building (Increase) – Request approval to increase the budget for the Fire Control Heavy Unit Drive-Thru Vehicle Storage Building project by \$725,700 (\$370,350 CON SEGB and \$355,350 PR-CASH) for a revised estimated total cost of \$3,636,622.

This project was enumerated in 2009 Wisconsin Act 28 for \$2,889,500 CON SEGB.

In January 2013, the SBC approved the Design Report and authority to construct the Fire Control Heavy Unit Drive-Thru Vehicle Storage building project for \$2,889,500 CON SEGB.

In January 2016, the project was administratively combined with project 13G3K (Law Enforcement Boat Storage Building in Wausaukee). The project was administratively increased by \$21,422 for a revised total of \$2,910,922.

Subcommittee	Full Commission

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

AGENCY: Department of Natural Resources

DNR CONTACT: Dan Olson, (608) 264-6055, daniel.olson@wisconsin.gov
CONTACT: RJ Binau, (608) 267-6927, rj.binau@wisconsin.gov

LOCATION: Village of Wausaukee, Marinette County

PROJECT REQUEST: Request approval to increase the budget for the Fire Control Heavy Unit Drive-Thru Vehicle Storage Building project by \$725,700 (\$370,350 CON SEGB and \$355,350 PR-CASH) for a revised estimated total cost of \$3,636,622.

PROJECT NUMBER: 15110

PROJECT DESCRIPTION:

This project will construct four Fire Control Heavy Unit Drive-Thru Storage Facilities across the State for the DNR Bureau of Forestry; and one Boat Storage facility for the Office of Law Enforcement. The facilities will house Law Enforcement boats, fire vehicles, fire equipment storage, and related offices for forestry staff. The facilities will be located in the Boscobel, Brule, Poynette and Wausaukee, WI.

PROJECT JUSTIFICATION:

During the final design of this project it was discovered that there weren't enough funds to cover the scope for this project as originally intended. These funds are required to complete final design and construct the Wausaukee Ranger Station facility. This facility is the last Fire Control Vehicle Storage Building remaining in the project.

BUDGET/SCHEDULE:

Construction	\$2,846,400
Design	\$359,400
DFDM Mgt	\$111,100
Contingency	\$284,700
Equipment	\$35,022
TOTAL	\$3,636,622

SBC Approval	Feb 2019
A/E Selection	Oct 2015
Design Report	Oct 2018
Bid Opening	Oct 2019
Start Construction	Apr 2020
Substantial Completion	Sep 2020
Final Completion	Dec 2020

PREVIOUS ACTION: This project was enumerated in 2009 Wisconsin Act 28 for \$2,889,500 CON SEGB.

In January 2013, the SBC approved the Design Report and authority to construct the Fire Control Heavy Unit Drive-Thru Vehicle Storage building project for \$2,889,500 CON SEGB.

In January 2016, the project was administratively combined with project 13G3K (Law Enforcement Boat Storage Building in Wausaukee). The project was administratively increased by \$21,422 for a revised total of \$2,910,922.

BUILDING COMMISSION REQUESTS / ITEMS

February 20, 2019

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

14. Various All Agency Projects – Request the following:

- a) Authority to construct various All Agency maintenance and repair projects for an estimated total cost of \$2,939,600 (\$2,030,200 GFSB, \$784,400 STWD, and \$125,000 FED);
- b) Transfer all approved GFSB All Agency allocations to the DNR Infrastructure appropriation; and
- c) Permit the Division of Facilities Development and Management to adjust individual project budgets.

Facility Maintenance and Repair		\$2,939,600
Army	Boat Launch Project	\$326,700
Lake	(\$125,000 FED; \$201,700 STWD)	
Peninsula State Park	Toilet Shower Building Upgrades (\$2,030,200 GFSB)	\$2,030,200
Peninsula State Park	Construction of New Dump Station (\$582,700 STWD)	\$582,700

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

AGENCY: Department of Natural Resources

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

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

PROJECT REQUEST: Request the following:

- a) Authority to construct various All Agency maintenance and repair projects for an estimated total cost of \$2,939,600 (\$2,030,200 GFSB, \$784,400 STWD, and \$125,000 FED);
- b) Transfer all approved GFSB All Agency allocations to the DNR Infrastructure appropriation; and
- c) Permit the Division of Facilities Development and Management to adjust individual project budgets.

Facility Maintenance and Repair						
LOCATION	PROJ. NO.	PROJECT TITLE	FED	STWD	GFSB	TOTAL
Army Lake Public Access (Walworth Co.)	17I1E	Boat Launch Project	\$125,000	\$201,700	\$0	\$326,700
Peninsula State Park (Door Co.)	17J1H	Toilet Shower Building Upgrades	\$0	\$0	\$2,030,200	\$2,030,200
Peninsula State Park (Door Co.)	17L1S	Construction of New Dump Station	\$0	\$582,700	\$0	\$582,700
Facility Maintenance and Repair Total			\$125,000	\$784,400	\$2,030,200	\$2,939,600

Army Lake Public Access - Boat Launch Project (17I1E):

Project Description and Justification:

The purpose of the project is to provide public access to Army Lake. An access road, parking lot, and boat launch with ADA access will be constructed as part of this project. Additional items will include site lighting and site restoration.

This project will maintain public access and improve accessibility to the current launch. No other public boat access currently exists on the lake.

Budget/Schedule:

Construction	\$255,000
Design	\$25,500
DFDM Mgt	\$11,300
Contingency	\$25,400
Other Fees	\$9,500
TOTAL	\$326,700

SBC Approval	Feb 2019
A/E Selection	Oct 2017
Bid Opening	Apr 2019
Start Construction	Jul 2019
Substantial Completion	Sep 2019
Final Completion	Oct 2019

Previous Action: None.

Peninsula State Park – Toilet Shower Building Upgrades (17J1H):**Project Description and Justification:**

This project consists of razing the South Nicolet Bay Campground Toilet/Shower Building and constructing a new enlarged Toilet/Shower building with ADA accessible facilities and expanded parking spaces. This project will renovate the Weborg Shelter Toilet/Shower Building to its original character, upgrade utilities, upgrade the facility for ADA accessibility, eliminate hazards, abate asbestos wallboard, and renovate various interior and exterior repairs at park buildings, many of which date from the 1960s or prior and have not been significantly renovated to accommodate current levels of use and visitors.

Budget/Schedule:

Construction	\$1,696,000
Design	\$140,000
DFDM Mgt	\$72,700
Contingency	\$119,100
Other Fees	\$2,400
TOTAL	\$2,030,200

SBC Approval	Feb 2019
A/E Selection	Nov 2017
Bid Opening	May 2019
Start Construction	Sep 2019
Substantial Completion	May 2020
Final Completion	Jun 2020

Previous Action: None.

Peninsula State Park - Construction of New Dump Station (17L1S):**Project Description and Justification:**

The purpose of this project is to construct a new sanitary trailer dump station at a new location. The old location is small and traffic waiting to use the existing sanitary trailer dump station blocks traffic in the park. Additional items will include site lighting, sanitary sewer, drainage and water supply improvements as well as site restoration.

Over the last several years the dump station has experienced a large increase in usage, therefore creating very long wait times, traffic flow issues and camper complaints. It is paramount that the park maintains a properly functioning dump station that will service the increasing flow of recreational vehicles now and in the future. The park has an estimated annual attendance exceeding 1.2 million visitors.

Budget/Schedule:

Construction	\$456,000
Design	\$42,900
DFDM Mgt	\$20,100
Contingency	\$45,600
Other Fees	\$18,100
TOTAL	\$582,700

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

Previous Action: None.

BUILDING COMMISSION REQUESTS / ITEMS

February 20, 2019

15. Stewardship Small Project Release Friends Grants – 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

DATE: February 20, 2019

FILE REF: Stewardship Rec. Development
REQUEST #15

TO: Naomi De Mers, Acting Secretary
State Building Commission

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

SUBJECT: Stewardship Small Project Release Friends Grants

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 18 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 2019 projects is \$663,120 in matching grants and sponsor cash and in-kind contributions. 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 2019 Cost	Cash Match	In-Kind Match	Amount Requested
19101	Friends of Big Foot Beach SP	Big Foot State Park	Sign Replacement and Habitat Restoration	Sign Replacement & Habitat Restoration	\$ 14,000	\$ 7,000	\$ -	\$ 7,000
19102	Friends of Buckhorn SP	Buckhorn State Park	Boardwalk Replacement	Boardwalk Replacement	\$ 13,890	\$ 6,945	\$ -	\$ 6,945
19103	Friends of the Chippewa River State Trail	Chippewa River State Trail	Trail Repair & Resurfacing	Trail Repair & Resurfacing	\$ 5,000	\$ 2,500	\$ -	\$ 2,500
19104	Friends of Council Grounds SP	Council Grounds State Park	Northwest Trail Development	Northwest Trail Development	\$ 15,948	\$ 7,394	\$ 580	\$ 7,974
19105	Friends of Devil's Lake SP	Devil's Lake State Park	Trail Upgrades to East & West Bluff Trails	Trail Upgrades to East & West Bluff Trails	\$ 60,000	\$ 35,000	\$ 5,000	\$ 20,000
19106	Friends of Governor Dodge SP	Governor Dodge State Park	Vault Toilet Construction for Campground	Vault Toilet for Campground	\$ 68,075	\$ 42,900	\$ 5,175	\$ 20,000
19107	Great River State Trail Friends, Inc	Great River State Trail	Trail Resurfacing & Repairs	Trail Resurfacing & Repairs	\$ 13,000	\$ 6,500	\$ -	\$ 6,500
19108	Ice Age Trail Alliance	Ice Age Trail	Ice Age Trail Development	Ice Age Trail Development	\$ 144,884	\$ 61,446	\$ 63,438	\$ 20,000
19109	Friends of the Kettle Moraine Inc	KMSF - Northern Unit	Fishing Pier Replacement and Repairs	Fishing Pier Replacement & Repairs	\$ 17,891	\$ 10,000	\$ -	\$ 7,891
19110	Kettle Moraine Natural History Assoc	KMSF - Southern Unit	Historical Cabin Repair and Restoration	Historical Cabin Repair & Restoration	\$ 40,000	\$ 20,000	\$ -	\$ 20,000
19111	Friends of Lapham Peak	KMSF-Lapham Peak Unit	Invasive Species and Prairie Management	Invasive Species & Prairie Management	\$ 10,000	\$ 2,500	\$ 2,500	\$ 5,000
19112	Friends of Kohler Andrae SP	Kohler Andrae State Park	Construct Accessible Path	Construct Accessible Path	\$ 43,540	\$ 20,000	\$ 3,540	\$ 20,000
19113	Friends of Lake Wisconsin SP	Lake Wisconsin State Park	Vault Toilet Construction for Equestrian Trail	Equestrian Trail Vault Toilet	\$ 14,880	\$ 7,440	\$ -	\$ 7,440
19114	Friends of Lakeshore SP	Lakeshore State Park	New Well Installation	New Well Installation	\$ 40,000	\$ 20,000	\$ -	\$ 20,000
19115	Friends of Mirror Lake SP	Mirror Lake State Park	Accessibility Repairs For Cabin	Accessibility Repairs For Cabin	\$ 44,512	\$ 24,512	\$ -	\$ 20,000
19116	Friends of Navarino Nature Center, Inc	Navarino Wildlife Area	Education Resource Facility Final Phase III	Navarino WA Ed Resource Fac Phase III	\$ 40,000	\$ 15,000	\$ 5,000	\$ 20,000
19117	Friends of Perrot State Park Inc	Perrot State Park	Nature Center Facility Renovations	Nature Center Facility Renovations	\$ 40,000	\$ 20,000	\$ -	\$ 20,000
19118	Friends of Point Beach State Forest	Point Beach State Forest	Bicycle Trail Bridge Replacement	Bicycle Trail Bridge Replacement	\$ 37,500	\$ 18,750	\$ -	\$ 18,750
					\$ 663,120	\$ 327,887	\$ 85,233	\$ 250,000

BUILDING COMMISSION REQUESTS / ITEMS

February 20, 2019

Subcommittee

Full Commission

Department of Veterans Affairs

16. Wisconsin Veterans Home at King – Marden Center Lakefront and Balcony Renovation – Request authority to construct a Lakefront and Balcony Renovation project at the Marden Center for an estimated total cost of \$350,000 PR-CASH.

Subcommittee	Full Commission

**AGENCY REQUEST FOR
STATE BUILDING COMMISSION ACTION
FEBRUARY 2019
REQUEST #16**

AGENCY: Department of Veterans Affairs

DVA CONTACT: Angie Reindl, (608) 266-3917, angela.reindl@dva.wi.gov

DFDM 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 Lakefront and Balcony Renovation project at the Marden Center for an estimated total cost of \$350,000 PR-CASH.

PROJECT NUMBER: 16E2F

PROJECT DESCRIPTION:

This project will renovate hardscapes and replace portions of a roof deck along a section of the Rainbow Lake waterfront. A portion of a leaking third floor balcony will have its pavement, waterproofing, and drains replaced. Renovations will be made to degraded sidewalks, planters, and walls. ADA-required upgrades to a ramp, and repairs to an existing boat dock will be also be made.

PROJECT JUSTIFICATION:

The Wisconsin Veterans Home at King (Home) serves the long-term care needs of nearly 721 veterans and their eligible dependents with a staff of over 1,300 employees and volunteers.

The Marden Center sits on the bank of Rainbow Lake in the Chain O' Lakes, and while the seawall is in generally good condition, the walkways cannot be safely used by members and visitors due to heaving and cracking in the concrete. The ground's staff have leveled and replaced portions of the sidewalk and railing for protection; however, the concrete has now deteriorated beyond their repair capabilities, and the railing does not meet ADA requirements.

Rehabilitation and repair of the existing sidewalk and seawall will allow for safe recreational access and will increase the useful life of the lakefront protection structures. In addition, the replacement of the main floor concrete will eliminate the moisture issues causing staining and water damage to interior walls in Marden Center's Lower Level.

BUDGET/SCHEDULE:

Construction	\$266,500
Design	\$33,000
DFDM Mgt	\$11,900
Contingency	\$30,900
Other Fees	\$7,700
TOTAL	\$350,000

SBC Approval	Feb 2019
A/E Selection	Mar 2018
Bid Opening	Apr 2019
Start Construction	Aug 2019
Substantial Completion	Dec 2019
Final Completion	Jan 2020

PREVIOUS ACTION: None.

February 20, 2019

Subcommittee

Full Commission

State Fair Park

17. State Fair Park – HVAC Equipment Replacement (Increase) – Request authority to increase the project budget by \$260,000 GFSB to construct an HVAC Equipment Replacement project for a revised estimated total cost of \$662,500 GFSB.

In February 2018 the SBC approved \$402,500 PRSB to construct this project.

Subcommittee	Full Commission

**AGENCY REQUEST FOR
STATE BUILDING COMMISSION ACTION
FEBRUARY 2019
REQUEST #17**

AGENCY: State Fair Park

SFP CONTACT: Bill Wondrachek, (414) 312-1170, bill.wondrachek@wistatefair.com

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

LOCATION: State Fair Park, Milwaukee County

PROJECT REQUEST: Request authority to increase the project budget by \$260,000 GFSB to construct an HVAC Equipment Replacement project for a revised estimated total cost of \$662,500 GFSB.

PROJECT NUMBER: 15C2F

PROJECT DESCRIPTION:

The Tommy G. Thompson Youth Center is a six-story building consisting of office space in the lower level, meeting rooms and kitchen on the ground floor, and dorm rooms on floors 2-5. The building was opened in 1996 and the main purpose of the building is to house youths who are participating in the annual State Fair. This project will replace major components of five aged air handling units (AHU). 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 will be replaced in kind. The 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.

This is a project was originally approved in August 2018 using PRSB. Subsequent to this approval, it has been determined that based upon the original GFSB funding for this building, this project should appropriately be funded with GFSB. In addition, during the final design of this project it was determined that the HVAC system needed to be adequately scaled to effectively optimize the system and this would require a budget increase.

BUDGET/SCHEDULE:

Construction	\$566,200
Design	\$40,000
DFDM Mgmt	\$14,300
Contingency	\$42,000
TOTAL	\$662,500

SBC Approval	Feb 2019
A/E Selection	Jun 2015
Bid Opening	Apr 2019
Start Construction	May 2019
Substantial Completion	Jul 2019
Final Completion	Sep 2019

PREVIOUS ACTION: In February 2018 the SBC approved \$402,500 PRSB to construct this project.

February 20, 2019

Subcommittee

Full Commission

Non-State Grant

18. Department of Administration on behalf of the Medical College of Wisconsin – Request the release of \$2,000,000 GFSB to the Medical College of Wisconsin to aid in the remodel, development, and renovation of a community medical education facility in Wausau in accordance with provision of 2013 Wisconsin Act 20. Act 20 provided up to \$7,384,300 GFSB to aid two community medical education facilities in northeast and central Wisconsin.

This project was enumerated in 2013 Wisconsin Act 20 for \$7,384,300 GFSB.

In August 2014, the SBC authorized the release of \$5,384,300 GFSB of the available \$7,384,300 GFSB.

**AGENCY REQUEST FOR
STATE BUILDING COMMISSION ACTION
FEBRUARY 2019
REQUEST #18**

AGENCY: Department of Administration on behalf of the Medical College of Wisconsin

NON-STATE CONTACT: Jack Newsome, (414) 955-8203, jnewsome@mcw.edu

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

LOCATION: Medical College of Wisconsin, Marathon County

PROJECT REQUEST: Request the release of \$2,000,000 GFSB to the Medical College of Wisconsin to aid in the remodel, development, and renovation of a community medical education facility in Wausau in accordance with provisions of 2013 Wisconsin Act 20. Act 20 provided up to \$7,384,300 GFSB to aid two community medical education facilities in northeast and central Wisconsin.

PROJECT NUMBER: 14E4F

PROJECT DESCRIPTION:

This release will renovate and buildout a permanent Medical College of Wisconsin (MCW) community-based site in Wausau. This site will be used to train and educate approximately 25 medical students per class in “medically underserved areas” of the state.

The MCW-Central Wisconsin campus was located in leased space in Wausau for the first three to five years to allow for the program to matriculate and educate students while a permanent campus location was identified. MCW, Aspirus Hospital and Northcentral Technical College invested all funds needed to support the design, construction and equipping of the site. The non-state grant funds of \$1,770,150 released in 2014 for MCW-Central Wisconsin remain available. These funds, plus the additional \$2,000,000, will support the permanent location.

An existing building on the Aspirus Hospital campus has been selected as the permanent, primary teaching and administrative facility for the MCW-Central Wisconsin site. The non-state grant will help fund the renovation and buildout of the MCW owned condominium space on the Aspirus Hospital campus and the installation of capital equipment and technology improvements necessary for medical education. The buildout will consist of a one-story educational facility of approximately 25,000 SF that will include office and lab space; classrooms and active learning spaces; student study, wellness, lounge space and locker rooms; and an anatomy lab. The building is proximate to Aspirus Hospital and provides adequate parking, a loading dock and elevator accessibility.

The total non-state grant approved in 2013 Wisconsin Act 20 was \$7,384,300. The \$2,000,000 requested in this item and \$1,770,150 released previously will fund up to 50% of the total cost of the permanent MCW-Wausau facility.

PROJECT JUSTIFICATION:

In 2014, subsequent to the enactment of Act 20, the Building Commission approved MCW’s request to release \$5,384,300 GFSB, which represented a portion of the available GFSB. MCW’s partial request reflected changes in the expected permanent location of MCW-Central Wisconsin. As a result, MCW notified the Building Commission this change would necessitate leasing a campus location for a 3-5-year period, and that MCW would seek the release of the remaining \$2,000,000 after a permanent MCW-Central Wisconsin location could be determined.

This community-based medical education initiative is integral to prepare the next generation of physicians who will care for Wisconsin residents. MCW believes there is a rich pool of Wisconsin-based medical school applicants who will want to participate in a community-based medical education program and work in “medically underserved areas” of the state.

Community-based medical education facilities are important because their presence and viability provide opportunities for shared facilities, faculty expertise, and a foundation for campus-based staff and/or operations. As the community-based program matures, opportunities for collaboration with existing allied health programs in the area and/or the development of mutually beneficial education programs can be explored. Also, opportunities exist for inter-professional training with students in programs related to the medical field.

This request is consistent with the provisions of 2013 Wisconsin Act 20 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 MCW and DOA will be executed to allow the release of funding.

BUDGET:

	MCW-Green Bay	MCW-Central Wisconsin	Total
Construction	\$2,185,700	\$4,770,418	\$6,956,118
Design	\$329,000	\$573,595	\$902,595
Equipment	\$4,713,600	\$2,850,000	\$7,563,600
Contingency	\$0	\$1,297,945	\$1,297,945
TOTAL	\$7,228,300	\$9,491,958	\$16,720,258

PREVIOUS ACTION: This project was enumerated in 2013 Wisconsin Act 20 for \$7,384,300 GFSB.

In August 2014, the SBC authorized the release of \$5,384,300 GFSB of the available \$7,384,300 GFSB.

February 20, 2019

Subcommittee

Full Commission

HIGHER EDUCATION

University of Wisconsin

19. UW-Extension – Lowell Hall Floors 2-4 Renovation –

Request the following:

- a) Approve the Design Report; and
- b) Authority to construct the Lowell Hall Floors 2-4 Renovation project for an estimated total cost of \$4,005,000 (\$3,005,000 PRSB and \$1,000,000 PR-CASH).

This project was enumerated in 2017 Wisconsin Act 59 for \$4,005,000 (\$3,005,000 EX-PRSB and \$1,000,000 PR-CASH).

Subcommittee	Full Commission

**AGENCY REQUEST FOR
STATE BUILDING COMMISSION ACTION
FEBRUARY 2019
REQUEST #19**

AGENCY: University of Wisconsin System

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

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

LOCATION: UW-Extension, Dane County

PROJECT REQUEST: Request the following:

- a) Approve the Design Report; and
- b) Authority to construct the Lowell Hall Floors 2-4 Renovation project for an estimated total cost of \$4,005,000 (\$3,005,000 PRSB and \$1,000,000 PR-CASH).

PROJECT NUMBER: 17J1Z

PROJECT DESCRIPTION:

This project abates and renovates portions of three floors in the Lowell Center, part of the UW Conference Centers recently transferred from UW-Extension to UW-Madison as part of UW System's restructuring. Approximately 8,100 GSF of office space on the north wings of the fourth floor will be transformed into 20 additional guest rooms that will be very similar to those on floors 5-7 renovated in 2008. The work will upgrade HVAC, electrical, data, fire protection, and plumbing systems as necessary. The project will also renovate up to 11,400 GSF of office space on the second and third floors. The rooms will be abated then receive minimal renovation to support continued office use.

PROJECT JUSTIFICATION:

A recent space needs assessment and in-house market demand assessment determined that additional guest rooms were needed to enable the UW Conference Centers to retain current customers and attract larger conference bookings. This conversion of underutilized office space into guest rooms will allow the generation of more revenue without adding new square footage. The existing office space has not undergone abatement nor renovation since the building was acquired by UW-Extension in 1970.

BUDGET/SCHEDULE:

Construction	\$2,864,300
Design	\$285,500
DFDM Mgt	\$137,800
Contingency	\$281,100
Equipment	\$94,900
Other Fees	\$341,400
TOTAL	\$4,005,000

SBC Approval	Feb 2019
A/E Selection	Dec 2017
Design Report	Feb 2019
Bid Opening	Jun 2019
Start Construction	Aug 2019
Substantial Completion	Apr 2020
Final Completion	Jun 2020

PREVIOUS ACTION: This project was enumerated in 2017 Wisconsin Act 59 for \$4,005,000 (\$3,005,000 EX-PRSB and \$1,000,000 PR-CASH).

DESIGN REPORT

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

February 20, 2019

Lowell Hall Floors 2-4
UW-Extension
Madison, WI

Project Number: 17J1Z

For the: University of Wisconsin
Project Manager: Jon Jenson
Architect/Engineer: Destree Design Architects, Inc.
Madison, WI

1. Project Description:

This project abates and renovates portions of three floors in the Lowell Center, part of the UW Conference Centers recently transferred from UW-Extension to UW-Madison as part of UW System's restructuring. Approximately 8,100 GSF of office space on the north wings of the fourth floor will be transformed into 20 additional guest rooms that will be very similar to those on floors 5-7 renovated in 2008. The work will upgrade HVAC, electrical, data, fire protection, and plumbing systems as necessary. The project will also renovate up to 11,400 GSF of office space on the second and third floors. The rooms will be abated then receive minimal renovation to support continued office use.

2. Authorized Budget and Funding Source:

This project was enumerated in 2017 Wisconsin Act 59 for \$4,005,000 (\$3,005,000 EX-PRSB and \$1,000,000 PR-CASH).

3. Schedule:

Bid Opening	Jun 2019
Start of Construction	Aug 2019
Substantial Completion / Occupancy	Apr 2020

4. Budget Summary:

Construction	\$2,864,300
A/E Fees	\$285,500
DFDM Mgmt	\$137,800
Contingency	\$281,100
Abatement	\$298,000
Equipment	\$94,900
Other Fees	\$43,400
Total Project Cost	\$4,005,000

BUILDING COMMISSION REQUESTS / ITEMS

February 20, 2019

Subcommittee

Full Commission

20. UW-La Crosse – Land Purchase – Request authority to purchase a 0.063-acre parcel of land and improvements located at 513 14th Street North in the City of La Crosse for \$285,000 PR-CASH plus closing costs.

**AGENCY REQUEST FOR
STATE BUILDING COMMISSION ACTION
FEBRUARY 2019
REQUEST #20**

AGENCY: University of Wisconsin System

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

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

LOCATION: La Crosse, La Crosse County

PROJECT REQUEST: Request authority to purchase a 0.063-acre parcel of land and improvements located at 513 14th Street North in the City of La Crosse for \$285,000 PR-CASH plus closing costs.

PROJECT NUMBER: 18H3C

PROJECT DESCRIPTION:

This project will acquire a 0.063-acre parcel of land located at 513 14th Street North in the City of La Crosse, on the far eastern edge of campus, just north of the La Crosse Medical Health Science Consortium building. The property is improved with a one-and-a-half story house constructed in 1940. The negotiated purchase price is \$285,000. No relocation costs are associated with this acquisition. The owners are willing to sell the parcel and have signed an Option to Purchase.

PROJECT JUSTIFICATION:

This property is within the current campus boundary and supports the 2018 UW-La Crosse Master Plan's recommendations to meet long-term student residential hall needs. The parcel is the last one to be purchased within the block designated for a future residential hall construction and associated parking. Three appraisals were completed. Appraisal values ranged from \$105,000 to \$135,000. The lowest appraised value assumed the house would remain a rental property, while the appraisal with the greatest value assumed a value based on assemblage for future development. The homeowner negotiated a purchase price based on the highest price with a \$150,000 premium for being the last house on the block. This parcel will be incorporated into an existing parking lot until it is used as the site for a possible future residence hall.

SCHEDULE:

SBC Approval: February 2019

Closing: January 2019

PREVIOUS ACTION: None.

BUILDING COMMISSION REQUESTS / ITEMS

February 20, 2019

Subcommittee

Full Commission

21. UW-Madison – Land Purchase – Request authority to purchase a 0.077-acre parcel of land and improvements located at 207 N. Brooks Street in the City of Madison for \$625,000 PR-CASH plus closing costs.

**AGENCY REQUEST FOR
STATE BUILDING COMMISSION ACTION
FEBRUARY 2019
REQUEST #21**

AGENCY: University of Wisconsin System

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

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

LOCATION: Madison, Dane County

PROJECT REQUEST: Request authority to purchase a 0.077-acre parcel of land and improvements located at 207 N. Brooks Street in the City of Madison for \$625,000 PR-CASH plus closing costs.

PROJECT NUMBER: 18J2P

PROJECT DESCRIPTION:

This project will acquire a 0.077-acre parcel of land located at 207 N. Brooks Street in the City of Madison, within the campus boundary in the block south of Grainger Hall School of Business building. The property is improved with a two-story house constructed in 1901. The negotiated purchase price is \$625,000 plus associated negotiated closing costs. No relocation costs are associated with this acquisition.

PROJECT JUSTIFICATION:

The UW-Madison Campus Master Plan update in 2015 identified the city block south of Grainger Hall as a site within the campus boundary for construction of new academic/research facilities and a parking ramp. Current planning includes a 350-car parking ramp, a facility to house consolidated humanities departments that would relocate from the Mosse Humanities Building and Sterling Hall, and a potential future addition that would be constructed above a portion of the parking ramp.

This parcel is one of seven that remain to be purchased within that block. Two appraisals were completed, with values of \$559,000 and \$600,000. The homeowner negotiated a purchase price based on the appraised values with an approximately \$50,000 premium (from the mid-point of the appraisals) for the projected increase in value to August 2020 when the owner has agreed to close the sale. Continued long term acquisition is planned throughout the block as funding is identified and parcels become available from willing sellers.

SCHEDULE:

SBC Approval: February 2019

Closing: August 2020

PREVIOUS ACTION: None.

BUILDING COMMISSION REQUESTS / ITEMS

February 20, 2019

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

22. UW-Milwaukee – Sandburg Hall Renovation – Request the following:
- a) Approve the Design Report; and
 - b) Authority to construct the Sandburg Hall Renovation project for an estimated total cost of \$33,500,000 (\$31,000,000 PRSB and \$2,500,000 PR-CASH).

This project was enumerated in 2017 Wisconsin Act 59 for \$33,500,000 (\$31,000,000 EX-PRSB and \$2,500,000 PR-CASH).

**AGENCY REQUEST FOR
STATE BUILDING COMMISSION ACTION
FEBRUARY 2019
REQUEST #22**

AGENCY: University of Wisconsin System

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

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

LOCATION: UW-Milwaukee, Milwaukee County

PROJECT REQUEST: Request the following:

- a) Approve the Design Report; and
- b) Authority to construct the Sandburg Hall Renovation project for an estimated total cost of \$33,500,000 (\$31,000,000 PRSB and \$2,500,000 PR-CASH).

PROJECT NUMBER: 16L1U

PROJECT DESCRIPTION:

The Sandburg Residence Hall facility complex is comprised of four resident room towers, a residence commons, and a parking structure and serves approximately 2,800 students. This project focuses on the 20-floor south tower, 16-floor west tower, and 28-floor north tower and adding sprinklers to the commons and parking levels.

This project upgrades infrastructure, life-safety systems, elevators, and provides ADA accessibility. Bathrooms in all suites within the three towers are to be demolished and replaced, including architectural, mechanical, electrical and plumbing systems. Minor modifications to the fire protection system will occur within rooms renovated for accessibility. Several suites will be reconfigured to address accessibility standards, including adding accessible bathrooms, per current building code standards. Reconfigured bedrooms will meet code requirements for natural lighting and ventilation. Shared spaces, including kitchens and kitchenettes will be updated. Water pressure issues will be addressed by adding booster pumps. Ventilation will be addressed with a new makeup air unit in the basement that includes cooling to the unit for basic dehumidification and minimal interior space conditioning. All three towers are currently sprinklered and sprinklers will be added to the commons and parking structure as well to bring the existing complex up to code.

All nine elevators (three per tower in North, South, and West) will be replaced in their entirety, and the current odd stop elevators will become all-stop elevators. The elevator lobbies will also be modified at each floor with respect to controls, finishes, and lighting.

The project will be bid and constructed in three phases beginning with South Tower, continuing with North Tower, and finishing with West Tower.

PROJECT JUSTIFICATION:

The Sandburg Hall facility complex is comprised of four resident room towers, a residence commons, and a parking structure and serves approximately 2,800 students. The 20-floor south tower, 16-floor west tower, and commons were opened in 1970. The 28-floor north tower was opened in 1971, and the 19-floor east tower was opened in 2001. The original three towers provide suite style accommodations with single and double bedrooms. The newest tower provides apartment style accommodations. The commons includes food service and dining facilities, a convenience store, a cinema, and administrative and support spaces for the University Housing operation.

The failing domestic water and sanitary sewer piping infrastructure has required extensive maintenance and emergency repairs starting in 2010, primarily in the north and south towers. While these problems were immediately addressed and the facility condition stabilized, the leaks damaged other parts of the building. The continued deterioration and failure of these critical building systems adversely impacts student housing retention and campus enrollment. This proposed scope of work is based on the University Housing strategic plan and pre-design work already completed. Most building system components in the earliest Sandburg Hall towers have reached the end of their useful lives. More than three quarters of the building infrastructure is more than 45 years old. The frequent leaks are costly to repair and indicate the need for a complete system replacement. A single leak can require the shutdown of an entire tower quadrant, impacting up to 280 students in 56 suites.

Reliable elevators are essential building services in a high-rise facility such as Sandburg Hall. The elevator banks in the original facilities have become unreliable, difficult to maintain due to discontinued parts, and no longer meet ADA accessibility, nor modern life and safety requirements. The mechanical parts are worn and loose fitting, the bearings and sheaves have significantly deteriorated, and overall performance has been below design standards. These elevators have lasted almost twice as long as their designed useful service and are due for equipment reconditioning and/or replacement. The elevators did receive safety improvements to the traction braking systems in 2008. The east tower elevator is only 16 years old, and is not included in this project. The original three towers were constructed prior to the sprinkler requirements that are currently in place. In the early 2000, sprinklers were added in the three original towers. The only remaining portions of the building to be sprinklered are the commons and the parking levels, which are included in the project scope.

BUDGET/SCHEDULE:

Construction	\$27,370,000
Design	\$2,261,000
DFDM Mgt	\$1,198,800
Contingency	\$2,598,200
Other Fees	\$72,000
TOTAL	\$33,500,000

SBC Approval	Feb 2019
A/E Selection	Jun 2017
Design Report	Feb 2019
Bid Opening	Jun 2019
Start Construction	Aug 2019
Substantial Completion	Aug 2022
Final Completion	Dec 2022

PREVIOUS ACTION: This project was enumerated in 2017 Wisconsin Act 59 for \$33,500,000 (\$31,000,000 EX-PRSB and \$2,500,000 PR-CASH).

DESIGN REPORT

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

February 20, 2019

Sandburg Residence Hall Renovation
UW- Milwaukee
Milwaukee, WI

Project Number: 16L1U

For the: University of Wisconsin
Project Manager: Jon Jenson
Architect/Engineer: Engberg Anderson, Inc.
Madison, WI

1. Project Description:

The Sandburg Residence Hall facility complex is comprised of four resident room towers, a residence commons, and a parking structure and serves approximately 2,800 students. This project focuses on the 20-floor south tower, 16-floor west tower, and 28-floor north tower and adding sprinklers to the commons and parking levels.

This project upgrades infrastructure, life-safety systems, elevators, and provides ADA accessibility. Bathrooms in all suites within the three towers are to be demolished and replaced, including architectural, mechanical, electrical and plumbing systems. Minor modifications to the fire protection system will occur within rooms renovated for accessibility. Several suites will be reconfigured to address accessibility standards, including adding accessible bathrooms, per current building code standards. Reconfigured bedrooms will meet code requirements for natural lighting and ventilation. Shared spaces, including kitchens and kitchenettes will be updated. Water pressure issues will be addressed by adding booster pumps. Ventilation will be addressed with a new makeup air unit in the basement that includes cooling to the unit for basic dehumidification and minimal interior space conditioning. All three towers are currently sprinklered and sprinklers will be added to the commons and parking structure as well to bring the existing complex up to code.

All nine elevators (three per tower in North, South, and West) will be replaced in their entirety, and the current odd stop elevators will become all-stop elevators. The elevator lobbies will also be modified at each floor with respect to controls, finishes, and lighting.

The project will be bid and constructed in three phases beginning with South Tower, continuing with North Tower, and finishing with West Tower.

2. Authorized Budget and Funding Source:

This project was enumerated in 2017 Wisconsin Act 59 for \$33,500,000 (\$31,000,000 EX-PRSB and \$2,500,000 PR-CASH).

3. Schedule:

Bid Opening	Jun 2019
Start of Construction	Aug 2019
Substantial Completion / Occupancy	Apr 2022

4. Budget Summary

Construction	\$27,370,000
A/E Fees	\$2,261,000
DFDM Mgmt	\$1,198,800
Contingency	\$2,598,200
Other Fees	\$72,000
Total Project Cost	\$33,500,000

BUILDING COMMISSION REQUESTS / ITEMS

February 20, 2019

Subcommittee

Full Commission

23. UW-Platteville – Boebel Hall Addition and Renovation,

Phase II – Request the following:

- a) Approve the Design Report; and
- b) Authority to construct the Boebel Hall Addition and Renovation Phase II project for an estimated total cost of \$23,772,000 GFSB.

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

**AGENCY REQUEST FOR
STATE BUILDING COMMISSION ACTION
FEBRUARY 2019
REQUEST #23**

AGENCY: University of Wisconsin System

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

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

LOCATION: UW-Platteville, Grant County

PROJECT REQUEST: Request the following:

- a) Approve the Design Report; and
- b) Authority to construct the Boebel Hall Addition and Renovation Phase II project for an estimated total cost of \$23,772,000 GFSB.

PROJECT NUMBER: 12J1K

PROJECT DESCRIPTION:

This project constructs 3,800 GSF and renovates 46,315 GSF of Boebel Hall to support instructional laboratories, undergraduate research space, and general assignment classrooms. The majority of the 2,443 GSF new space will be infill-constructed on the south side of the first floor, 580 GSF on the northeast corner of the second floor, and the remaining 791 GSF as a new addition for a southeast corner entrance area. This is the final phase of a two-phased project. The fully renovated facility will support the space needs of the departments of biology, chemistry, and geography and geology coursework.

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 lab and storage room, an animal housing area, and a surgery room. The third-floor greenhouse will be renovated. Spaces for the chemistry, geography and geology programs will include labs for chemistry, physical geography, geology, and geographic information systems (GIS). Shared spaces will include one general assignment classroom and collaboration spaces.

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:

Since 2005, overall enrollment has increased at a steady pace. The Fall 2005 headcount enrollment was 6,145 and the Fall 2015 headcount enrollment was 8,967, a 46% increase. The proposed renovation is driven by enrollment growth and the development of approved new science, technology, engineering, and mathematics (STEM) academic programs. New biology programs added in 2007 include Bio-Health/Physiology, Ecology, and Molecular Genetics. A new geographic information systems minor was added in 2008. In Fall 2015, there were 443 biology majors, which is more than double those of the year 2000. This does not include the

increase of biology minors or increases in non-biology students taking biology courses as prerequisites or electives. The utilization rate of the foundational chemistry labs, which support programs in all the colleges, is oversubscribed by UW System standards. It is projected that biology will continue to be one of the university's fastest growing majors. The laboratories and support spaces cannot accommodate this increased demand or related pedagogical changes without the proposed renovation.

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 the 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 space for faculty and laboratory support staff to prepare materials, which results in those activities being performed in the main instructional spaces, which makes 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.

In addition to the direct support of instruction and research, this project accommodates community outreach with the creation of three new collaboration spaces to support K-12 programs that are focused on increasing awareness and familiarity with the STEM fields.

BUDGET/SCHEDULE:

Construction	\$17,736,000	SBC Approval	Feb 2019
Design	\$1,476,000	A/E Selection	Jan 2017
DFDM Mgt	\$780,000	Design Report	Feb 2019
Contingency	\$1,774,000	Bid Opening	May 2019
Equipment	\$1,797,000	Start Construction	Jul 2019
Other Fees	\$209,000	Substantial Completion	Sep 2020
TOTAL	\$23,772,000	Final Completion	Dec 2020

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

DESIGN REPORT

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

February 20, 2019

Boebel Hall Renovation Phase II
UW-Platteville
Platteville, WI

Project Number: 12J1K

For the: University of Wisconsin-Platteville

Project Manager: Brandon Halverson

Architect/Engineer: Continuum Architects + Planners, S.C.
Milwaukee, WI

1. Project Description:

This project constructs 3,800 GSF and renovates 46,315 GSF of Boebel Hall to support instructional laboratories, undergraduate research space, and general assignment classrooms. The majority of the 2,443 GSF new space will be infill-constructed on the south side of the first floor, 580 GSF on the northeast corner of the second floor, and the remaining 791 GSF as a new addition for a southeast corner entrance area. This is the final phase of a two-phased project. The fully renovated facility will support the space needs of the departments of biology, chemistry, and geography and geology coursework.

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 lab and storage room, an animal housing area, and a surgery room. The third-floor greenhouse will be renovated. Spaces for the chemistry, geography and geology programs will include labs for chemistry, physical geography, geology, and geographic information systems (GIS). Shared spaces will include one general assignment classroom and collaboration spaces.

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.

2. Authorized Budget and Funding Source:

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

3. Schedule:

Bid Opening	May 2019
Start of Construction	Jul 2019
Substantial Completion / Occupancy	Sep 2020

4. Budget Summary:

Construction	\$17,506,600
A/E Fees	\$1,595,000
DFDM Mgmt	\$770,400
Contingency	\$1,751,000
Equipment	\$1,797,000
Other Fees	\$352,000
Total Project Cost	\$23,772,000

BUILDING COMMISSION REQUESTS / ITEMS

February 20, 2019

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

24. UW-Stout – Price Commons First Floor Renovation (Increase) – Request approval to increase the budget for the Price Commons First Floor Renovation project by \$900,000 PRSB for a revised estimated total cost of \$8,573,000 (\$8,473,000 PRSB and \$100,000 PR-CASH).

This project was enumerated in 2015 Wisconsin Act 55 for \$6,744,000 EX-PRSB.

In June 2017, the SBC approved the Design Report and granted authority to increase the project budget by \$829,000 PRSB and construct the project for an estimated total cost of \$7,573,000 PRSB.

In December 2018, the project budget was administratively increased by \$100,000 PR-CASH to accept bids received.

**AGENCY REQUEST FOR
STATE BUILDING COMMISSION ACTION
FEBRUARY 2019
REQUEST #24**

AGENCY: University of Wisconsin System

UWSA CONTACT: Alex Roe, (608) 265-0551, aroe@uwsa.edu
DFDM CONTACT: RJ Binau, (608) 267-6927, rj.binau@wisconsin.gov

LOCATION: UW-Stout, Dunn County

PROJECT REQUEST: Request approval to increase the budget for the Price Commons First Floor Renovation project by \$900,000 PRSB for a revised estimated total cost of \$8,573,000 (\$8,473,000 PRSB and \$100,000 PR-CASH).

PROJECT NUMBER: 15I1B

PROJECT DESCRIPTION:

This project will remodel approximately 21,000 SF of the existing first floor of Price Commons to update finishes and reconfigure layout. The mechanical systems will be upgraded for the basement and first floor as well as the addition of fire suppression for the entire facility. The project will also replace the existing doors, frames, and sidelights of the four entry vestibules.

This budget increase is necessary due to a significant number of unforeseen conditions that have hindered the renovation of Price Commons. Water infiltration at the patio deck and other envelope locations was found to be more invasive than estimated and would require additional work to include the repair of structural deck panels. Electrical and mechanical conditions did not match the existing conditions requiring electrical circuits to be relocated and duct work be re-routed. These and a number of other significant number of unforeseen conditions and needs to reestablish the project contingency as well as add funds to cover conditions now known that need to be addressed.

PROJECT JUSTIFICATION:

This project will remodel approximately 21,000 sf of the existing first floor of Price Commons to update finishes and reconfigure layout. The mechanical systems will be upgraded for the basement and first floor as well as the addition of fire suppression for the entire facility. The project will also replace the existing doors, frames, and sidelights of the four entry vestibules.

BUDGET/SCHEDULE:

Construction	\$6,682,000
Design	\$482,000
DFDM Mgt	\$261,000
Contingency	\$770,000
Equipment	\$308,000
Other Fees	\$70,000
TOTAL	\$8,573,000

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

PREVIOUS ACTION: This project was enumerated in 2015 Wisconsin Act 55 for \$6,744,000 EX-PRSB.

In June 2017, the SBC approved the Design Report and granted authority to increase the project budget by \$829,000 PRSB and construct the project for an estimated total cost of \$7,573,000 PRSB.

In December 2018, the project budget was administratively increased by \$100,000 PR-CASH to accept bids received.

BUILDING COMMISSION REQUESTS / ITEMS

February 20, 2019

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

25. UW-River Falls – Dairy Plant Remodel (Increase) – Request authority to increase the project budget for the Dairy Plant Remodel project by \$500,000 PR-CASH for a revised estimated total cost of \$2,440,000 (\$915,000 GFSB, \$1,000,000 EX-GSFB, and \$525,000 PR-CASH).

The Classroom Renovation and Improvements Program was enumerated in 2013 Wisconsin Act 20 for \$10,000,000 GFSB.

In June 2014, the SBC increased the budget for the Classroom Renovation and Improvements Program to \$14,377,600 and allocated \$940,000 (\$650,300 GFSB, \$264,700 GSFB All Agency Programmatic Remodeling and Renovation Funds, and \$25,000 PR-CASH) to the UW-River Falls Dairy Plant Remodel.

**AGENCY REQUEST FOR
STATE BUILDING COMMISSION ACTION
FEBRUARY 2019
REQUEST #25**

AGENCY: University of Wisconsin System

UWSA CONTACT: Alex Roe, (608) 265-0551, aroe@uwsa.edu
DFDM CONTACT: RJ Binau, (608) 267-6927, rj.binau@wisconsin.gov

LOCATION: UW-River Falls, Pierce County

PROJECT REQUEST: Request authority to increase the project budget for the Dairy Plant Remodel project by \$500,000 PR-CASH for a revised estimated total cost of \$2,440,000 (\$915,000 GFSB, \$1,000,000 EX-GSFB, and \$525,000 PR-CASH).

PROJECT NUMBER: 14E1Z

PROJECT DESCRIPTION:

The scope of this project expands the dairy pilot plant by annexing the adjacent, underutilized, fruit/vegetable pilot plant, and renovates the space to accommodate donated modern dairy processing equipment. A collaborative fundraising program led jointly by The College of Agriculture, Food and Environmental Sciences (CAFES) and the UWRF Foundation has secured the donation of fixed process equipment, process piping, and special moveable equipment for the processing of raw milk, making cheese, and making ice cream.

PROJECT JUSTIFICATION:

When the bids for this project were opened in March of 2018, there were insufficient funds in the project budget to accept them. In April 2018, the SBC approved a budget increase of \$1,000,000 EX-GSFB to accept the bids and construct the project.

Between enumeration and final design, the donors were able to provide newer, more advanced, and more robust equipment. Some of this newer equipment does not align with existing infrastructure under the project's original design; therefore, modest modifications in the building's infrastructure to accommodate the donated equipment are required.

The changes include replacement of the doors into the building and into the plant itself to accommodate larger equipment; installation of an ice-bank type process water chilling system to rapidly cool milk and cream products; installation of a larger and more sophisticated motor control center to handle greater electrical loads for pumps and motors; replacement of the building's transformer due to the increased electrical loads

These changes and several other smaller modifications will be accommodated through this funding increase.

BUDGET/SCHEDULE:

Construction	\$1,854,000	SBC Approval	Feb 2019
Design	\$230,000	A/E Selection	Apr 2015
DFDM Mgt	\$66,000	Bid Opening	Mar 2018
Contingency	\$250,000	Start Construction	Jun 2018
Other Fees	\$40,000	Substantial Completion	Jul 2019
TOTAL	\$2,440,000	Final Completion	Sep 2019

PREVIOUS ACTION: The Classroom Renovation and Improvements Program was enumerated in 2013 Wisconsin Act 20 for \$10,000,000 GFSB.

In June 2014, the SBC increased the budget for the Classroom Renovation and Improvements Program to \$14,377,600 and allocated \$940,000 (\$650,300 GFSB, \$264,700 GSF All Agency Programmatic Remodeling and Renovation Funds, and \$25,000 PR-CASH) to the UW-River Falls Dairy Plant Remodel.

BUILDING COMMISSION REQUESTS / ITEMS

February 20, 2019

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

26. UW-System – 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 \$6,435,200 (\$1,205,400 GFSB, \$2,638,000 PRSB, and \$2,591,800 PR-CASH);
- b) Transfer all approved GFSB All Agency Allocations to the UW Infrastructure Maintenance appropriation; and
- c) Permit the Division of Facilities Development and Management to adjust individual project budgets.

Facility Maintenance and Repair		\$3,097,200
MSN	Camp Randall West Concourse Roof Repl (\$817,000 PR-CASH)	\$817,000
MSN	Engineering Hall Freight Elevator Reno (\$515,000 GFSB)	\$515,000
MSN	Chadbourne Hall Roof Repl (\$400,000 PR-CASH)	\$400,000
MSN	Medical Science Ctr Elevator Repl (\$690,400 GFSB)	\$690,400
PLT	Pioneer Student Ctr Terrazzo Flooring (\$674,800 PR-CASH)	\$674,800
Utility Repair and Renovation		\$700,000
MSN	Parking Lots 129 &130 Reconstruction (\$700,000 PR-CASH)	\$700,000
Programmatic Remodeling and Renovation		\$2,638,000
RVF	Grimm Hall Restroom Renovation (\$2,638,000 PRSB)	\$2,638,000

**AGENCY REQUEST FOR
STATE BUILDING COMMISSION ACTION
FEBRUARY 2019
REQUEST #26**

AGENCY: University of Wisconsin System

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

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

LOCATION: UW System, Statewide

PROJECT REQUEST: Request the following:

- a) Request authority to construct various All Agency maintenance and repair projects for an estimated total cost of \$6,435,200 (\$1,205,400 GFSB, \$2,638,000 PRSB, and \$2,591,800 PR-CASH);
- b) Transfer all approved GFSB All Agency Allocations to the UW Infrastructure Maintenance appropriation; and
- c) Permit the Division of Facilities Development and Management to adjust individual project budgets.

FACILITY MAINTENANCE AND REPAIR

INST	PROJ. NO.	PROJECT TITLE	GFSB	PRSB	PR-CASH	TOTAL
MSN	18E1D	Camp Randall West Concourse Roof Repl	\$0	\$0	\$817,000	\$817,000
MSN	16F1T	Engineering Hall Freight Elevator Renovation	\$515,000	\$0	\$0	\$515,000
MSN	16H1F	Chadbourne Hall Roof Replacement	\$0	\$0	\$400,000	\$400,000
MSN	16J2O	Medical Science Center Elevator Replacement	\$690,400	\$0	\$0	\$690,400
PLT	18E3D	Pioneer Student Center Terrazzo Flooring	\$0	\$0	\$674,800	\$674,800
FMR SUBTOTALS			\$1,205,400	\$0	\$1,891,800	\$3,097,200

UTILITY REPAIR AND RENOVATION

INST	PROJ. NO.	PROJECT TITLE	GFSB	PRSB	PR-CASH	TOTAL
MSN	17H2H	Parking Lots 129 & 130 Reconstruction	\$0	\$0	\$700,000	\$700,000
URR SUBTOTALS			\$0	\$0	\$700,000	\$700,000

PROGRAMMATIC REMODELING AND RENOVATION

INST	PROJ. NO.	PROJECT TITLE	GFSB	PRSB	PR-CASH	TOTAL
RVF	17J2M	Grimm Hall Restroom Renovation	\$0	\$2,638,000	\$0	\$2,638,000
PRR SUBTOTALS			\$0	\$2,638,000	\$0	\$2,638,000

	GFSB	PRSB	PR-CASH	TOTAL
FEBRUARY 2019 TOTALS	\$1,205,400	\$2,638,000	\$2,591,800	\$6,435,200

PROJECT DESCRIPTION:

MSN – 18E1D – Camp Randall Stadium West Concourse Roof Replacement (\$817,000): This project replaces the roof on the sixth level of the Camp Randall Stadium concourse, located above the restrooms and concessions stands. The 6,200 SF asphalt roofing system will be completely replaced. Project work includes removal and disposal of the asphalt roofing materials and all metal flashing down to bare concrete deck and installation of new insulation, roofing materials, roof drains, and metal flashing as specified in the design solution.

The roofing system over the west side sixth level concession stands and rest rooms was installed in 1964 and has been leaking for nearly 20 years. The roof system is beyond its useful design life. Multiple roof patches and flashing repairs have been performed, but no replacement project has been advanced due to funding constraints. Water sits on the roof and leaks into the restrooms, concessions stands, and storage spaces below. The water also migrates into the exterior masonry walls. This has resulted in significant spalling and cracks in walls and ceilings to the extent that structural integrity will inevitably be impacted. Water has also leaked onto electronic and metal mechanical equipment causing premature rust and equipment failure. Completion of this project will add additional years of longevity to the upper deck west side restrooms and concessions stands by slowing down the deterioration of the structural block walls and metal finishes.

MSN - 16F1T - Engineering Hall Freight Elevator #5 Renovation (\$515,000): This project renovates a 6,000 lbs. capacity, dual-entrance walk-thru, four floor, and five landing freight elevator unit to bring the elevator up to current safety standards, increase its reliability and car speed, and reduce energy consumption. The elevator is 60 years old and well beyond its life expectancy and does not meet current fire service recall standards. The controls are obsolete and when repair is required scrap parts are used or modifications to controller are required. In addition, project work includes replacing the control system with new microprocessor-based controls, a variable frequency alternating current drive unit, a geared hoist machine, car frame, cab shell, manual car gates, hoistway wiring and switches, landing door panels, and all landing door components. New manual doors will be provided. New LED car and hall light fixtures will be provided. The main and counterweight guide rails will be retained as well as the counterweight frame and filler weights. The landing door entrance frames and sills will be retained and refinished. The interior cab height will be increased from 8 feet to 10 feet.

A new split system air conditioning unit will be provided to cool the elevator equipment room. An interface to the building fire alarm system will be provided to satisfy current elevator codes. New electrical power feeds will be provided to the elevator and split system air conditioning unit. New light fixtures will be provided with three way switching in the hoistway. The lighting fixture in the elevator equipment room will be replaced. A new metal access stair will be provided at the equipment room entrance, and the existing window will be infilled to match the existing surfaces to minimize heating and cooling loads.

MSN - 16H1F - Chadbourne Hall Roof Replacement (\$400,000): This project replaces the insulation and built-up roofing systems on Chadbourne Hall. Project work includes replacing approximately 10,250 SF of roofing on the main tower and approximately 1,830 SF of roofing

on the first-floor awning. The asphalt built-up roofing (BUR) systems will be replaced with new 60-mil, fully adhered black Ethylene-Propylene-Diene-Monomer (EPDM) membrane over a 1/8-inch per foot, four-way tapered insulation to obtain 20-year warranty. The roofing systems R-values will be increased from R-22 to minimum-average R-25.2. Additional work includes installation of one new hollow metal door and frame on the main tower roof level.

The roof sections are more than 16 years old. Recent site inspections by the Physical Plant staff determined that these roof sections require replacement to address current leaking, weathered, worn, and/or damaged sections. These repairs will extend the life of the roof sections and prevent moisture from penetrating the building envelope. Two wings of the roofing systems were scanned for moisture/wet insulation in April 2016 and it was determined that 37.8% of the insulation was saturated.

MSN - 16J2O - Medical Science Center Elevator Replacement (\$690,400): This project replaces two duplex traction elevators to resolve maintenance deficiencies, improve accessibility, and allow central monitoring of their operational status. One elevator will remain in full operation at all times for the duration of the project. Project work includes replacing all machine room equipment and control systems; installing fully regenerative drives; and upgrading elevator doors, equipment, and control stations to meet current ADA requirements. A new elevator monitoring system will be installed, and Fire Fighter Service operation will be provided. Improvements to the heating and cooling systems serving the elevator equipment rooms will be implemented to satisfy the equipment warranty.

These units are 30 years old and at the end of life expectancy. They are Dover Composite models using a motor generator to derive the DC power to run the DC lift motor. This design was efficient 30 years ago but does not meet today's standards. The units also have an inherent safety issue that can arise due to contact failure. These units are the main passenger elevators for this location of the building and see heavy traffic. These elevators should be replaced with microprocessor-based control systems to improve energy consumption.

PLT – 18E3D – Pioneer Student Center Terrazzo Flooring Replacement (\$674,7800): This project replaces failed terrazzo flooring in the Pioneer Student Center to eliminate tripping hazards. Project work includes removal of all 12,800 SF of terrazzo flooring located on the ground floor and replacement with a like product for high durability and low life cycle cost. Failed areas are located in high-traffic areas of the first floor including, but not limited to: commercial food preparation and servery areas, main corridor, lobby and stair landing areas, dining room entrance area, restroom entrance area, and elevator entrance area. To facilitate the flooring replacement, temporary removal and re-installation of casework and fixed equipment will be required. All wall base materials will also be removed and replaced.

The Pioneer Student Center was constructed in 2001. The ground floor is approximately 47,000 GSF, and contains a variety of floor finishes, including sealed concrete, vinyl composition tile (VCT), chemical resistant polyurethane composition flooring system, ceramic tile, granite tile, walk-off mats, carpet tile, and terrazzo. The terrazzo flooring comprises almost one-third of the ground floor's finished flooring surfaces. Since initial occupancy, several areas of the slab-on-

grade ground floor terrazzo have delaminated, with some of the areas being as large as 140 SF with up to a 1-inch elevation. These sections do not provide a safe, solid walking surface, and create permanent a tripping hazard for occupants of the building. The cause of the bubbled and lifted terrazzo may be a terrazzo-to-concrete bond failure due to excess moisture in or below the concrete slab and/or moisture vapor transmission.

MSN - 17H2H - Parking Lots 129 & 130 Reconstruction (\$700,000): This project reconstructs and expands Parking Lot 130 and reverts Parking Lot 129 back to vegetated area. Project work includes reconstructing the 93-stall Parking Lot 130, expanding its capacity to 100 stalls, and reclaiming the Parking Lot 129 area for restored vegetated space. Parking Lot 130 will be reconstructed with curb and gutter and asphalt to accommodate a potential future visitor center and realignment of University Bay Drive. A study was previously completed to determine the general site constraints and to evaluate various possible parking lot layouts within those constraints. Project work also includes site lighting, storm water bioretention, landscaping, pavement marking, permanent signing, and site restoration.

Parking Lots 130 and 129 are operated by UW Transportation Services and located in the UW Lakeshore Nature Preserve on opposite sides of University Bay Drive near the pedestrian entrance to Picnic Point. Lot 130 contains 93 parking spaces and Lot 129 contains 28 spaces. Both lots are gravel surface, which require frequent maintenance to keep them in full operation, and primarily serve visitor parking on an hourly fee basis. Lot 129 is very close to Lake Mendota, so the lot routinely floods as the lake level fluctuates. This flooding causes rutting and erosion that requires significant maintenance and causes frequent loss of use of parking spaces and some amount of sediment entering the lake. This project is necessary to provide reliable parking and reduce the amount of maintenance on these lots.

RVF - 17J2M - Grimm Hall Restroom Renovation (\$2,638,000): This project resolves maintenance issues and improves the functionality and aesthetics of the restrooms. Project work includes demolition of concrete masonry unit (CMU) partition walls; ceramic wall and floor tile; mechanical, electrical/lighting, and plumbing services within the restrooms; reconfiguring the restrooms layouts and constructing new CMU partition walls to create individual shower/drying rooms, toilet rooms, and common lavatory space; and installation of new mechanical, electrical/lighting, and plumbing systems and new architectural (ceiling, wall, floor) finishes on all surfaces. New restroom accessories (mirrors, soap dispensers, etc.) will also be provided.

Grimm Hall (50,761 GSF constructed in 1967) provides housing for up to 240 students. With the exception of replacing broken floor and wall tiles, no significant renovations have occurred in the restrooms. Drain, waste, and vent plumbing systems are corroded and failing. Domestic water supply systems are corroded with valves failing. The ventilation system does not meet contemporary standards for the number of air changes per hour. Each restroom/shower complex uses a gang shower, which is not preferred by students.

PROJECT JUSTIFICATION:

UW System Administration continues to work with each institution to develop a comprehensive campus physical development plan, including infrastructure maintenance planning. After a thorough review and consideration of All Agency Project proposals and infrastructure planning

issues submitted, and the UW All Agency Projects Program funding targets set by DFDM, this request represents high priority University of Wisconsin System infrastructure maintenance, repair, renovation, and upgrade needs. This request focuses on existing facilities and utilities, targets the known maintenance needs, and addresses outstanding health and safety issues.

BUDGET/SCHEDULE:

GFSB – Facility Maintenance and Repair.....	\$ 1,205,400
PRSB – Facility Maintenance and Repair	\$ 2,638,000
PR-CASH	\$ <u>2,591,800</u>
Total Requested Budget	\$ 6,435,200

PREVIOUS ACTION: None.

BUILDING COMMISSION REQUESTS / ITEMS

February 20, 2019

Subcommittee

Full Commission

OTHER BUSINESS

Election of Vice Chair – Per Section I. C. of the State Building Commission Policy and Procedures Manual, the Commission shall elect a Vice Chair from its membership to serve as Chair at SBC meetings in the absence of the Governor.

No action required.