



State of Wisconsin Building Commission

SCOTT WALKER
Governor

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

Wednesday, April 11, 2018

9:30 a.m.

**Room 330 SW
State Capitol**

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

Wednesday, April 11, 2018

10:30 a.m.

**Room 330 SW
State Capitol**

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

(please note REVISED time)

Wednesday, April 11, 2018

3:00 p.m.

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

BUILDING COMMISSION REQUESTS / ITEMS

April 11, 2018

Subcommittee

Full Commission

The Secretary requests approval of the minutes of February 14, 2018.

No action required.

DEBT MANAGEMENT

1. Environmental Improvement Fund Revenue Bond Authorizing Resolution – 2018 State of Wisconsin Building Commission Resolution 4 authorizes the issuance and sale of Environmental Improvement Fund Revenue Bonds in an amount not to exceed \$95,000,000 for providing State match on federal capitalization grants and funding or refinancing loans under the clean water fund program.

No action required.

April 11, 2018

Subcommittee

Full Commission

ADMINISTRATIVE AFFAIRS

Department of Administration

2. Department of Administration – WHEDA Lease – Request authority to enter into a lease agreement at the Tommy G. Thompson Commerce Center (TGTCC) located at 201 W. Washington Avenue in Madison, with the Wisconsin Housing & Economic Development Authority (WHEDA) for 39,245 SF at the state approved Class A rental rate.

In February 2018, SBC provided DOA with authority to exercise an Option to Purchase contained in the lease agreement with WHEDA for the 153,187 GSF TGTCC Building sited on 0.70 acres at 201 W. Washington Avenue in Madison for a total cost of \$29,500,000 PRSB for the purchase plus closing costs.

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

AGENCY: Department of Administration

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

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

LOCATION: Tommy G. Thompson Commerce Center, Dane County

PROJECT REQUEST: Request authority to enter into a lease agreement at the Tommy G. Thompson Commerce Center (TGTCC) located at 201 W. Washington Avenue in Madison, with the Wisconsin Housing & Economic Development Authority (WHEDA) for 39,245 SF at the state approved Class A rental rate.

POTENTIAL TENANT	APPROX. SF	FY18 \$/SF	BASE ANNUAL RENT	LEASE START DATE	INITIAL LEASE TERM	LEASE END DATE	RENEWAL OPTIONS
Wisconsin Housing & Economic Development Authority (WHEDA)	39,245	\$25.60	\$1,004,672	3/19/2018	3 Years, 13 Days	3/31/2021	3 One-Year Options

Note: \$25.60/SF is the approved Class A Office space rate for FY18.

PROJECT DESCRIPTION:

In February 2018, the State Building Commission provided DOA with authority to exercise an option to purchase that was contained in a lease agreement with the Wisconsin Housing & Economic Development Authority (WHEDA) at the TGTCC. This transaction was completed March 19, 2018 and building ownership was conveyed to the State. WHEDA's headquarters are located in this building and WHEDA desires to remain in occupancy. State Building Commission approval is required in order to enter into a lease with a non-State agency. Entering into a lease agreement with WHEDA will help maintain this building at full occupancy. Pending approval by the State Building Commission, this lease agreement will begin on the purchase date of the building. The remaining space at the TGTCC will be occupied by the Departments of Tourism, Veterans Affairs and Financial Institutions, and the Wisconsin Economic Development Corporation (WEDC). Like WHEDA, a lease with WEDC will require future SBC approval. Lease discussions are currently in progress.

WHEDA Lease:

The initial lease term runs for a period of three years and thirteen days, beginning March 19, 2018 and ending on March 31, 2021. The agreement also contains three 1-year renewal options. In addition to the office space, the agreement includes 55-parking stalls for WHEDA. Payment for the stalls is included in the monthly rent schedule for the duration of the lease.

PROJECT JUSTIFICATION:

WHEDA was established to promote economic development within the State. WHEDA was created in 1972 by the Wisconsin Legislature to meet an increasing need for affordable housing financing. The Legislature broadened WHEDA's mission in 1983 to include financing for the expansion of business and agricultural activity in the state.

Entering into a lease agreement with WHEDA will allow DOA to achieve optimum occupancy and revenue stability at the TGTCC during the upcoming year when several planned agency relocations and floor renovations are scheduled to occur.

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

PREVIOUS ACTION: In February 2018, SBC provided DOA with authority to exercise an Option to Purchase contained in the lease agreement with WHEDA for the 153,187 GSF TGTCC Building sited on 0.70 acres at 201 W. Washington Avenue in Madison for a total cost of \$29,500,000 PRSB for the purchase plus closing costs.

BUILDING COMMISSION REQUESTS / ITEMS

April 11, 2018

Subcommittee	Full Commission
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3. Department of Administration – State Revenue Building Easement – Request authority to grant a 0.25-acre permanent driveway easement at the State Revenue Building to Madison Rimrock Lodging Investors I, LLC (c/o of The North Central Group) for fair market value, as determined by an in-process appraisal. This transaction is contingent upon the Secretary of DOA obtaining sufficient assurance of the State’s ability to purchase land adjacent to the Revenue Building currently owned by Dane County.

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

AGENCY: Department of Administration

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

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

LOCATION: State Revenue Building, Dane County

PROJECT REQUEST: Request authority to grant a 0.25-acre permanent driveway easement at the State Revenue Building to Madison Rimrock Lodging Investors I, LLC (c/o of The North Central Group) for fair market value, as determined by an in-process appraisal. This transaction is contingent upon the Secretary of DOA obtaining sufficient assurance of the State's ability to purchase land adjacent to the Revenue Building currently owned by Dane County.

PROJECT DESCRIPTION:

This request grants Madison Rimrock Lodging Investors (MRLI) with a 0.25-acre permanent, non-exclusive driveway easement for access to a proposed future commercial development consisting of a 143-room, 86,000 SF extended stay Hilton Home2 Suites and potential future retail. The development site is located between the south-side of the State Revenue Building land and STH 12/18 (aka Beltline Highway). The easement would benefit MRLI and their respective owners, tenants, guests, agents, contractors, employees, and invitees for the purposes of vehicular and pedestrian ingress and egress to and from the Rimrock Properties over the portion of the State property in the attached map.

A temporary construction easement would also be necessary which would require MRLI to construct improvements and install landscaping along the property line and would be in affect from approximately May 1, 2018 through May 1, 2019. To minimize damage to the State's entrance drive, MRLI will construct a temporary entrance for construction vehicle access to the south.

PROJECT JUSTIFICATION:

The easement will allow MRLI to eliminate the existing full access points on their property, install safety improvements within the Rimrock Road right-of-way, and construct over \$25 million in improvements on the adjacent parcel. The proposed project will clean up a vacant, blighted parcel, add to the State and local tax base, and potentially create over 100 jobs.

This transaction is contingent upon the Secretary of DOA obtaining sufficient assurance of the State's ability to purchase land adjacent to the Revenue Building currently owned by Dane County. The need for the acquisition of adjacent land from Dane County is to replace parking

BUILDING COMMISSION REQUESTS / ITEMS

April 11, 2018

Subcommittee	Full Commission
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4. Various All Agency Projects – Request the following:
- a) Authority to construct various All Agency maintenance and repair projects for an estimated total cost of \$1,596,100 PRSB; and
 - b) Permit the Division of Facilities Development and Management to adjust individual project budgets.

Facility Maintenance and Repair		\$1,596,100
ECSOB	Heating System Replacement (\$803,000 PRSB)	\$803,000
Revenue	2 nd /3 rd Floor Renovations (\$570,700 PRSB)	\$570,700
Human Srvcs	Elevator Modernization (Increase) (\$222,400 PRSB)	\$222,400

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

AGENCY: Department of Administration

DOA CONTACT: Marcel Maul, (608) 261-7072, marcel.maul@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 facility maintenance and repair projects for an estimated total cost of \$1,596,100 PRSB; and
- b) Permit the Division of Facilities Development and Management to adjust individual project budgets.

LOCATION	PROJ. NO.	PROJECT TITLE	PRSB
Eau Claire State Office Building (Eau Claire Co.)	17E1R	Heating System Replacement	\$803,000
State of Wisconsin Revenue Building (Dane Co.)	18A1T	Second and Third Floor Renovations	\$570,700
State Human Services Building (Dane Co.)	15K2D	Elevator Modernization (Budget Increase)	\$222,400
Facility Maintenance and Repair Total			\$1,596,100

Eau Claire State Office Building – Heating System Replacement (17E1R):

Project Description and Justification:

This project discontinues the Eau Claire State Office Building’s (ECSOB) use of the University of Wisconsin-Eau Claire (UWEC) Heating Plant’s direct bury steam system and installs a standard efficiency boiler system that will serve the building’s existing hot water heating system. Work includes disconnecting from the existing 425 lineal feet of underground piping and the removal of the original abandoned boiler and all existing conversion equipment. Piping will be removed where it enters the ECSOB mechanical room wall. Removal of the building’s original heating plant (boiler, including any hazardous materials) is needed to provide space for new equipment. The project installs two standard-efficiency boilers; installs a building humidification system in the central air handling unit (AHU) distribution system; installs a new AHU room hot water unit heater and reconfigures gas piping and make-up water as needed. Combustion air duct work will be reconfigured per current codes. Hot water heating pumps and related DDC Controls will be replaced and upgraded to match the design of the new equipment. Asbestos abatement will be done as needed.

The ECSOB was built in 1963 and the original heating source was a single hot water boiler. This boiler was decommissioned in 1974 when a steam use agreement was reached between DOA and UWEC. The current distribution heating system to the ECSOB consists of a high-pressure steam

service from the UWEC Heating Plant with approximately 425 lineal feet of direct buried 4” high pressure steam-main and 2” condensate lines. The 44-year old, high pressure steam main and condensate pipe lines are at the end of their useful service life as demonstrated by ongoing localized repairs and loss in steam pressure. In December 2016, April 2016 and February 2015, substantial leaks occurred in the condensate return lines which caused service outages to the ECSOB, as well as, sink holes in the parking lot. In October 2017, leaks were detected in 25 feet of steam supply piping entering the ECSOB. Steam service was interrupted to the building for eight days so that repairs could be made. Due to the degraded condition of UWEC steam and condensate lines, DFDM building staff monitor the situation daily to ensure that problems are detected and addressed as soon as possible.

Budget/Schedule:

Construction	\$639,000
Design	\$58,500
DFDM Mgt	\$28,700
Contingency	\$76,800
TOTAL	\$803,000

SBC Approval	Apr 2018
A/E Selection	Oct 2017
Bid Opening	Jun 2018
Start Construction	Jul 2018
Substantial Completion	Dec 2018
Final Completion	May 2019

Previous Action: None.

State Revenue Building – Second & Third Floor Office Renovation (18A1T):

Project Description and Justification:

This project renovates 5,735 GSF on the second floor and 12,654 GSF on the third floor at the State Revenue Building to meet the needs of the Wisconsin Department of Veterans Affairs (WDVA). This renovation project will include reconfiguration of the existing floor plan to support WDVA’s operational needs for their administrative and central office functions. Renovations include updates to interior finishes, new and modified offices, and modification and refurbishment of office cubicles. The project scope also includes new access control and video surveillance systems, new signage, HVAC modifications, lighting modifications, fire protection modifications and voice, data, wireless connectivity, and two-way emergency communication system upgrades. Active equipment such as cameras, IT switches, and WIFI access point shall be furnished by owner and contractor installed. The renovated spaces will meet current building code and ADA requirements.

The State Revenue Building was constructed 1999-2000, and is a modern office structure. The interior finishes have worn-out, exceeded their useful life span and need replacement. The existing floor plan needs be re-configuration and updated to support the WDVA’s operational needs for their administrative or central office functions.

The WDVA Central Office will be re-locating from the Tommy G. Thompson Commerce Center (TGTCC) when the renovation is completed. This relocation reflects the Department’s FY18-FY19 Madison Space Management Plan resulting from the new Hill Farms Development.

Budget/Schedule:

Construction	\$453,500
Design	\$50,900
DFDM Mgt	\$19,600
Contingency	\$34,700
Equipment	\$12,000
TOTAL	\$570,700

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

Previous Action: None.

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

This increase is to allow for an acceptable post-bid contingency and related costs in the project.

The project consists of the renovation and replacement of eight elevators and related equipment in the State Human Services Building in Madison. Elevator doors, equipment, and control stations will be upgraded to meet Americans with Disabilities Act (ADA) requirements. An elevator monitoring system will be installed and Fire Fighter Service operation will be included. Heating and cooling improvements to the equipment rooms will be implemented to satisfy the equipment warranties.

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

Budget/Schedule:

Construction	\$2,964,300
Design	\$236,300
DFDM Mgmt	\$128,100
Contingency	\$237,200
TOTAL	\$3,565,900

SBC Approval	Feb 2017
A/E Selection	Apr 2016
Bid Opening	Mar 2018
Start Construction	May 2018
Substantial Completion	May 2020
Final Completion	Jan 2020

Previous Action: In February 2017 the SBC approved this project for \$2,963,500 PRSB.

Per SBC action, the project budget was administratively adjusted in March 2018 by \$380,000 PRSB to accept bids received.

BUILDING COMMISSION REQUESTS / ITEMS

April 11, 2018

Subcommittee	Full Commission

- 5. Department of Administration on behalf of State Fair Park – Building Purchases – Request authority to execute an Offer to Purchase for two industrial buildings totaling 21,258 GSF sited on a 0.77-acre parcel, located at 679 South 76th Street in Milwaukee, for \$827,500 GFSB for State Fair Park.

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

AGENCY: Department of Administration on the behalf of State Fair Park

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

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

LOCATION: 679 South 76th Street, Milwaukee County

PROJECT REQUEST: Request authority to execute an Offer to Purchase for two industrial buildings totaling 21,258 GSF sited on a 0.77-acre parcel, located at 679 South 76th Street in Milwaukee, for \$827,500 GFSB for State Fair Park.

PROJECT NUMBER: 17K2Q

PROJECT DESCRIPTION:

The subject property is located at 679 South 76th Street in Milwaukee and is situated at the northwest corner of West Pierce Street and South 76th Street. Access to the property is from South 76th Street. The property is bordered by State Fair Park to the north and west. The Pettit National Ice Center is northwest of the subject property and the Hank Aaron State Trail is to the north.

The property consists of a 0.77-acre site improved with two buildings that have a combined total of 21,258 SF. The first building was constructed in 1950 and is a one-story, 2,494 SF masonry industrial building with a two-story, 4,374 SF masonry office addition constructed in 1954. The second building has 14,400 SF and is a one-story, metal panel industrial facility that was constructed in 1965.

PROJECT JUSTIFICATION:

Access to the west side of subject property requires going through State Fair Park, which owns the access road off South 76th Street. This is the last piece of land available for State Fair Park to expand. State Fair Park is land locked with I-94 freeway to the north and residential/commercial buildings to the east, south, and west.

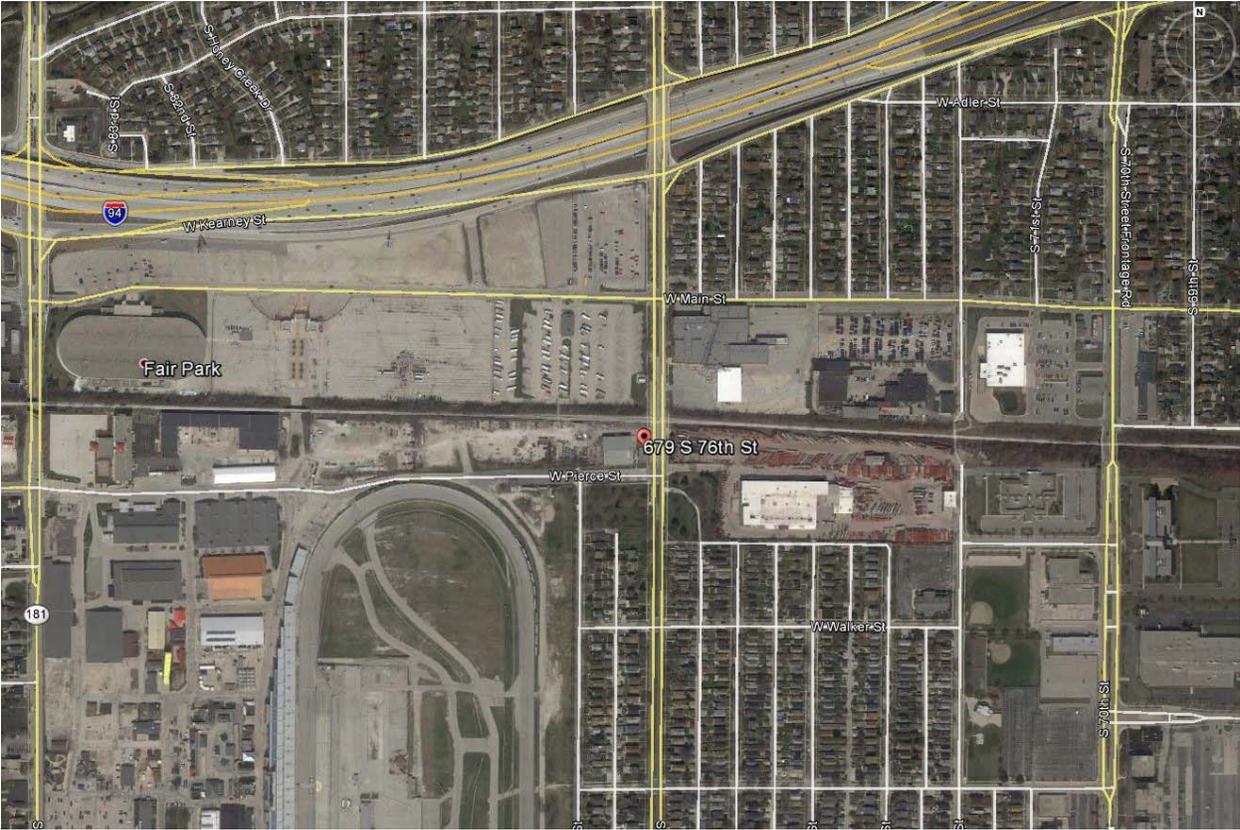
The 14,400 SF building would be used for inside storage space. Currently, State Fair Park stores several items outside such as ticket booths, wood benches, horse stalls, portable bleachers, etc. Exposing these items to the elements decreases their lifespan. The outside areas currently used for some of this storage could then be utilized for parking.

The office building provides about 6,868 SF of space. This can be used for a variety of different purposes. For example, the parking contractor currently works out of an office trailer all year long. This space or even a portion of it could be utilized by them.

At its December 2017 meeting the State Fair Board of Directors approved a resolution to ask the DOA to pursue purchase of land and improvements at 679 South 76th Street.

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

PREVIOUS ACTION: None.



BUILDING COMMISSION REQUESTS / ITEMS

April 11, 2018

Subcommittee

Full Commission

6. Southeast Wisconsin Law Enforcement Facility – BTF-Planning Release – Request the release of \$876,000 Building Trust Funds – Contingency to purchase preliminary plans for a new Southeast Wisconsin Law Enforcement Facility as authorized by 2017 Wisconsin Act 59.

The project was enumerated in 2017 Wisconsin Act 59 for \$75,000,000 PRSB.

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

AGENCY: Department of Administration

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

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

LOCATION: Milwaukee, Milwaukee County

PROJECT REQUEST: Request the release of \$876,000 Building Trust Funds – Contingency to purchase preliminary plans for a new Southeast Wisconsin Law Enforcement Facility as authorized by 2017 Wisconsin Act 59.

PROJECT NUMBER: 18C2E

PROJECT DESCRIPTION:

Purchase plans for a new law enforcement facility from a firm that was acquired through a Request for Proposal.

PROJECT JUSTIFICATION:

2017 Wisconsin Act 59 enumerated the construction, renovation and/or purchase of a new law enforcement facility to be located in southeast Wisconsin to house the Department of Justice's (DOJ) Division of Law Enforcement Services (DLES) Crime Laboratory; the Division of Criminal Investigation (DCI Field Office); a Regional Office for the Attorney General; and a Regional Training Center. The Department of Administration issued an RFP for the lease with option to purchase this facility in the Milwaukee area.

A developer was selected and preliminary plans and negotiations ensued. During this process it became apparent that the state and the developer were not going to reach an agreement on the facility to present to the SBC. The Department has now decided to purchase land separately from a developer and construct a new facility for the Department of Justice under the traditional Design, Bid, Build methodology used on the majority of state construction projects.

The department has determined that the preliminary design work done by the developer used during these negotiations is valuable and can be used by the state during this traditional construction process. Therefore, the department and the developer have negotiated an amount for this work to be purchased by the department to become part of the design material for the process going forward.

This project will be designed and built to state technical specifications and design guidelines as well as Federal Standards by the American Society of Crime Laboratory Directors Laboratory Accreditation Board.

PROJECT SCHEDULE: Not applicable.

PROJECT BUDGET: \$75,000,000

PREVIOUS ACTION: The project was enumerated in 2017 Wisconsin Act 59 for \$75,000,000 PRSB.

BUILDING COMMISSION REQUESTS / ITEMS

April 11, 2018

Subcommittee

Full Commission

Department of Corrections

- 7. Waupun State Farm – Request the following:
 - a) Approve the Design Report; and
 - b) Authority to construct the Waupun State Farm Upgrade project for an estimated total cost of \$3,931,000 PR-CASH.

This project, including the Fox Lake Farm, was enumerated in 2015 Wisconsin Act 55 for \$5,500,000 PR-CASH.

Subcommittee	Full Commission

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

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

LOCATION: Waupun State Farm, Dodge County

PROJECT REQUEST: Request the following:

- a) Approve the Design Report; and
- b) Authority to construct the Waupun State Farm Upgrade project for an estimated total cost of \$3,931,000 PR-CASH.

PROJECT NUMBER: 16D1E

PROJECT DESCRIPTION:

This project would upgrade the farm infrastructure and facilities to improve and maintain consistent milk production levels. The project scope includes:

- Abandonment of the main waste storage facility and replacement with a 4-million-gallon round, pre-engineered, concrete waste storage lagoon
- Construction of a transition cow barn
- Construction of a post-weaned calf barn
- Replacement of existing feed storage bunkers with asphalt feed pad and precast concrete bunker walls
- Replacement of existing freestall barn reception pit and superstructure
- Construction of associated manure transfer system connecting the barns and the waste storage lagoon

PROJECT JUSTIFICATION:

The project is based on a facility master plan that was completed in 2014. The consultant team included staff from the University of Wisconsin School of Veterinary Medicine and UW-Extension service which made recommendations related to the farm's facilities to improve animal care and operational efficiencies. These improvements are intended to increase dairy production, improve animal comfort and meet current environmental codes.

The DOC has made the decision to move forward with only the Waupun portion of the project at this time. Based on final project costs of this portion of the project, the department will make a determination on the Fox Lake farm at a later date.

BUDGET/SCHEDULE:

Construction	\$3,044,000
Design	\$425,100
DFDM Mgt	\$134,000
Contingency	\$304,400
Other Fees	\$23,500
TOTAL	\$3,931,000

SBC Approval	Apr 2018
A/E Selection	May 2016
Design Report	Mar 2018
Bid Opening	Jul 2018
Start Construction	Sep 2018
Substantial Completion	Aug 2019
Final Completion	Sept 2019

PREVIOUS ACTION: This project, including the Fox Lake Farm, was enumerated in 2015 Wisconsin Act 55 for \$5,500,000 PR-CASH.

DESIGN REPORT

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

April 11, 2018

Waupun Farm Facilities Upgrade
Waupun State Farm
Chester, WI

Project Number: 16D1E

For the: Department of Corrections
Project Manager: Katherine Kalscheur, P.E.
Architect/Engineer: MSA Professional Services, Inc.
Baraboo, WI

1. Project Description:

This project would upgrade the farm infrastructure and facilities to improve and maintain consistent milk production levels. The project scope includes:

- Abandonment of the main waste storage facility and replacement with a 4-million-gallon round, pre-engineered, concrete waste storage lagoon
- Construction of a transition cow barn
- Construction of a post-weaned calf barn
- Replacement of existing feed storage bunkers with asphalt feed pad and precast concrete bunker walls
- Replacement of existing freestall barn reception pit and superstructure
- Construction of associated manure transfer system connecting the barns and the waste storage lagoon

2. Authorized Budget and Funding Source:

This project, including the Fox Lake Farm, was enumerated in 2015 Wisconsin Act 55 for \$5,500,000 PR-CASH.

3. Schedule:

Bid Opening	Jul 2018
Start of Construction	Aug 2018
Substantial Completion / Occupancy	Jul 2019

4. Budget Summary:

Construction	\$3,044,000
Contingency	\$304,400
DFDM Mgt	\$134,000
A/E Fees	\$425,100
Other Fees	\$23,500
Total Project Cost	\$3,931,000

BUILDING COMMISSION REQUESTS / ITEMS

April 11, 2018

Subcommittee	Full Commission
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8. Statewide – BTF-Contingency release – Request the release of \$600,000 Building Trust Funds (BTF) – Contingency to prepare a Department of Corrections Long Range Master Plan as authorized by 2017 Wisconsin Act 59.

The project was authorized in 2017 Wisconsin Act 59 for \$600,000 Building Trust Funds (BTF) – Contingency.

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

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

LOCATION: Statewide

PROJECT REQUEST: Request the release of \$600,000 Building Trust Funds (BTF) – Contingency to prepare a Department of Corrections Long Range Master Plan as authorized by 2017 Wisconsin Act 59.

PROJECT NUMBER: 17K1N

PROJECT DESCRIPTION:

2017 Act 59 created a Corrections Facilities Planning Committee charged with developing a comprehensive, long-range master plan for the Department of Corrections. The purpose of the committee is to evaluate the ability of the Department's correctional facilities to adapt to current and future operating and occupancy pressures and identify solutions. The scope of review will include all facilities statewide, over a ten-year period beginning in fiscal year 2020.

PROJECT JUSTIFICATION:

The Department of Corrections seeks to complete a facilities master plan that will consist of the following:

Evaluation of Existing Institutions and Centers

Conduct on-site evaluations of all existing institutions and centers, focusing on physical conditions, operational capacity, and bed space. This evaluation shall be trifurcated into the three levels of DOC facility use (e.g. minimum, medium and maximum security) where appropriate.

Aging Facilities

Consider the lifecycle of existing institutions and the benefits of repair and maintenance contrasted with the cost of upkeep, lack of equipment replacement parts, and added value of modern facility designs. Study the impact on operations as facilities age. Evaluation may include discussion relating to a possible public-private partnership regarding funding and construction.

Population Growth

Analyze impact of inmate population count, current and projected, on bed capacity shortfalls in a cost-efficient manner. Consider the impact of legislation-derived inmate population projections.

Evolving Inmate Health Care Needs

Obtain a better understanding of facility features necessary to provide specialized medical care as a growing number of inmates require living or program accommodations, increased access to medical resources due to mental health issues, complications associated with aging such as a lack of mobility or diminishing cognitive ability, poor physical health, or other impairments that prevent an inmate from being fully independent.

Workforce

Review the location of facilities and the available workforce to support facility infrastructure and operational needs, with a point of emphasis on staffing needs. Obtain a better understanding of facility design and features necessary to provide increased safety for staff and determine the associated, estimated impact on operational cost including liability and medical expenses as well as workforce retention impacts.

Implementation

Prepare site-specific recommendations and budgets required to address capacity and facility shortfalls along with proposed implementation schedules and phasing recommendations for the long range. The study will include available data on existing facilities/property value when considering if the decommission/sale of an existing facility is recommended.

BUDGET/SCHEDULE:

Design	\$588,000
DFDM Mgmt (2%)	\$12,000
TOTAL	\$600,000

SBC Approval	Apr 2018
A/E Selection	Jan 2018
Design Report	Summer 2018
Final Report	Fall 2019

PREVIOUS ACTION: The project was authorized in 2017 Wisconsin Act 59 for \$600,000 Building Trust Funds (BTF) – Contingency.

BUILDING COMMISSION REQUESTS / ITEMS

April 11, 2018

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9. Various All Agency Projects – Request the following:

- a) Authority to construct various All Agency maintenance and repair projects for an estimated total cost of \$1,777,000 GFSB, and
- b) Permit the Division of Facilities Development and Management to adjust individual project budgets.

Facility Maintenance and Repair		\$744,000
JCI	Juniper Bldg Roof Repl	\$744,000
	(\$744,000 GFSB)	
 Utility Repair and Renovation		 \$1,033,000
SCI	Admin Bldg Drain/Sidewalk Improv	\$320,000
	(\$320,000 GFSB)	
RCI	RSU Hot Water Pipe Repl	\$713,000
	(\$713,000 GFSB)	

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

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 \$1,777,000 GFSB, and
- b) Permit the Division of Facilities Development and Management to adjust individual project budgets.

Facility Maintenance and Repair			
LOCATION	PROJ. NO.	PROJECT TITLE	GFSB
Jackson Correctional Institution (Jackson Co.)	16A1S	Juniper Building Roof Replacement	\$744,000
Facility Maintenance and Repair Total			\$744,000

Utility Repair and Renovation			
LOCATION	PROJ. NO.	PROJECT TITLE	GFSB
Stanley Correctional Institution (Chippewa Co.)	17E1O	Administration Building Drainage/Sidewalk Improvements	\$320,000
Racine Correctional Institution (Racine Co.)	17K2H	Restricted Housing Unit Hot Water Piping Replacement	\$713,000
Utility Repair and Renovation Total			\$1,033,000

Jackson Correctional Institution – Juniper Building Roof Replacement (16A1S):

Project Description and Justification:

This project will construct a roof replacement for the Juniper Building (Food Service) at the Jackson Correctional Institution. The project will consist of the removal and disposal of the 19,882 SF existing roof system down to the deck. Existing metal roof edge fascia will also be removed. Existing razor wire will be lowered away from the top of the roof during construction and raised back to its original position after construction. The new roof construction will include thermal plastic insulation with an average R-value of 25.2, including drain sumps. A fully-adhered 60-mil black EPDM system with a 20-year manufacturer labor and material warranty will be installed. A new roof access hatch and ladder will be installed. New prefinished galvanized steel fascia will be installed around the roof perimeter.

The current roof has developed leaks which have become a major concern as this is the food service preparation building.

Budget/Schedule:

Construction	\$618,000
Design	\$37,000
DFDM Mgt	\$27,200
Contingency	\$61,800
TOTAL	\$744,000

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

Previous Action: None.

Stanley Correctional Institution - Administration Building Drainage/Sidewalk Improvements (17E10):

Project Description and Justification:

Project work includes reconstruction of existing sidewalks to comply with ADA ramp requirements; drainage improvements around Administration Building ‘A’ and the sally port; and replacement of door/window assemblies on Administration Building ‘A’. The drainage improvements include installation of storm sewer, roof drain piping, underdrain piping, valley gutter, and grass swales.

The concrete walk from the rear of Administration Building to the Visitor’s Center is the main entrance into the institution for all staff and visitors. Drainage in this area creates problems for staff and visitors because the Administration Building is lower in elevation than the surrounding terrain and concrete. Water often pools at the entrance and inside the rear vestibule of the Administration Building. Rain and snow make this area very slippery. Ice persists in the colder months and algae will grow in the warmer months due to lack of drainage. The exterior metal door and frame on the vestibule has also been damaged by water, salt and ice. The door frame is rusting and large holes are now evident in the frame.

Budget/Schedule:

Construction	\$233,200
Design	\$35,200
DFDM Mgt	\$10,800
Contingency	\$34,800
Other Fees	\$6,000
TOTAL	\$320,000

SBC Approval	Apr 2018
A/E Selection	Jun 2017
Bid Opening	Jul 2018
Start Construction	Sep 2018
Substantial Completion	Oct 2018
Final Completion	Mar 2019

Previous Action: None.

Racine Correctional Institution – Restricted Housing Unit Hot Water Piping Replacement (17K2H):

Project Description and Justification:

Project work includes the installation of new hot water piping between the Heating Plant and the Restricted Housing Unit (Dane Building) at Racine Correctional Institution (RCI). Work also includes the restoration of concrete flooring, a paved delivery area and other disturbed surfaces.

RCI has a central heating plant with three gas fired hot water boilers that supply heat and hot water to the institution. Hot water is distributed throughout the institution in an underground fiberglass plastic pipe. While affordable, fiberglass plastic pipe can be brittle and easily damaged when repairs are made. Heat and hot water to the Dane Building are provided via piping that extends from the heating plant to the outer perimeter road (outside the gate), along the outer perimeter road until it turns toward the Dane Building where it crosses under the double perimeter fence and inner perimeter road to the Dane Building. The perimeter roads are used to access the Guard Towers, for security checks, and by maintenance staff. Between 2015 and 2017 this pipe has needed repair on six separate occasions. This project will help keep heat and hot water to the Restricted Housing Unit.

Budget/Schedule:

Construction	\$593,600
Design	\$33,800
DFDM Mgt	\$26,200
Contingency	\$59,400
TOTAL	\$713,000

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

Previous Action: None.

BUILDING COMMISSION REQUESTS / ITEMS

April 11, 2018

Subcommittee

Full Commission

Department of Health Services

10. Mendota Mental Health Institute – Lorenz Hall Secure Treatment Unit Phase 2 – Request the following:

- a) Approve the Design Report; and
- b) Authority to construct the Lorenz Hall Secure Treatment Unit Phase 2 project for an estimated total cost of \$17,972,000 (\$16,972,000 GFSB and \$1,000,000 PR-CASH).

This project was enumerated in 2017 Wisconsin Act 59 for \$17,972,000 (\$16,972,000 GFSB and \$1,000,000 PR-CASH).

Subcommittee	Full Commission

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

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 the following:

- a) Approve the Design Report; and
- b) Authority to construct the Lorenz Hall Secure Treatment Unit Phase 2 project for an estimated total cost of \$17,972,000 (\$16,972,000 GFSB and \$1,000,000 PR-CASH).

PROJECT NUMBER: 13L2I-01

PROJECT DESCRIPTION:

This project will remodel 67,700 SF at Lorenz Hall and convert the remaining two living units from civil to forensic use. The lower level of Lorenz Hall will be converted from its original use as classroom space into program space for forensic patients and staff offices. The two upper levels will be remodeled to accommodate 40 forensic patients. Sections of the interior will be demolished to building steel and rebuilt. Surface finishes will be updated for increased durability. Mechanical, electrical and plumbing systems will be replaced or renovated. New air handling units and a fully ducted supply and return air system will be installed. The electrical system will be segregated to comply with current codes. Power devices will be replaced with tamper resistant fixtures and all lighting will be replaced with LED fixtures. Structured cabling will be replaced to support applications that require high speed data transmission. The existing plumbing system will be replaced. New and remodeled toilet and shower rooms will be equipped vandal resistant fixtures. Security will be enhanced with new video surveillance and door access control systems.

PROJECT JUSTIFICATION:

This project is needed to provide additional space to serve an increasing forensic population being sent to the State by the courts for assessment and treatment to competency programing. The Department of Health Services is statutorily required to serve forensic patients ordered by the courts to obtain mental health evaluation or treatment as part of a criminal proceeding.

Lorenz Hall was constructed in 1956 to treat civil patients with low security requirements. The building is structurally sound but requires modifications to accommodate a forensic population. The improvements to Lorenz Hall will provide a secure treatment environment for patients and staff. The project will provide additional beds so that the facility can accept and treat additional patients as required by law.

BUDGET/SCHEDULE:

Construction	\$13,784,000
Design	\$1,158,000
DFDM Mgt	\$618,000
Contingency	\$1,654,000
Equipment	\$689,000
Other Fees	\$69,000
TOTAL	\$17,972,000

SBC Approval	Apr 2018
A/E Selection	Apr 2017
Design Report	Apr 2018
Bid Opening	Nov 2018
Start Construction	Jan 2019
Substantial Completion	Mar 2020
Final Completion	Sep 2020

PREVIOUS ACTION: This project was enumerated in 2017 Wisconsin Act 59 for \$17,972,000 (\$16,972,000 GFSB 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

April 11, 2018

Lorenz Hall West Secure Treatment Units
Mendota Mental Health Institute
Madison, WI

Project Number: 13L2I-01

For the: Department of Health Services

Project Manager: Lois Braun-Oddo

Architect/Engineer: Dorschner | Associates, Inc.
Madison, WI

1. Project Description:

This project will remodel 67,700 SF at Lorenz Hall and convert the remaining two living units from civil to forensic use. The lower level of Lorenz Hall will be converted from its original use as classroom space into program space for forensic patients and staff offices. The two upper levels will be remodeled to accommodate 40 forensic patients. Sections of the interior will be demolished to building steel and rebuilt. Surface finishes will be updated for increased durability. Mechanical, electrical and plumbing systems will be replaced or renovated. New air handling units and a fully ducted supply and return air system will be installed. The electrical system will be segregated to comply with current codes. Power devices will be replaced with tamper resistant fixtures and all lighting will be replaced with LED fixtures. Structured cabling will be replaced to support applications that require high speed data transmission. The existing plumbing system will be replaced. New and remodeled toilet and shower rooms will be equipped vandal resistant fixtures. Security will be enhanced with new video surveillance and door access control systems.

2. Authorized Budget and Funding Source:

This project was enumerated in 2017 Wisconsin Act 59 for \$17,972,000 (\$16,972,000 GFSB and \$1,000,000 PR-CASH).

3. Schedule:

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

4. Budget Summary:

Construction:	\$13,784,000
A/E Fees:	\$1,158,000
DFDM Mgmt:	\$618,000
Contingency	\$1,654,000
Equipment	\$689,000
Other Fees	\$69,000
Total Project Cost	\$17,972,000

BUILDING COMMISSION REQUESTS / ITEMS

April 11, 2018

Subcommittee

Full Commission

11. Mendota Mental Health Institute – Boiler Replacement –

Request the following:

- a) Approve the Design Report;
- b) Authority to increase the project budget by \$352,000 GFSB; and
- c) Authority to construct the Boiler Replacement project for an estimated total cost of \$6,075,000 GFSB.

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

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

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

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 the following:

- a) Approve the Design Report;
- b) Authority to increase the project budget by \$352,000 GFSB; and
- c) Authority to construct the Boiler Replacement project for an estimated total cost of \$6,075,000 GFSB.

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. The project will demolish and replace the existing boiler and install the necessary water, steam, natural gas piping, and electrical connections. A new fuel oil tank and fuel oil system will be installed. New controls will be installed to allow the new boiler to interface with the other boilers in the heating plant.

PROJECT JUSTIFICATION:

This project is needed to provide a reliable source of heating and process steam. The heating plant at Mendota Mental Health Institute (MMHI) 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. A licensed hospital is required to meet requirements to maintain life safety of the patients in its care in order to maintain its accreditation.

BUDGET/SCHEDULE:

Construction	\$4,704,200
Design	\$388,900
DFDM Mgt	\$216,400
Contingency	\$705,500
Other Fees	\$60,000
TOTAL	\$6,075,000

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

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

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

DESIGN REPORT

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

April 11, 2018

Heating Plant Boiler Replacement
Mendota Mental Health Institute
Madison, WI

Project Number: 17C1U

For the: Department of Health Services

Project Manager: Jerome Jansen

Architect/Engineer: I & S Group
Green Bay, WI

1. 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. 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.

2. Authorized Budget and Funding Source:

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

3. Schedule:

Bid Opening Boiler Purchase	Jun 2018
Bid Opening Construction	Sep 2018
Start of Construction	Dec 2018
Substantial Completion / Occupancy	Dec 2020

4. Budget Summary:

Construction	\$4,704,200
A/E Fees	\$376,900
DFDM Mgmt	\$216,400
Contingency	\$705,500
Commissioning	\$12,000
Other Fees	\$60,000
Total Project Cost	\$6,075,000

BUILDING COMMISSION REQUESTS / ITEMS

April 11, 2018

Subcommittee	Full Commission
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12. Various All Agency Projects – Request the following:

- a) Construct various All Agency maintenance and repair projects for an estimated total cost of \$8,537,300 (\$3,498,800 GFSB and \$5,038,500 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		\$5,098,800
SRSTC	Air Tempering (\$724,800 GFSB; \$1,400,000 PR-CASH)	\$2,124,800
WRC	Hughes Bldg “B” Air Tempering (\$1,574,000 GFSB; \$1,400,000 PR-CASH)	\$2,974,000
 Utility Repair and Renovation		 \$3,438,500
CWC	Structured Cabling Improv (\$259,400 GFSB; \$1,979,100 PR-CASH)	\$2,238,500
SWC	Steam/Condensate Line Repl (\$1,200,000 GFSB)	\$1,200,000

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

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 authority to:

- a) Construct various All Agency maintenance and repair projects for an estimated total cost of \$8,537,300 (\$3,498,800 GFSB and \$5,038,500 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
Sand Ridge Secure Treatment Center (Juneau Co.)	14F2B	Air Tempering	\$724,800	\$1,400,000	\$2,124,800
Wisconsin Resource Center (Winnebago Co.)	14F2C	Hughes Building "B" Air Tempering	\$1,574,000	\$1,400,000	\$2,974,000
Facility Maintenance and Repair Total			\$2,298,800	\$2,800,000	\$5,098,800

Utility Repair and Renovation					
LOCATION	PROJ. NO.	PROJECT TITLE	GFSB	PR-CASH	TOTAL
Central Wisconsin Center (Dane Co.)	18A3I	Structured Cabling Improvements	\$259,400	\$1,979,100	\$2,238,500
Southern Wisconsin Center (Racine Co.)	17K1M	Steam and Condensate Line Replacement	\$1,200,000	\$0	\$1,200,000
Utility Repair and Renovation Total			\$1,200,000	\$2,238,500	\$3,438,500

Sand Ridge Secure Treatment Center – Air Tempering (14F2B):

Project Description and Justification:

This project will provide air tempering for patient living units, support space and common assembly areas in three buildings to reduce humidity and heat during hot weather.

Work will include the installation of rooftop cooling units on individual buildings and the addition of cooling coils in existing air handling units. The existing electrical and HVAC distribution system will be modified and controls will be augmented in order to maintain temperature in the existing areas.

This project is required to reduce heat and humidity levels that may interfere with treatment. Sand Ridge Secure Treatment Center is a secure mental health facility for the detention, evaluation, and institutional care for individuals with a mental disorder that predisposes them to commit acts of sexual violence. On admission, patients are assessed for cognitive and functional levels and level of mental disorder. Based upon this assessment, patients are placed in a treatment track designed to address individual treatment needs to lower their risk of reoffending. The patient living units and patient common areas have no air tempering. Many of the patients are on psychotropic medications to treat their mental illness. Because psychotropic medications can limit the patient’s ability to maintain proper body temperature, these individuals can suffer serious medical consequences when located in areas where the temperature and humidity levels are not maintained at an acceptable level.

Budget/Schedule:

Construction	\$1,688,600
Design	\$193,000
DFDM Mgt	\$74,300
Contingency	\$168,900
TOTAL	\$2,124,800

SBC Approval	Apr 2018
A/E Selection	Jul 2014
Bid Opening	Aug 2018
Start Construction	Nov 2018
Substantial Completion	Apr 2019
Final Completion	Oct 2019

Previous Action: None.

Wisconsin Resource Center – Hughes Building “B” Air Tempering (14F2C):

Project Description and Justification:

This project will provide air tempering for Building B Unit 8 and the Core Area of Building B to reduce humidity and heat during hot weather. Work will include the installation of a new packaged air handling unit located on the roof and a new ducted HVAC system to distribute tempered air. The project will extend chilled water piping from an existing chiller in the Women’s Resource Center to provide a source of chilled water for cooling. The existing electrical system will be modified and direct digital controls will be augmented in order to maintain temperature in the existing areas.

This project is required to improve the environment to treat the psychiatric illnesses of prisoners sent to the Wisconsin Resource Center (WRC). The WRC is a secure facility providing individualized mental health services to offenders transferred from the Department of Corrections medium and maximum-security institutions. WRC's mission is to provide

specialized mental health care, treatment, rehabilitation, education and supervision to offenders serving criminal sentences with the DOC whose disability-based behavior poses a problem to themselves or to others in a correctional environment or for whom the correctional environment may not have the appropriate resources to address their treatment needs. The patient living units and patient common areas have no air tempering. Many of the patients are on psychotropic medications to treat their mental illness. Because psychotropic medications can limit the patient's ability to maintain proper body temperature, these individuals can suffer serious medical consequences when located in areas where the temperature and humidity levels are not maintained at an acceptable level.

Budget/Schedule:

Construction	\$2,310,000
Design	\$228,400
DFD Mgt	\$105,600
Contingency	\$330,000
TOTAL	\$2,974,000

SBC Approval	Apr 2018
A/E Selection	Jul 2014
Bid Opening	Aug 2018
Start Construction	Nov 2018
Substantial Completion	Apr 2019
Final Completion	Oct 2019

Previous Action: None.

Central Wisconsin Center – Structured Cabling Improvements (18A3I):

Project Description and Justification:

This project will upgrade the structured cabling at select buildings and in the tunnels at Central Wisconsin Center (CWC). Construction includes the installation of in-building structured cabling at the Hospital Administration Building, Food Service, Murphy Hall, Building #1, Building #2, Building #3, Building #4, basement of Building #5, and Infirmary Building #7 and 8 to support high speed data transmission. The new cabling will include workstation data outlets and wireless access points in each of the buildings. Structured cabling in the tunnels will be added to support wireless access.

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

Budget/Schedule:

Construction	\$1,878,400
Design	\$89,500
DFDM Mgt	\$82,700
Contingency	\$187,900
TOTAL	\$2,238,500

SBC Approval	Apr 2018
A/E Selection	Apr 2017
Bid Opening	Jun 2018
Start Construction	Jul 2018
Substantial Completion	Dec 2018
Final Completion	Mar 2019

Previous Action: None.

Southern Wisconsin Center – Steam and Condensate Line Replacement (17K1M):

Project Description and Justification:

This project will upgrade steam and condensate distribution piping in two areas of the SWC campus. Approximately 250 feet of steam and condensate piping between Pit 19 and Pit 22 will be replaced with new steam and condensate piping in direct buried conduit. Pit 22 will be demolished and reconstructed. The new steam vault will include electrical power for lighting and a sump pump. Sections of parking lots and sidewalks disturbed by this project will be replaced. Approximately 310 feet of steam and condensate lines from Pit 27 to the Maintenance Services Building will also be replaced with new piping in direct buried conduits.

This project is required to assure the adequacy of the steam supply throughout the campus for heating and the production of domestic hot water. The existing piping is one of the few remaining sections of the distribution system that has not been replaced since its original installation. Pit 22 is in poor condition with spalling concrete walls and structural support steel that has corroded through at the base. The existing condensate line near Pit 27 has developed a leak and continues in operation with a temporary repair. Replacing these sections of the distribution system will maintain a reliable supply of steam to the campus and all three state agencies that rely on it. Because this project renovates the utility system that services multiple agencies, the project will be cost-shared in the all agency program by the three agencies as follows: DHS \$600,000, DOC \$300,000, and DVA \$300,000.

Budget/Schedule:

Construction	\$954,000
Design	\$60,800
DFDM Mgt	\$43,600
Contingency	\$135,000
Other Fees	\$6,600
TOTAL	\$1,200,000

SBC Approval	Apr 2018
A/E Selection	Dec 2017
Bid Opening	Jun 2018
Start Construction	July 2018
Substantial Completion	Nov 2018
Final Completion	Apr 2019

Previous Action: None.

April 11, 2018

Subcommittee	Full Commission
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Department of Military Affairs

13. Wausau Armory – Field Maintenance Shop – Request authority to increase the project budget for the new Field Maintenance Shop by \$135,000 EX-GFSB for a revised total project budget of \$15,973,375 (\$13,362,875 FED and \$1,734,500 GFSB).

In May 2011, the SBC approved the Design Report and authority to construct the facility for an estimated total cost of \$14,962,375 (\$1,599,500 GFSB and \$13,362,875 FED).

In September 2010, the SBC approved the purchase of 48.48 acres on the east side of Wausau (Town of Maine, Marathon County) for \$853,400 GFSB.

In April 2010, the SBC approved the release of \$346,500 BTF-Planning to prepare preliminary plans and a design report to construct a FMS for an estimated total cost of \$12,767,500 (\$11,168,000 FED and \$1,599,500 GFSB).

This project was re-enumerated in 2009 Wisconsin Act 28 for \$12,767,500 (\$1,599,500 GFSB and \$11,168,000 FED) to construct a new FMS #13, which would replace the existing facility.

This project was enumerated in 2005 Wisconsin Act 25 for \$6,579,800 (\$385,800 GFSB and \$4,194,000 FED) to construct a 22,600 GSF addition to the existing FMS #13.

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

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

LOCATION: Wausau, Marathon County

PROJECT REQUEST: Request authority to increase the project budget for the new Field Maintenance Shop by \$135,000 EX-GFSB for a revised total project budget of \$15,973,375 (\$13,362,875 FED and \$1,734,500 GFSB).

PROJECT NUMBER: 09G3P

PROJECT DESCRIPTION:

This project to construct a new Field Maintenance Shop (FMS) in Wausau was approved for construction by the SBC in May 2011. The approved request did not accurately reflect the amount of GFSB available for the project. Previously, the SBC approved the purchase of land for the new FMS in April 2010 using the same enumeration amount. The funding for the land purchase was not accurately accounted for in the SBC request to construct the FMS project. While the project was completed with an overall cost savings, it was not enough to cover this accounting error. As a result, the project is currently in a bond funds deficit of \$134,336 GFSB. This administrative accounting error was discovered during a regular post construction project audit. Approval of this request will correct this error and appropriately fund the project as intended by the SBC action in May 2011.

PROJECT JUSTIFICATION:

DOA Legal counsel has advised the SBC was not given the opportunity to truly opine on the total cost of this project because of the administrative accounting error in the 2011 SBC request. Therefore, the SBC should be given the opportunity to either approve or disapprove this request for the use of bond funds and reconcile the project accounting.

PREVIOUS ACTION: In May 2011, the SBC approved the Design Report and authority to construct the facility for an estimated total cost of \$14,962,375 (\$1,599,500 GFSB and \$13,362,875 FED).

In September 2010, the SBC approved the purchase of 48.48 acres on the east side of Wausau (Town of Maine, Marathon County) for \$853,400 GFSB.

In April 2010, the SBC approved the release of \$346,500 BTF-Planning to prepare preliminary plans and a design report to construct a FMS for an estimated total cost of \$12,767,500 (\$11,168,000 FED and \$1,599,500 GFSB).

This project was re-enumerated in 2009 Wisconsin Act 28 for \$12,767,500 (\$1,599,500 GFSB and \$11,168,000 FED) to construct a new FMS #13, which would replace the existing facility.

This project was enumerated in 2005 Wisconsin Act 25 for \$6,579,800 (\$385,800 GFSB and \$4,194,000 FED) to construct a 22,600 GSF addition to the existing FMS #13.

BUILDING COMMISSION REQUESTS / ITEMS

April 11, 2018

Subcommittee	Full Commission

- 14. Menomonie Armory – Roof Replacement - Request authority to construct the Menomonie Armory Roof Replacement project for an estimated total cost of \$310,000 (\$166,900 GFSB and \$143,100 FED).

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

AGENCY: Department of Military Affairs

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

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

LOCATION: Menomonie, Dunn County

PROJECT REQUEST: Request authority to construct the Menomonie Armory Roof Replacement project for an estimated total cost of \$310,000 (\$166,900 GFSB and \$143,100 FED).

PROJECT NUMBER: 17D2F

PROJECT DESCRIPTION:

This project will replace the entire roof with materials to provide a 50-year limited warranty. The work includes replacing approximately 9,000 SF of existing built-up roofing system with a fully adhered 60 mil EPDM roofing system over 30 R-value insulation on existing decking. It will replace approximately 6,300 SF of asphalt shingles with new Architectural Grade asphalt shingles and sheathing over existing insulated and vented roof. Existing clerestory windows will be replaced with impact resistant windows due to the increased depth of new roof insulation.

PROJECT JUSTIFICATION:

The existing roof is original to the building and was constructed in 1967. It has reached the end of its useful life and has been patched and or repaired several times; once in 1978 and again in 1992. A complete roof replacement is now recommended.

BUDGET/SCHEDULE:

Construction	\$246,000
Design	\$30,300
DFDM Mgt	\$10,800
Contingency	\$22,900
TOTAL	\$310,000

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

PREVIOUS ACTION: None.

April 11, 2018

Subcommittee

Full Commission

Department of Natural Resources

15. Various All Agency Projects – Request the following:

- a) Authority to construct various All Agency maintenance and repair projects for an estimated total cost of \$988,100 (\$481,500 GFSB and \$506,600 STWD);
- b) Transfer all approved GFSB All Agency Allocations to the DNR Infrastructure Maintenance appropriation; and
- c) Permit the Division of Facilities Development and Management to adjust individual project budgets.

Facility Maintenance and Repair		\$988,100
LWSR	Mazo Day Use Area/Canoe Access (\$506,600 STWD)	\$506,600
CFSP	Wastewater Treatment Fac Repair (\$481,500 GFSB)	\$481,500

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

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 \$988,100 (\$481,500 GFSB and \$506,600 STWD);
- b) Transfer all approved GFSB All Agency Allocations to the DNR Infrastructure Maintenance appropriation; and
- c) Permit the Division of Facilities Development and Management to adjust individual project budgets.

Facility Maintenance and Repair					
LOCATION	PROJ. NO.	PROJECT TITLE	GFSB	STWD	TOTAL
Lower Wisconsin State Riverway (Dane Co.)	17F1H	Mazomanie West Day Use Area and Canoe Access	\$0	\$506,600	\$506,600
Copper Falls State Park (Ashland Co.)	16B2G	Wastewater Treatment Facility Repairs	\$481,500	\$0	\$481,500
Facility Maintenance and Repair Total			\$481,500	\$506,600	\$988,100

Lower Wisconsin State Riverway – Mazomanie West Day Use Area and Canoe Access (17F1H):

Project Description and Justification:

This project constructs a day-use area that includes new and renovated gravel roadways, renovations to existing gravel parking areas, a new canoe landing, gravel pathways, trail development, and picnic areas.

Development of this public day use area is consistent with the master planning for the state riverway. It is an agency priority and will mitigate significant health and safety issues at property.

Budget/Schedule:

Construction	\$317,000
Design	\$39,800
DFDM Mgt	\$14,000
Contingency	\$31,600
Equipment	\$84,000
Other Fees	\$20,200
TOTAL	\$506,600

SBC Approval	Apr 2018
A/E Selection	Jul 2017
Bid Opening	Jun 2018
Start Construction	Aug 2018
Substantial Completion	Nov 2018
Final Completion	Dec 2018

Previous Action: None.

Copper Falls State Park – Wastewater Treatment Facility Repairs (16B2G):**Project Description and Justification:**

This project includes the construction of a new private on-site wastewater treatment system serving the shelter/concession building and toilet building. Currently, the existing wastewater treatment system is over 70 years old and failing to meet current wastewater discharge permit levels. The new system will handle a design flow of approximately 1,500 gallons per day from the restroom and kitchen facilities. Wastewater from the shelter/concession building food service will require a holding tank and will be treated offsite. The restroom wastewater will be treated on site with a conventional in-ground septic system.

This project is necessary to meet current and future wastewater discharge permit levels for the Copper Falls State Park wastewater treatment facility.

Budget/Schedule:

Construction	\$374,100
Design	\$57,200
DFDM Mgt	\$16,100
Contingency	\$26,200
Other Fees	\$7,900
TOTAL	\$481,500

SBC Approval	Apr 2018
A/E Selection	Mar 2016
Bid Opening	Jul 2018
Start Construction	Sep 2018
Substantial Completion	Nov 2018
Final Completion	Dec 2018

Previous Action: None.

April 11, 2018

Subcommittee	Full Commission
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Department of Veterans Affairs

16. Wisconsin Veterans Home at King – John R. Moses Skilled Nursing Facility – Request the following:
- a) Approve the Design Report; and
 - b) Authority to construct the John R. Moses Skilled Nursing Facility for an estimated total cost of \$81,230,000 (\$28,000,000 PRSB, \$1,230,000 EX-GFSB, and \$52,000,000 FED).

This project was enumerated in 2013 Wisconsin Act 187 which designated the name: John R. Moses Skilled Nursing Facility. Funding of \$80,000,000 (\$28,000,000 PRSB and \$52,000,000 FED) was appropriated in 2015 Wisconsin Act 55. The Building 503 Renovations were enumerated in the 2015 Wisconsin Act 55 for \$1,230,000 EX-GFSB.

In December 2015, the SBC authorized the release of \$2,400,000 Building Trust Funds (BTF) for planning and preliminary design.

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

AGENCY: Department of Veterans Affairs

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

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

LOCATION: Wisconsin Veterans Home at King, Waupaca County

PROJECT REQUEST: Request the following:

- a) Approve the Design Report; and
- b) Authority to construct the John R. Moses Skilled Nursing Facility for an estimated total cost of \$81,230,000 (\$28,000,000 PRSB, \$1,230,000 EX-GFSB, and \$52,000,000 FED).

PROJECT NUMBER: 14A2N

PROJECT DESCRIPTION:

This project constructs a 192-bed skilled nursing facility at Wisconsin Veterans Home at King to serve the long-term care needs of eligible veterans and their spouses. The facility's design is based on current skilled nursing trends, DHS Division of Quality Assurance, and USDVA guidelines to provide best practice care and security.

The design provides a home-like, residential environment with 16 households of 12 member rooms each. Each single member room contains a private bath with shower. One room per household serves bariatric residents. Food service, nursing operations and administration areas are included and connected to the existing tunnel system for member and service transport.

As part of this project, three existing buildings will be demolished. Site development work includes new utility connections for the new building and reconnection of disrupted utilities to existing buildings.

PROJECT JUSTIFICATION:

After 125 years, many campus systems and buildings are aging and in need of repair or replacement. Four hundred of the 721 skilled nursing beds on the King campus are in buildings constructed over 50 years ago, prior to many advancements in long-term care delivery and technology.

Individuals seeking skilled nursing care are demanding single rooms with a more home-like setting, which is also helpful in dealing with the ever-growing population of members requiring care for dementia. This new home will replace Stordock Hall with a facility that meets current long-term care needs and contemporary skilled care design requirements.

The Building 503 (Nurses Quarters) Renovations were enumerated in the 2015 Wisconsin Act 55 for \$1,230,000 EX-GFSB. Upon further review, it was determined that Building 503 was not suitable for renovation. This building will now be demolished as part of the footprint for the new skilled nursing facility. The funding enumerated in this project will be repurposed for the costs associated with site development and utility work.

WDVA has submitted a grant application to the USDVA State Homes Construction Grant Program to fund up to 65% of the project. The project is listed on the USDVA Veterans Home Grant program priority list. A 2017 letter from the USDVA assured available federal funding for the Moses Skilled Nursing Facility. The final grant award will be based on the project bids received.

BUDGET/SCHEDULE:

Construction	\$64,000,000
Design	\$4,936,000
DFDM Mgt	\$2,688,000
Contingency	\$3,200,000
Equipment	\$6,098,000
Other Fees	\$308,000
TOTAL	\$81,230,000

SBC Approval	Apr 2018
A/E Selection	Mar 2015
Bid Opening	Sep 2018
Start Construction	Nov 2018
Substantial Completion	Dec 2020
Final Completion	Jan 2021

PREVIOUS ACTION: This project was enumerated in 2013 Wisconsin Act 187 which designated the name: John R. Moses Skilled Nursing Facility. Funding of \$80,000,000 (\$28,000,000 PRSB and \$52,000,000 FED) was appropriated in 2015 Wisconsin Act 55. The Building 503 Renovations were enumerated in the 2015 Wisconsin Act 55 for \$1,230,000 EX-GFSB.

In December 2015, the SBC authorized the release of \$2,400,000 Building Trust Funds (BTF) for planning and preliminary design.

DESIGN REPORT

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

April 11, 2018

John R. Moses Skilled Nursing Facility
Wisconsin Veterans Home - King
Farmington, WI

Project Number: 14A2N

For the: Department of Veterans Affairs

Project Manager: Bill Napier

Architect/Engineer: Eppstein Uhen Architects
Milwaukee, WI

1. Project Description:

This project constructs a 192-bed skilled nursing facility to serve the long-term care needs of eligible veterans and their spouses. The facility's design is based on current skilled nursing trends, DHS Division of Quality Assurance, and USDVA guidelines to provide best practice care and security.

The design provides home-like, residential environment with 16 households of 12 member rooms each. Each single member room contains a private bath with shower. One room per household serves bariatric residents. Food service, nursing operations and administration areas are included and connected to the existing tunnel system for member and service transport.

As part of this project, three existing buildings would be demolished. Site development work includes new utility connections for the new building and reconnection of disrupted utilities to existing buildings.

2. Authorized Budget and Funding Source:

The Skilled Nursing Facility was enumerated in the 2015 Wisconsin Act 55 for \$80,000,000 (\$28,000,000 EX-PRSB and \$52,000,000 FED).

The Building 503 Renovations was enumerated in the 2015 Wisconsin Act 55 for \$1,230,000 EX-GFSB.

3. Schedule:

Bid Opening	Sep 2018
Start of Construction	Nov 2018
Substantial Completion / Occupancy	Dec 2020

4. Budget Summary:

Construction	\$64,000,000
A/E Fees	\$4,936,000
DFDM Mgmt	\$2,688,000
Contingency	\$3,200,000
Equipment:	\$6,098,000
Other Fees	\$308,000
Total Project Cost	\$81,230,000

BUILDING COMMISSION REQUESTS / ITEMS

April 11, 2018

Subcommittee

Full Commission

17. Wisconsin Veterans Home at King – Marden Retaining Wall - Request authority to construct the Marden Retaining Wall for an estimated total cost of \$318,900 PR-CASH.

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

AGENCY: Department of Veterans Affairs

DVA CONTACT: Angie Reindl, (608) 266-3917, Angela.Reindl@dva.wisconsin.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 the Marden Retaining Wall for an estimated total cost of \$318,900 PR-CASH.

PROJECT NUMBER: 17H11

PROJECT DESCRIPTION:

This project will remove the existing keystone landscape retaining wall and original stone wall and replace with a new cast-in-place concrete retaining wall.

PROJECT JUSTIFICATION:

The existing concrete wall was installed without tie backs causing the wall to fail after significant rainfall. The retaining wall failure has caused the closure of two accessible and eight regular parking spaces. The sidewalks above and below the retaining wall have also been closed limiting travel options for the homes members, guests, volunteers and staff.

BUDGET/SCHEDULE:

Construction	\$254,000
Design	\$18,200
DFDM Mgt	\$11,200
Contingency	\$25,400
Equipment	\$10,100
TOTAL	\$318,900

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

PREVIOUS ACTION: None.

April 11, 2018

Subcommittee

Full Commission

HIGHER EDUCATION

The University of Wisconsin

18. UW-Madison – Babcock Hall Dairy Plant and Center for Dairy Research Addition - Request authority to increase the project budget for the Babcock Hall Dairy Plant and Center for Dairy Research Addition project by \$12,500,000 (\$6,250,000 EX-GFSB and \$6,250,000 PR-CASH) for a revised estimated total cost of \$46,920,000 (\$22,210,000 GFSB, \$18,460,000 GIFTS and \$6,250,000 PR-CASH).

The project was enumerated in 2013 Wisconsin Act 20 for \$31,920,000 (\$15,960,000 GFSB and \$15,960,000 GIFTS).

In December 2015, the SBC approved the Design Report and authority to: (1) demolish the Science House; (2) increase the project budget by \$2,500,000 GIFTS; and (3) construct the Babcock Hall (and Center for Dairy Research) project for a revised estimated total cost of \$34,420,000 (\$15,960,000 GFSB and \$18,460,000 GIFTS).

Subcommittee	Full Commission

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

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-Madison, Dane County

PROJECT REQUEST: Request authority to increase the project budget for the Babcock Hall Dairy Plant and Center for Dairy Research Addition project by \$12,500,000 (\$6,250,000 EX-GFSB and \$6,250,000 PR-Cash) for a revised estimated total cost of \$46,920,000 (\$22,210,000 GFSB, \$18,460,000 GIFTS and \$6,250,000 PR-CASH).

PROJECT NUMBER: 13A2U

PROJECT DESCRIPTION:

This project will construct a three-story addition and remodel portions of Babcock Hall to house the Center for Dairy Research. The project will demolish 2,770 GSF of space within Babcock Hall, demolish the 3,200 GSF Science House, construct an approximately 48,569 GSF addition to the west of the existing building, and renovate approximately 28,905 GSF of space in the existing building. The renovation and addition will provide a state-of-the-art production, teaching, and research facility for both the Department of Food Sciences' Dairy Plant and the Center for Dairy Research (CDR).

PROJECT JUSTIFICATION:

The project will address infrastructure deficiencies and functional issues within the Dairy Plant, as well as provide additional research and instructional space to serve the expanding programs within the Center for Dairy Research. This project will provide a much needed modernization of the 1950s era research and processing facility, which has not been renovated since its original construction. The facility no longer meets current health code standards and regulations for dairy plant construction and operation. This non-compliance puts the plant in danger of being closed by regulators in the near future if deficiencies are not corrected.

There are also functional problems that compromise health and safety. Currently, the raw milk storage tanks and processing equipment are on the open floor. Modern standards of dairy plant design require storage tanks to be physically separated to minimize the risk of pathogenic bacteria from the raw milk cross-contaminating finished dairy products and causing consumer illness and potential product recalls. There currently is no ability to separate research projects from the consumer product manufacturing area, which therefore also poses the potential risk for cross-contamination. Plant security is also an issue with too many poorly secured access points. The work area for accommodating short course participants is unsafe due to crowded conditions as well as exposure to steam lines, corroded electrical outlets, and chemicals.

As the project proceeded to final design and bidding phase the complexity of the project's scope became more defined than at the design report stage. This resulted in some additional review and re-design activities requiring more time for design to satisfy the vision for the project. Additionally, the complexity of the project and its high standard for specialized construction of the dairy research laboratory space and the current bidding climate have led to the cost increase that was reflected in the bids. This increase will allow DFDM to accept bids received and re-establish an appropriate post bid contingency to accommodate any unforeseen conditions that may occur during construction.

BUDGET/SCHEDULE:

Construction	\$38,942,600
Design	\$3,293,500
DFDM Mgt	\$1,647,700
Contingency	\$2,251,700
Equipment	\$165,000
Other Fees	\$619,000
TOTAL	\$46,920,000

SBC Approval	Apr 2018
A/E Selection	Nov 2013
Design Report	Dec 2015
Bid Opening	Mar 2018
Start Construction	May 2018
Substantial Completion	Nov 2020
Final Completion	Jan 2021

PREVIOUS ACTION: The project was enumerated in 2013 Wisconsin Act 20 for \$31,920,000 (\$15,960,000 GFSB and \$15,960,000 GIFTS).

In December 2015, the SBC approved the Design Report and authority to: (1) demolish the Science House; (2) increase the project budget by \$2,500,000 GIFTS; and (3) construct the Babcock Hall (and Center for Dairy Research) project for a revised estimated total cost of \$34,420,000 (\$15,960,000 GFSB and \$18,460,000 GIFTS).

BUILDING COMMISSION REQUESTS / ITEMS

April 11, 2018

Subcommittee	Full Commission
<p>19. <u>UW-Madison – Meat Science and Muscle Biology Laboratory</u> - Request authority to increase the project budget for the Meat Science and Muscle Biology Laboratory project by \$3,700,000 (\$1,500,000 GFSB and \$2,200,000 PR-CASH) for a revised estimated total cost of \$49,477,000 (\$24,377,000 GFSB, \$22,900,000 GIFTS, and \$2,200,000 PR-CASH).</p> <p>This project was enumerated in 2013 Wisconsin Act 20 for \$42,877,000 (\$22,877,000 GFSB and \$20,000,000 GIFTS).</p> <p>In February 2016, the SBC approved the Design Report and authority to: (1) demolish the Seed Building; (2) increase the project budget by \$2,900,000 GIFTS; and (3) construct the Meat Science and Muscle Biology Laboratory project for a revised estimated total cost of \$45,777,000 (\$22,877,000 GFSB and \$22,900,000 GIFTS).</p>	

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

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-Madison, Dane County

PROJECT REQUEST: Request authority to increase the project budget for the Meat Science and Muscle Biology Laboratory project by \$3,700,000 (\$1,500,000 GFSB and \$2,200,000 PR-CASH) for a revised estimated total cost of \$49,477,000 (\$24,377,000 GFSB, \$22,900,000 GIFTS, and \$2,200,000 PR-CASH).

PROJECT NUMBER: 13I2Y

PROJECT DESCRIPTION:

This project constructs a new 67,540 GSF building for the Meat Science program at UW-Madison. The new facility will house a meat laboratory, lecture/demonstration suite, BSL2 laboratory suite, teaching and research laboratories as well as office and support spaces. It will also demolish the 17,750 GSF Seed Facility.

PROJECT JUSTIFICATION:

Construction on this project began in January of 2017. During the site excavation stage of the project, unforeseen conditions occurred on the jobsite. During excavation a large amount of below-grade contaminated soils were discovered that were unknown at the time of bidding. This excavation revealed that cinders from the old coal-fired plant dating back a century or more, were extensively used as fill. It was determined that these soils were unsuitable for structural bearing for the new facility and therefore had to be removed to certified landfills and new structural soil installed.

BUDGET/SCHEDULE:

Construction	\$36,636,000
Design	\$3,076,000
DFDM Mgt	\$1,544,800
Contingency	\$3,760,000
Equipment	\$3,800,000
Other Fees	\$660,200
TOTAL	\$49,477,000

SBC Approval	Apr 2018
A/E Selection	Jan 2013
Design Report	Feb 2016
Bid Opening	Sept 2016
Start Construction	Dec 2016
Substantial Completion	Jan 2019
Final Completion	Mar 2019

PREVIOUS ACTION: This project was enumerated in 2013 Wisconsin Act 20 for \$42,877,000 (\$22,877,000 GFSB and \$20,000,000 GIFTS).

In February 2016, the SBC approved the Design Report and authority to: (1) demolish the Seed Building; (2) increase the project budget by \$2,900,000 GIFTS; and (3) construct the Meat Science and Muscle Biology Laboratory project for a revised estimated total cost of \$45,777,000 (\$22,877,000 GFSB and \$22,900,000 GIFTS).

BUILDING COMMISSION REQUESTS / ITEMS

April 11, 2018

Subcommittee	Full Commission
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20. UW-Superior – Municipal Assessment – Request the following:
- a) Authority to pay an estimated municipal assessment of \$165,000 (\$115,500 GFSB and \$49,500 PR-CASH) to the Wisconsin Department of Transportation and the City of Superior, WI for street and utility improvements on US Highway 2/Belknap Street per Wis. Stat. § 66.0705(2); and
 - b) Transfer the approved GFSB All Agency allocation to the UW Infrastructure Maintenance appropriation.

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

AGENCY: University of Wisconsin

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

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

LOCATION: UW-Superior, Douglas County

PROJECT REQUEST: Request the following:

- a) Authority to pay an estimated municipal assessment of \$165,000 (\$115,500 GFSB and \$49,500 PR-CASH) to the Wisconsin Department of Transportation and the City of Superior, WI for street and utility improvements on US Highway 2/Belknap Street per Wis. Stat. § 66.0705(2); and
- b) Transfer the approved GFSB All Agency allocation to the UW Infrastructure Maintenance appropriation.

PROJECT NUMBER: 18C2N

PROJECT DESCRIPTION:

Wis. Stat. §66.0703(6) requires the state agency receiving an assessment of \$50,000 or more to submit a request for approval of the assessment to the SBC. Under this subsection, no project in which the property of the state is assessed at \$50,000 or more may be commenced and no contract on the project may be let without SBC approval of the assessment.

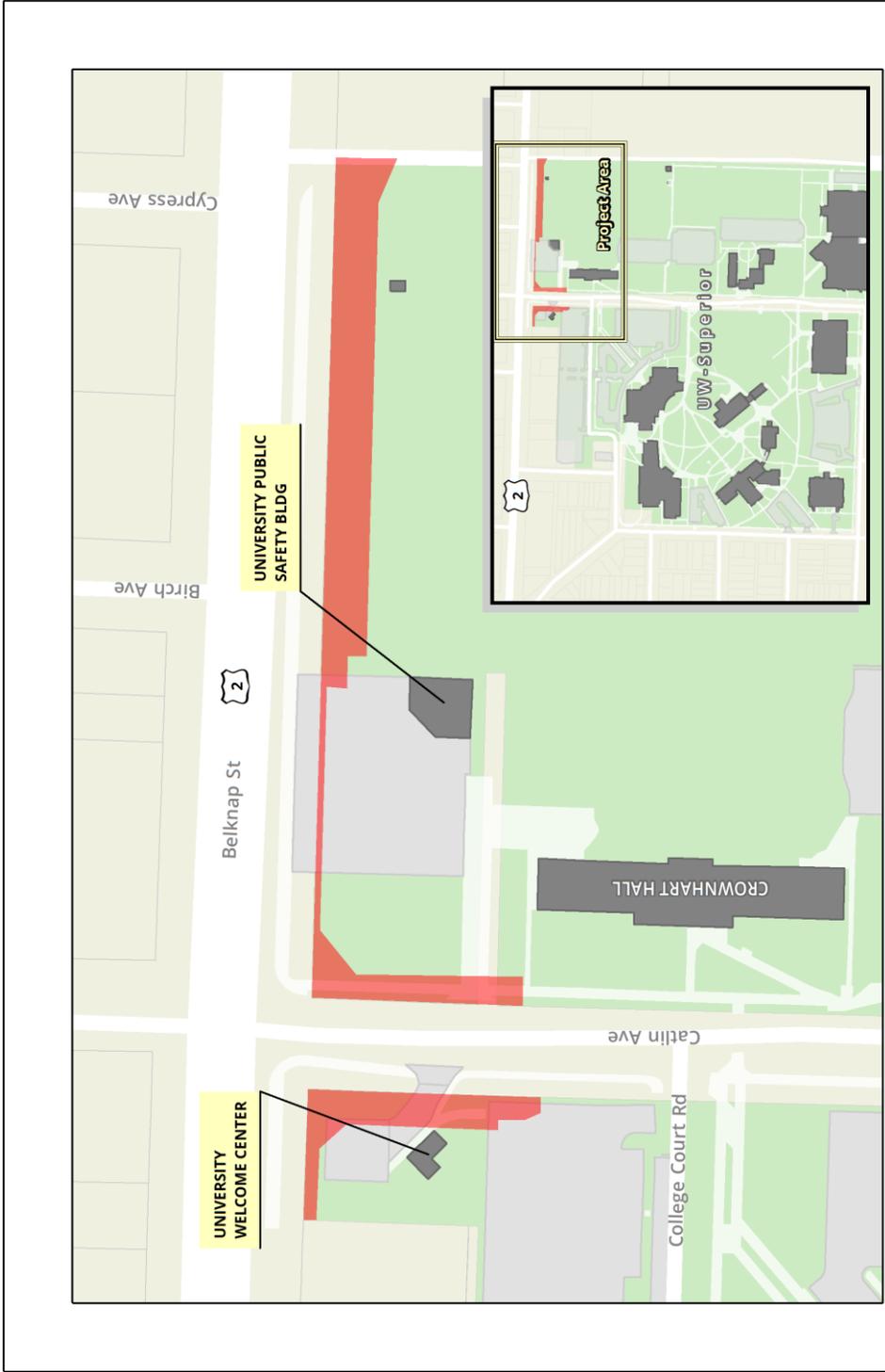
This assessment request stems from roadway improvements that will reconstruct US Hwy 2/ Belknap Street. The project reconstructs the intersection between the state highway and Belknap Street at the UW-Superior main entrance. This assessment will remediate petroleum contaminated soils from an old gas station that was located on Board of Regents-owned property within the state's easement.

PROJECT JUSTIFICATION:

This project directly benefits the campus by providing upgraded and safe pedestrian and vehicular traffic facilities along the main university entrance. The existing roadway and sidewalks are in poor condition. The City of Superior and Wisconsin DOT will replace the street sidewalk as well as the curb and gutter, construct two new campus entry signs, and a new main intersection to campus that will help to define and enhance the main entrance to campus. The assessment is based on the direct costs of the work to be completed. Timing for this project is crucial as this portion of the project will be completed by the end of the 2018 construction season.

BUDGET: Not applicable.

PREVIOUS ACTION: None.



UW-Superior

Sources: UW System Administration,
State of Wisconsin, Wisconsin State
Cartographers Office,
US Census Bureau

This map is for reference purposes only.

UW-Superior: Belknap St Improvements

- Remediation/Improvement Area
- Campus Building
- Parking Area
- UW Property

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Feet

BUILDING COMMISSION REQUESTS / ITEMS

April 11, 2018

Subcommittee	Full Commission
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21. UW-River Falls – Dairy Plant Remodel - Request authority to increase the project budget for the UW-River Falls Dairy Plant Remodel project by \$1,000,000 EX-GSFB to accept bids for a revised estimated total cost of \$1,940,000 (\$915,000 GSFB, \$1,000,000 EX-GSFB, and \$25,000 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 (\$10,000,000 GFSB, \$4,069,000 GFSB-All Agency Programmatic Remodeling and Renovation, and \$308,000 PR-CASH); and allocated \$940,000 (\$650,300 GFSB, \$264,700 GFSB All Agency Programmatic Remodeling and Renovation Funds, and \$25,000 PR-CASH) to be used for the UW-River Falls Dairy Plant Remodel.

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

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 UW-River Falls Dairy Plant Remodel project by \$1,000,000 EX-GSFB to accept bids for a revised estimated total cost of \$1,940,000 (\$915,000 GSFB, \$1,000,000 EX-GSFB, and \$25,000 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:

CAFES has actively demonstrated a commitment to providing hands-on education in dairy processing and manufacturing for nearly 40 years. In 1975, faculty and staff set up a temporary dairy processing facility in the former food service facilities in the Emogene Nelson Building. A new food science and processing facility was built and dedicated in 1982, with the food pilot plants beginning operation in 1983. With more than 30 years of continuous use in academic programming, the dairy pilot plant is in need of significant updating and renovation. The plant regularly serves numerous students in a variety of introductory and advanced courses each semester. In addition, 20 students each semester are employed part-time in the plant as part of an internship program or to complete their apprenticeship requirements for a Wisconsin Cheese Maker's License. The dairy pilot plant also accommodates outreach programming in conjunction with the dairy industry as well as housing research in dairy product development and processing.

Bids for this project were opened on March 8, 2018. There were insufficient funds in the project budget to accept the bids received. This increase will allow the project to be completed with originally approved scope and intent and provide for an appropriate post-bid contingency needed to address any unforeseen conditions that may arise during construction.

BUDGET/SCHEDULE:

Construction	\$1,354,000
Design	\$230,000
DFDM Mgt.	\$66,000
Contingency	\$250,000
Other Fees	\$40,000
TOTAL	\$1,940,000

SBC Approval	Jun 2014
A/E Selection	Apr 2015
Bid Opening	Mar 2018
Start Construction	Jun 2018
Substantial Completion	Nov 2018
Final Completion	Dec 2018

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 (\$10,000,000 GFSB, \$4,069,000 GSFB-All Agency Programmatic Remodeling and Renovation, and \$308,000 PR-CASH); and allocated \$940,000 (\$650,300 GFSB, \$264,700 GSFB All Agency Programmatic Remodeling and Renovation Funds, and \$25,000 PR-CASH) to be used for the UW-River Falls Dairy Plant Remodel.

BUILDING COMMISSION REQUESTS / ITEMS

April 11, 2018

Subcommittee

Full Commission

22. UW-Parkside – BTF-Planning Release - Request the release of \$980,000 Building Trust Funds (BTF)-Planning and \$22,000 PR-CASH to prepare a Design Report for the Wyllie Hall Renovation-Phase I project.

This project was enumerated in 2017 Wisconsin Act 59 for \$35,886,000 (\$35,201,000 GFSB and \$685,000 PRSB).

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

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-Parkside, Kenosha County

PROJECT REQUEST: Request the release of \$980,000 Building Trust Funds (BTF)-Planning and \$22,000 PR-CASH to prepare a Design Report for the Wyllie Hall Renovation-Phase I project.

PROJECT NUMBER: 17E1Q

PROJECT DESCRIPTION:

The project will renovate 101,900 GSF on levels D2, D1, and L1 of Wyllie Hall, originally constructed in 1972. It strategically combines updating building infrastructure and creating a fully integrated and accessible student services environment that supports academic success. The proposed scope will replace all obsolete life safety systems and a passenger elevator; replace or renovate building mechanical, electrical, and plumbing infrastructure on level D2; all vertical risers throughout the building; and horizontal distribution on levels D1 and L1. Modern technology infrastructure and equipment will be incorporated through building infrastructure replacements and renovations. The vertical riser renovations will allow future maintenance, repair, and renovation work to be accomplished incrementally by isolating each floor or building quadrant, thereby minimizing disruption to building operations during construction activities. A new Learning Commons will be established and the levels D1 and L1 spaces will be reorganized to improve wayfinding, accessibility, and efficiencies for the student services operations.

PROJECT JUSTIFICATION:

Academic success is a high-priority goal in the university's strategic plan. This proposed renovation of Wyllie Hall is a pivotal component of the academic success plans and represents a deliberate strategy to support the strategic focus on student persistence and completion. It also addresses the long-term financial stability of the institution, which is confronting severe budget challenges. Increased recruitment, retention, and ultimately graduation of more students are necessary to create a sustainable financial framework. This project will create a physical environment that supports these goals. The renovated spaces will address the challenges and barriers to success that students face. Specialized computer labs are currently operated in 28 scattered campus locations, resulting in inefficient space utilization and staff resource allocation. The proposed Learning Commons will help the campus address the challenge of retention and graduation rates by facilitating student access to the academic support they need in one highly visible location that includes the full array of services they need to be successful, including technology-based educational opportunities.

While the architectural and structural systems in Wyllie Hall are generally in good condition, a majority of the mechanical and electrical systems are in poor condition, have reached the end of their expected service life, and need to be replaced and/or upgraded. This project will also replace the elevator that connects Level D2 (basement) with the administrative offices in lower Level L3 (chancellor's suite). This elevator is in poor condition and is in a strategic position to be replaced by a new elevator that provides access to all levels of the building. The proposed passenger elevator replacement will eliminate the wheelchair lifts and be sized to meet current code requirements that accommodate an ambulance stretcher.

BUDGET/SCHEDULE:

Construction	\$25,120,000
Design	\$2,090,000
DFDM Mgt	\$1,156,000
Contingency	\$3,768,000
Equipment	\$3,110,000
Other Fees	\$642,000
TOTAL	\$35,886,000

SBC Approval	Apr 2018
A/E Selection	Dec 2017
Design Report	Jul 2018
Bid Opening	Jan 2021
Start Construction	Mar 2021
Substantial Completion	Jan 2023
Final Completion	Dec 2023

PREVIOUS ACTION: This project was enumerated in 2017 Wisconsin Act 59 for \$35,886,000 (\$35,201,000 GFSB and \$685,000 PRSB).

BUILDING COMMISSION REQUESTS / ITEMS

April 11, 2018

Subcommittee	Full Commission
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23. UW-System – Heating Plant All Agency Projects –

Request the following:

- a) Authority to construct various Heating Plant All Agency Repair and Renovation projects at an estimated total cost of \$21,179,400 (\$12,291,500 GFSB and \$8,887,900 PRSB);
- 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.

Utility Repair and Renovation		\$21,179,400
OSH	Heating Plant Fuel Reliability Upgr (\$2,266,900 GFSB; \$2,178,000 PRSB)	\$4,444,900
PLT	Heating Plant Fuel Reliability Upgr (\$2,765,300 GFSB; \$2,172,800 PRSB)	\$4,938,100
STO	Heating Plant Fuel Reliability Upgr (\$2,192,100 GFSB; \$1,523,300 PRSB)	\$3,715,400
STP	Heating Plant Fuel Reliability Upgr (\$2,559,100 GFSB; \$1,778,400 PRSB)	\$4,337,500
SUP	Heating Plant Fuel Reliability Upgr (\$2,508,100 GFSB; \$1,235,400 PRSB)	\$3,743,500

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

AGENCY: University of Wisconsin System

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

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

LOCATION: UW System, Statewide

PROJECT REQUEST: Request the following:

- a) Authority to construct various Heating Plant All Agency Repair and Renovation projects at an estimated total cost of \$21,179,400 (\$12,291,500 GFSB and \$8,887,900 PRSB);
- 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.

UTILITY REPAIR AND RENOVATION

			GFSB	PRSB	TOTAL
OSH	17G1N	Heating Plant Fuel Reliability Upgrade	\$2,266,900	\$2,178,000	\$4,444,900
PLT	17F1E	Heating Plant Fuel Reliability Upgrade	\$2,765,300	\$2,172,800	\$4,938,100
STO	17E3B	Heating Plant Fuel Reliability Upgrade	\$2,192,100	\$1,523,300	\$3,715,400
STP	17G1M	Heating Plant Fuel Reliability Upgrade	\$2,559,100	\$1,778,400	\$4,337,500
SUP	17F1D	Heating Plant Fuel Reliability Upgrade	\$2,508,100	\$1,235,400	\$3,743,500
APRIL 2018 URR TOTALS			\$12,291,500	\$8,887,900	\$21,179,400

PROJECT DESCRIPTION:

Utility Repair and Renovation Requests

Heating Plant Fuel Reliability Upgrades: These five projects provide on-site fuel oil storage, burner redundant capacity, and associated equipment in the Heating Plant to allow 72 hours of weekend boiler operation at the historical peak usage rate in the event of a natural gas outage or curtailment with the largest boiler unavailable for service in accordance with the Department of Administration (DOA) and UW System Administration (UWSA) Risk Management requirements.

1. OSH - 17G1N - Heating Plant Fuel Reliability Upgrade (\$4,444,900): Project work includes installation of new fuel oil burners for the coal/gas-fired boilers; approximately 40,000 gallons of fuel oil storage tanks; spill containment; and associated equipment and controls. All existing coal and ash handling equipment will be removed, including the baghouse and economizer. The coal-fired boilers were

installed in 1965 with sidewall natural gas burners. UW-Oshkosh currently has 25,000 gallons of fuel oil storage capacity and approximately 30 hours of run time.

2. PLT - 17F1E - Heating Plant Fuel Reliability Upgrade (\$4,938,100): Project work includes installation of new fuel oil burners for the coal/gas-fired boilers; increasing the boiler capacity from 48,000 pounds per hour (PPH) to 60,000 PPH through installation of a new economizer and associated equipment and controls; installation of 48,000 gallons of fuel oil storage tanks, spill containment, and associated equipment and controls. All existing coal and ash handling equipment will be removed. The non-functional combustion make-up air handling unit will be replaced. Stub stacks will be provided for summer boilers to allow isolation of larger boilers for inspection and repair as needed. The coal-fired boilers were installed in 1964 with sidewall natural gas burners. UW-Platteville currently has no fuel oil storage capacity and consequently no run time. This project will provide a new fuel source capability on campus.
3. STO - 17E3B - Heating Plant Fuel Reliability Upgrade (\$3,715,400): Project work includes installation of new fuel oil burners for the coal/gas-fired boilers; 40,000 gallons of fuel oil storage tanks; spill containment; and associated equipment and controls. All existing coal and ash handling equipment will be removed. The coal-fired boilers were installed in 1965 with sidewall natural gas burners. UW-Stout currently has 10,000 gallons of fuel oil storage capacity and 14 hours of run time.
4. STP - 17G1M - Heating Plant Fuel Reliability Upgrade (\$4,337,500): Project work includes installation of new fuel oil burners for the coal/gas-fired boilers; approximately 40,000 gallons of fuel oil storage tanks; spill containment; and associated equipment and controls. All existing coal and ash handling equipment will be removed, including the baghouse and economizer. The coal-fired boilers were installed in 1965 with sidewall natural gas burners. UW-Stevens Point currently has 25,000 gallons of fuel oil storage capacity and approximately 25 hours of run time.
5. SUP - 17F1D - Heating Plant Fuel Reliability Upgrade (\$3,743,500): Project work includes installation of new fuel oil burners for the coal/gas-fired boilers; 36,000 gallons of fuel oil storage tanks; spill containment; and associated equipment and controls. All existing coal and ash handling equipment will be removed. The coal-fired boilers were installed in 1970 with sidewall natural gas burners. UW-Superior currently has no fuel oil storage capacity and consequently no run time. This project will provide a new fuel source capability on campus.

The Department of Administration, in conjunction with UWSA Risk Management, requires that each heating plant have on-site storage of emergency boiler fuel to allow 72 hours of operation at the historic peak weekend steam usage rate in order to sustain operations in the event of an extended primary fuel disruption or curtailment. Coal is being phased out as a central heating plant fuel source for all UW institutions. These five projects will provide additional fuel storage capacity for UW-Oshkosh, UW-Platteville, UW-Stevens Point, UW-Stout, and UW-Superior. The 72-hour standard is derived from the scenario of a natural gas supply interruption during a winter weekend starting on a Friday and an inability to obtain a fuel oil delivery until the

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

PROJECT JUSTIFICATION:

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

BUDGET/SCHEDULE:

GFSB –\$ 12,291,500
PRSB –\$ 8,887,900

Total Requested Budget\$ 21,179,400

PREVIOUS ACTION: None.

BUILDING COMMISSION REQUESTS / ITEMS

April 11, 2018

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

- a) Construct various maintenance and repair projects for an estimated total cost of \$10,699,900 (\$6,989,500 GFSB; \$1,154,500 PRSB; and \$2,555,900 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		\$1,085,500
WTW	Upham Hall Roof Repl (\$1,085,500 GFSB)	\$1,085,500
 Utility Repair and Renovation		 \$9,614,400
EXT	WI Public Television Digital Trans (\$2,000,000 GFSB)	\$2,000,000
LAX	Parking Lot C5 Reconstruction (\$601,900 PR-CASH)	\$601,900
MSN	Johnson St. Steam/Condensate Renov (\$3,319,600 GFSB; \$1,491,400 PR-CASH)	\$4,811,000
MSN	Limnology Force Main/Lift Stat Repl (\$584,400 GFSB; \$262,600 PR-CASH)	\$847,000
PLT	Parking Lots 1,11,19 Reconstruction (\$1,154,500 PRSB; \$200,000 PR-CASH)	\$1,354,500

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

AGENCY: University of Wisconsin System

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

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

LOCATION: UW System, Statewide

PROJECT REQUEST: Request authority to:

- a) Construct various maintenance and repair projects for an estimated total cost of \$10,699,900 (\$6,989,500 GFSB; \$1,154,500 PRSB; and \$2,555,900 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
WTW	16H2X	Upham Hall Roof Replacement	\$1,085,500	\$0	\$0	\$1,085,500
FMR SUBTOTALS			\$1,085,500	\$0	\$0	\$1,085,500

UTILITY REPAIR AND RENOVATION

INST	PROJ. NO.	PROJECT TITLE	GFSB	PRSB	PR-CASH	TOTAL
EXT	18B2H	WI Public Television Digital Transmitter	\$2,000,000	\$0	\$0	\$2,000,000
LAX	17C1E	Parking Lot C5 Reconstruction	\$0	\$0	\$601,900	\$601,900
MSN	16E1D	Johnson St. Steam/Condensate Renv	\$3,319,600	\$0	\$1,491,400	\$4,811,000
MSN	16B1C	Limnology Force Main/Lift Station Repl	\$584,400	\$0	\$262,600	\$847,000
PLT	16I1C	Parking Lots 1, 11, & 19 Reconst	\$0	\$1,154,500	\$200,000	\$1,354,500
URR SUBTOTALS			\$5,904,000	\$1,154,500	\$2,555,900	\$9,614,400

	GFSB	PRSB	PR-CASH	TOTAL
APRIL 2018 TOTALS	\$6,989,500	\$1,154,500	\$2,555,900	\$10,699,900

PROJECT DESCRIPTION:

Facility Maintenance and Repair Requests

WTW - 16H2X - Upham Hall Roof Replacement (\$1,085,500): This project replaces roof coverings and completes all other associated ancillary work to maintain envelope integrity and prevent damage to the building and its contents. Project work includes replacing 42,600 SF of rubber ballasted roof with a fully adhered Ethylene Propylene Diene Monomer (EPDM) roof system. The roof insulation will be removed down to the concrete deck and properly disposed. The deck will be inspected to ensure it is clean and free of defects, and new insulation will be

installed. The roof systems will be tapered to drain areas as needed. Drains will be inspected and clamping bowl rings and bowl bolts will be replaced to ensure a proper seal. Staging areas will be strictly defined and coordinated with the campus to ensure that pedestrian safety and underground utilities are protected as roof replacement proceeds.

Sections of Upham Hall were remodeled in 2005 and 2006, and numerous roof leaks have appeared since that project's completion. Recent inspections by campus and DFDM staff, and roofing contractors determined that an inadequate amount of insulation was installed. There are numerous leaks in multiple sections of the building causing disruptions to scheduled classes. The leaks are causing damage to interior building finishes, furniture, and equipment. Environmental Chamber No. 3 was damaged and replaced due to water damage. Academic staff have been relocated due to black mold issues in their offices, which will need remediation before occupancy can occur again. Water infiltration has begun in the chemistry and biology laboratories. The roof replacement will prevent moisture from entering the building where it has done extensive damage. Review by DFDM staff discovered that the current roof is not under warranty.

Utility Repair and Renovation Requests

EXT- 18B2H - Wisconsin Public Television Digital Transmitter (\$2,000,000): This project would provide for the procurement and installation of an antenna and digital transmitter in cooperation with University Research Park on behalf of the University of Wisconsin's Board of Regents and UW-Extension and the State of Wisconsin Educational Communications Board. This project replaces the digital television transmitter and associated equipment that support Wisconsin Public Television (WPT) station's broadcast from the tower near the intersection of Mineral Point Road and South Pleasant View Road in Madison, WI. The following functions will be accommodated: continued broadcast of digital television content, compliance with evolving federal regulations, and conformance with the new broadcast standard. The scope of work includes purchase, installation, testing, and inauguration of a digital television transmitter and related support equipment including a transmitter, antenna, feed line, and exciter test and monitoring equipment to sustain WHA-TV's broadcasting capacity.

This project will replace digital television broadcasting equipment for WHA-TV that was installed during the first iteration of digital broadcast technology in 2001. WHA-TV is the flagship station of WPT, a six-station network operated jointly by the University of Wisconsin-Extension and the State of Wisconsin Educational Communications Board. WPT broadcasts Public Broadcasting Service (PBS) programs as well as original productions. There are many variables surrounding WHA-TV's planning for a replacement transmitter. First and foremost, WHA-TV's existing equipment is unable to support the new broadcast standard that is known as ATSC 3.0. This standard will use the broadcast spectrum more efficiently, increase interactivity, provide ultra-high-definition video, and improve compatibility with mobile devices. Once promulgated, ATSC 3.0 will render some equipment obsolete.

In addition to the changes required by the new standard, components within the transmitter are beginning to fail. The incremental replacement of components is time-consuming, costly, and increasingly challenging as available parts become difficult to acquire. Some recent component

failures have triggered a breakdown of paired equipment leaving a single point of transmission while repairs were made. This lack of redundancy creates the risk of complete broadcast failure. Contemporary transmission technology is more reliable and energy efficient.

WPT has long been an important part of the university's service to learners both within and beyond the classroom. The University of Wisconsin was among the first educational broadcasters in the country and continues to provide valuable services to learners of all ages through broadcast television. The university migrated to digital technology in 2001, and as a license holder of public television station, WHA-TV was legally required to begin broadcasting a digital television signal by May 2003 or lose its broadcast license.

LAX - 17C1E - Parking Lot C5 Reconstruction (\$601,900): This project reconstructs commuter parking lot C5. Project work includes reconstructing approximately 52,000 SF of asphalt pavement and gravel parking lot into a new cohesive asphalt pavement surface, augmenting the parking lot lighting as necessary, and construction and/or implementation of new storm water management features where and to the most practical extent possible. The new parking lot design will provide the most efficient use of space while also limiting the loss of parking stalls to accommodate the new storm water management features and improved landscaping.

The asphalt pavement portion of the parking lot, approximately one-third of the entire lot surface, was constructed 30 years ago. Annual crack sealing maintenance was performed, but due to the age and condition of the pavement, those procedures are no longer effective in maintaining the parking lot surface. The other two-thirds of the parking lot surface is gravel base, which is difficult to maintain and service, especially during the winter months. Although the parking lot lighting is new, it may not provide adequate and consistent light levels in all areas. Installing enhanced landscaping features will make this parking lot more appealing to visitors and prospective students. UW-La Crosse is permitted by the Wisconsin Department of Natural Resources as a municipal storm water utility operator, which requires the campus to reduce the amount of suspended solids entering the storm sewer system. The City of La Crosse has also established a storm water utility that assesses fees based on the amount of storm water entering their sewer system from impervious areas. Consequently, this project intends to reduce the amount of storm water leaving the site by constructing storm water mitigation amenities for this parking lot.

MSN - 16E1D - Johnson St. Steam/Condensate Renovation (\$4,811,000): This project renovates high-pressure steam (HPS), low-pressure steam (LPS), pumped condensate return (PCR), and compressed air (CA) utilities from the southeast corner of Charter Street and Johnson Street, crossing Johnson Street north toward University Avenue along Charter Street. Project work includes replacing steam pit 18/11 and ~230 LF of concrete box conduit with an accessible utility tunnel from steam pit 18/11 to the north terminating at a location suitable for connection to the future Chemistry Instructional Facility. The utility tunnel work includes replacement of the 18-inch HPS, 20-inch LPS, 8-inch PCR, and 3-inch CA piping, insulation, and support systems. The 18-inch HPS will be increased in size to a 20-inch HPS. Adjacent to the box conduit, signal pit 7S03 will be demolished and replaced. Miscellaneous project scope items include detailed traffic controls phasing drawings, utility relocates, asbestos abatement of the steam pit and box conduit piping insulation (as required), and complete restoration of the site to

pre-construction conditions, including roadways and gutters, pedestrian walkways, landscaping features, and site structures.

The steam distribution system in the scope of this project was installed when the Charter Street Heating Plant (CSHP) was constructed in 1958. This is one of three primary high-pressure steam services and the only primary low-pressure steam service to the campus from CSHP. There have been several condensate leaks along this section of the distribution system. The concrete ceiling of steam pit 18/11, located primarily under the Johnson Street and Charter Street intersection, has begun to delaminate exposing the structural steel rebar of the roof system. The poor structural condition of this steam pit is a cause for concern due to traffic on Johnson Street and should be replaced. In addition, this project will provide LPS, PCR, and CA utility connections for the future Chemistry Instructional Facility.

MSN - 16B1C - Limnology Force Main/Lift Station Replacement (\$847,000): This project replaces the associated the four-inch force main and the adjacent four-inch domestic water service to the building. Modifications to the building structure and plumbing systems in the mechanical room are to be included in this project. The design must include potential impacts on the other utility services lines serving Limnology and other buildings in the area.

The sanitary sewer lift station and force main were originally installed in 1961 and the force main was subsequently relocated in 1968 with the construction of Helen C. White Library. The lift station is currently located in the basement of the building and needs to be renovated or replaced because it is unreliable and excessive maintenance is required to keep it operational. The lift station contains one 50 gallon pneumatically actuated ejector pump with a capacity of 50 GPM which is simple to operate and, when in good condition, would be low maintenance and seldom clog. However, this original pump is in poor condition due to age, and requires constant maintenance. Many of its replacement parts are not commercially available and require custom fabrication. It is critical to have continuous and reliable operation for the building and to prevent any potential environmental damage that would be caused by a system failure. The force main is reaching its design life and requires periodic repairs. The adjacent water main was constructed of sand cast pipe and parallels the force main. Sand cast pipe is notoriously brittle and this specific water main has collapsed in the past when it has been disturbed. The force main and water main are located so close together that there is a high potential of damaging the water main during the force main replacement, therefore this project will replace both pipes simultaneously.

PLT - 16I1C - Parking Lots 1, 11, and 19 Reconstruction (\$1,354,500): This project resurfaces or reconstructs parking lots 1, 11, and 19. This project will improve accessible parking and traffic patterns, resolve parking capacity issues, and make safety improvements to reduce or eliminate the amount of pedestrian-vehicle interactions. Project work includes pulverizing and paving all areas within Parking Lot 1, the Center for the Arts loading dock (combined 50,000 SF), and the drive aisle of Parking Lot 19 (40,000 SF); and reconstructing Parking Lot 11 (19,000 SF). Pavement markings, signage, and lighting will be augmented, replaced, or re-installed as required. Work associated with Parking Lot 11 will be coordinated with the Williams Fieldhouse Addition so that the pedestrian mall has a continuous flow through this area of campus.

Parking Lot 1 has transverse, longitudinal, and alligator cracking as well as wheel ruts from parked cars. Accessible parking is distributed across the lot and does not provide an adequate accessible route to some of the adjacent buildings. There are multiple areas with pedestrian/vehicle interactions, due to the absence of pedestrian walkways and the presence of drop off and pick-up zones and a loading dock. Parking Lot 11 has severe distress with extensive loss of surface integrity. Water weeps out of the asphalt in the spring and during extended rain events. There is also a significant pedestrian/vehicle issue with pedestrians walking up the drive aisles. Parking Lot 19 has extreme longitudinal cracking in the drive aisle. Crack filling procedures can no longer address the severity of the issue.

PROJECT JUSTIFICATION:

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

BUDGET/SCHEDULE:

GFSB –	\$ 6,989,500
PRSB –	\$ 1,154,900
Agency Cash.....	\$ <u>2,555,900</u>

Total Requested Budget\$ 10,699,900

PREVIOUS ACTION: None.