



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 26, 2017

9:30 a.m.

**Room 330 SW
State Capitol**

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

Wednesday, April 26, 2017

10:30 a.m.

**Room 330 SW
State Capitol**

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

Wednesday, April 26, 2017

1:00 p.m.

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

BUILDING COMMISSION REQUESTS / ITEMS

April 26, 2017

Subcommittee

Full Commission

The Secretary requests approval of the minutes of February 15, 2017 and March 8, 2017.

No action required.

DEBT MANAGEMENT

1. Authorizing Resolution for Transportation Revenue Refunding Obligations – 2017 State of Wisconsin Building Commission Resolution 4 authorizes the sale and issuance of not to exceed \$375,000,000 Transportation Revenue Refunding Obligations to refund outstanding transportation revenue bonds

BUILDING COMMISSION REQUESTS / ITEMS

April 26, 2017

Subcommittee

Full Commission

ADMINISTRATIVE AFFAIRS SUBCOMMITTEE

Department of Administration

2. Department of Administration on behalf of the State Justice Center Condominium Association, Inc. – Request the following:
- a) Authority to grant a permanent expansion joint/coping easement to Urban Land Interests (aka 25 West Main Office LLC) for the Anchor Bank Development Project at 25 West Main Street, Madison; and
 - b) Approval for an Agreement for Coping Installation to Urban Land Interests (aka 25 West Main Office LLC) for the Anchor Bank Development Project at 25 West Main Street, Madison. The project will be split funded between the Department and Urban Land Interests for a total project cost of \$11,246 (Agency Cash).

In December 2015, the State Building Commission granted a permanent subterranean easement to Urban Land Interests (aka 25 West Main Parking LLC) for the Anchor Bank Development Project at 25 West Main Street, Madison for \$48,344.

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

AGENCY: Department of Administration on the behalf of the State Justice Center Condominium Association, Inc.

DOA CONTACT: Paula Veltum, (608) 266-3086, paula.veltum@wisconsin.gov

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

LOCATION: Risser Justice Center, Dane County

PROJECT REQUEST: Request the following:

- a) Authority to grant a permanent expansion joint/coping easement to Urban Land Interests (aka 25 West Main Office LLC) for the Anchor Bank Development Project at 25 West Main Street, Madison; and
- b) Approval for an Agreement for Coping Installation to Urban Land Interests (aka 25 West Main Office LLC) for the Anchor Bank Development Project at 25 West Main Street, Madison. The project will be split funded between the Department of Administration and Urban Land Interests for a total project cost of \$11,246 Agency Cash.

PROJECT NUMBER: 13D1Z

PROJECT DESCRIPTION:

The Urban Land Interests (ULI) project consists of four components: renovation and expansion of the existing Anchor Bank Office Building; demolition of the existing parking garage located at South Carroll and West Doty Streets; construction of a new five-level, underground parking ramp beneath South Carroll Street; and the construction of a nine-story apartment building. The construction and excavation of the expanded office building (Anchor Properties Condominium) and underground parking ramp is located adjacent to the Risser Justice Center (RJC).

PROJECT JUSTIFICATION:

In December 2015, the SBC approved ULI's request for a permanent subterranean easement that allowed them to excavate and install a lateral earth retention system adjacent to the RJC and to permanently install soil nails below the footings of the RJC. This system was needed to ensure continuous soil stability for their construction project and the RJC.

In an effort to further prevent movement between the buildings and promote stability, ULI requests permission to install coping between the Anchor Properties Condominium and the Risser Justice Center so that the expansion joint between these two buildings could be sealed off. The vertical expansion joints at the north and south walls would utilize a flexible product. The horizontal expansion joint that runs the length of the buildings would utilize a traditional coping that will consist of a structural metal plate or flashing that supports wood blocking and a waterproofing membrane with a break metal plate to close it off. This installation is needed to provide protection and ensure the longevity of the facades for both buildings. The cost of the

project will be split funded as it is a long term investment that will ensure protection to the façade of the Risser Justice Center.

As part of the Coping Easement, ULI will be required to provide continued maintenance of the coping installation of the portion of the easement area located within the Risser property. DOA Legal has reviewed the Coping Easement, the Agreement for Coping Installation and supporting documentation, and found no issues with the transaction.

PREVIOUS ACTION: In December 2015, the State Building Commission granted a permanent subterranean easement to Urban Land Interests (aka 25 West Main Parking LLC) for the Anchor Bank Development Project at 25 West Main Street, Madison for \$48,344.

BUILDING COMMISSION REQUESTS / ITEMS

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April 26, 2017

Subcommittee

Full Commission

Department of Corrections

3. Central Generating Plant – Steam Tunnel Repairs – Request authority to construct the Central Generating Plant Steam Tunnel Repairs for an estimated total cost of \$985,000 (\$492,500 GFSB-Facility Maintenance and Repair and \$492,500 PR-Cash).

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

AGENCY: Department of Corrections

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

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

LOCATION: Waupun, Dodge County

PROJECT REQUEST: Request authority to construct the Central Generating Plant Steam Tunnel Repairs for an estimated total cost of \$985,000 (\$492,500 GFSB – Facility Maintenance and Repair and \$492,500 PR-CASH)

PROJECT NUMBER: 17C1V

PROJECT DESCRIPTION:

This project will replace the existing steam and condensate pipe insulation located in the tunnel between the Central Generating Plant (CGP) and Waupun Correctional Institution (WCI). This project includes setting up a temporary steam/condensate piping system, installation of new steam and condensate insulation, and removal of temporary steam/condensate piping.

On February 3, 2017 a water supply line used to provide cooling water to the steam turbines at the CGP was compromised causing the CGP basement and adjacent steam tunnel to flood with up to 3-feet of water. Insulation on the steam and condensate piping in the tunnel was heavily damaged by the water and now needs replacement. Any post construction insurance proceeds will be substituted for the GFSB authorized for this project. This portion of the system supports the Creamery and that enterprise is contributing 50% of the cost of the project.

PROJECT JUSTIFICATION:

This steam line operates year round providing service to the dishwasher and large pot kettles in the food service/kitchen at WCI. Without this service, the kitchen cannot prepare meals for inmates. The line also provides heat to the institution during the winter months. Ideally, this work will be completed outside of the heating season.

BUDGET/SCHEDULE:

Construction	\$760,000
Design	\$76,000
DFD Mgt	\$35,000
Contingency	\$114,000
TOTAL	\$985,000

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

PREVIOUS ACTION: None.

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

AGENCY: Department of Military Affairs

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

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

PROJECT REQUEST: Request the following:

- a) Authority to construct various All Agency maintenance and repair projects for an estimated total cost of \$5,983,900 (\$1,794,338 GFSB Facility Maintenance and Repair and \$4,189,562 FED);
- b) Transfer all approved GFSB All Agency allocations to the Department of Military Affairs Infrastructure appropriation; and
- c) Permit the Division of Facilities Development to adjust individual project budgets.

Facility Maintenance and Repair					
LOCATION	PROJ. NO.	PROJECT TITLE	GFSB	FED	TOTAL
Ashland Readiness Center (Ashland Co.)	15J1Y	Boiler Replacement & Electrical Upgrade	\$717,528	\$1,420,372	\$2,137,900
Superior Readiness Center (Douglas Co.)	15J1X	Boiler Replacement & Electrical Upgrade	\$1,076,810	\$1,831,790	\$2,908,600
Facility Maintenance and Repair Total					\$5,046,500

Utility Repair and Renovation					
LOCATION	PROJ. NO.	PROJECT TITLE	GFSB	FED	TOTAL
Madison (Dane Co.)	15H1I	AASF2 Concrete Aprons Replacement	\$0	\$937,400	\$937,400
Utility Repair and Renovation Total					\$937,400

Ashland Readiness Center – Boiler Replacement and Electrical Upgrade (15J1Y):

Project Description & Justification:

This project will replace the existing steam heating system, finned tube radiation, ductless split system AC units, and roof mounted exhaust fans. It will rework rooms to facilitate present day operation. It will also replace existing toilet rooms with new expanded facilities to meet present

needs, and upgrade lighting systems inside and outside the building to lower energy cost. Additional work includes complete new HVAC systems, plumbing systems, and lighting.

The existing equipment is over 30 years old, failing, inefficient to operate and uneconomical to make major repairs. The piping and fittings are deteriorated throughout the building, the air pneumatic control system is manual and out of operation, and the fin tubes are cracking and failing. Most pipes in confined spaces cannot be reached for maintenance. The current window A/C units are inefficient and are beyond their usable life span. New A/C units will improve energy efficiency, reduce associated electricity costs, increase comfort, provide required ventilation, and provide better control. The original electrical panels, to include the main distribution panel, are old, outdated and below required capacity for new HVAC equipment.

Budget/Schedule:

Construction	\$1,681,700
Design	\$130,000
DFD Mgt	\$77,200
Contingency	\$249,000
TOTAL	\$2,137,900

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

Previous Action: None.

Superior Readiness Center – Boiler Replacement and Electrical Upgrade (15J1X):

Project Description and Justification:

This project will replace the heating and air conditioning system and provide new DDC controls with remote access. It will provide remodeling for new unit storage with security caging and new arms vault, break area, and upgraded men’s and women’s toilet/shower rooms. Additional work includes replacing the existing interior and exterior with new LED lighting throughout, and replacing existing site lighting with LED. It will also provide insulated metal wall panels to the exterior of the entire building.

The existing equipment is over 30 years old, failing, inefficient, to operate and uneconomical to make major repairs. The piping and fittings are deteriorated throughout the building, the air pneumatic control system is manual and out of operation, and the fin tubes are cracking and failing. Most pipes in confined spaces cannot be reached for maintenance. The original electrical panels are old and outdated.

Budget/Schedule:

Construction	\$2,394,100
Design	\$167,800
DFD Mgt	\$105,600
Contingency	\$239,500
Other Fees	\$1,600
TOTAL	\$2,908,600

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

Previous Action: None.

Madison – AASF2 Concrete Aprons Replacement (15H1D):**Project Description and Justification:**

This project will replace the existing concrete aprons on the east and west side of the hangar pods and seal cracks in all concrete floors. In hangar pod one the foundation in the northwest corner will be repaired and the floor will be refinished.

As the concrete continues to degrade it is increasing the likelihood of severe damage to aircraft (helicopters, and C-26 & F-16 airplanes) as well as a potential safety issue to ground personnel. This has the potential to damage exterior aircraft components as well as the engines, which will result in a significant cost to the government.

Budget/Schedule:

Construction	\$738,000
Design	\$82,300
DFD Mgt	\$32,500
Contingency	\$73,800
Other Fees	\$10,800
TOTAL	\$937,400

SBC Approval	Apr 2017
A/E Selection	Oct 2015
Design Report	Apr 2017
Bid Opening	Jun 2017
Start Construction	Aug 2017
Substantial Completion	Nov 2017
Final Completion	Nov 2017

Previous Action: None.

BUILDING COMMISSION REQUESTS / ITEMS

April 26, 2017

Subcommittee

Full Commission

Department of Natural Resources

5. Plover Ranger Station - Plover/Whiting Communications Tower - Request authority to construct the Plover/Whiting Communications Tower at the Plover Ranger Station for an estimated total cost of \$725,100 CON SEG.

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

AGENCY: Department of Natural Resources

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

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

LOCATION: Plover, Portage County

PROJECT REQUEST: Request authority to construct the Plover/Whiting Communications Tower project at the Plover Ranger Station for an estimated total cost of \$725,100 CON SEG.

PROJECT NUMBER: 15L11

PROJECT DESCRIPTION:

This project will construct a radio communication tower and related infrastructure for use by WDNR and WDOT at the Plover Ranger Station. The new facility will be integrated into the current WISCOM system. Scope includes general construction and electrical work. Work includes installation of a new tower, communications equipment shelter, backup generator system and other site and electrical improvements.

PROJECT JUSTIFICATION:

This project is needed to provide viable radio and mobile communications to central Portage County. The Stevens Point/Plover area has been identified as having weak voice and mobile data coverage in the state's WISCOM communications tower network. The closest state communications tower is approximately 30 miles away from this proposed tower location. WISCOM users rely on strong voice and mobile data service to provide their first responder functions.

BUDGET/SCHEDULE:

Construction	\$559,000
Design	\$60,000
DFD Mgt	\$24,600
Contingency	\$55,900
Other Fees	\$25,600
TOTAL	\$725,100

SBC Approval	Apr 2017
A/E Selection	Jan 2016
Bid Opening	Jul 2017
Start Construction	Sep 2017
Substantial Completion	Jul 2018
Final Completion	Aug 2018

PREVIOUS ACTION: None.

BUILDING COMMISSION REQUESTS / ITEMS

April 26, 2017

Subcommittee

Full Commission

Department of Public Instruction

6. Wisconsin School for the Deaf – Electrical Distribution System Replacement – Request authority to construct the Electrical Distribution System Replacement project for an estimated total cost of \$799,700 GFSB – Facilities Maintenance and Repair.

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

AGENCY: Department of Public Instruction

DPI CONTACT: Holly Berry, (608) 295-3389, holly.berry@dpi.wi.gov

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

LOCATION: Wisconsin School for the Deaf, Walworth County

PROJECT REQUEST: Request authority to construct an Electrical Distribution System Replacement project for an estimated total cost of \$799,700 GFSB – Facilities Maintenance and Repair.

PROJECT NUMBER: 16H1D

PROJECT DESCRIPTION:

This project will replace the existing overhead and underground primary electrical distribution system at the Wisconsin School for the Deaf with separate underground electrical services to each building from the local utility company. The project will include installing new electrical service equipment and main distribution panels at each building and retiring the old and outdated electrical service equipment.

PROJECT JUSTIFICATION:

The existing primary electrical distribution system dates back to approximately 1973 and is 44 years old. It has exceeded its normal design life expectancy and is in deteriorating condition. Ongoing reliability is diminished and safety concerns exist. This system is obsolete and in need of major repair or replacement. The proposed improvements will ensure reliable electrical service to the buildings for years to come.

BUDGET/SCHEDULE:

Construction	\$617,100
Design	\$44,900
DFD Mgt	\$28,100
Contingency	\$84,100
Other Fees	\$25,500
TOTAL	\$799,700

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

PREVIOUS ACTION: None.

April 26, 2017

Subcommittee

Full Commission

HIGHER EDUCATION SUBCOMMITTEE

The University of Wisconsin

7. UW-Madison – Southeast Recreational Facility

Replacement – Request the following:

- a) Approve the Design Report;
- b) Authority to increase the project budget by \$9,000,000 (\$8,411,600 EX-PRSB and \$588,400 CASH); and
- c) Authority to construct the Southeast Recreational Facility Replacement project for a revised estimated total cost of \$96,541,000 (\$45,461,000 PRSB, \$8,411,600 EX-PRSB, \$42,080,000 GIFTS, and \$588,400 CASH).

This project was enumerated in 2015 Wisconsin Act 55 for \$87,541,000 (\$45,461,000 PRSB and \$42,080,000 GIFTS).

Subcommittee	Full Commission

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

AGENCY: University of Wisconsin System

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

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

LOCATION: UW-Madison, Dane County

PROJECT REQUEST: Request the following:

- a) Approve the Design Report;
- b) Authority to increase the project budget by \$9,000,000 (\$8,411,600 EX-PRSB and \$588,400 CASH); and
- c) Authority to construct the Southeast Recreational Facility Replacement project for a revised estimated total cost of \$96,541,000 (\$45,461,000 PRSB, \$8,411,600 EX-PRSB, \$42,080,000 GIFTS, and \$588,400 CASH).

PROJECT NUMBER: 14L2T

PROJECT DESCRIPTION:

This project will demolish the existing 191,300 GSF Southeast Recreational Facility (SERF) and replace it on the same site with a new 248,300 GSF facility for the Division of Recreational Sports and the Division of Intercollegiate Athletics. The existing elevated link connecting the LaBahn Arena to the current SERF building will remain.

The new SERF facility will house expanded and enhanced open recreation spaces by providing a significant expansion to fitness space, eight basketball courts, an indoor walking and jogging track, several multi-purpose rooms supporting fitness and group exercise classes, two racquetball courts, an administrative area, and support spaces for program and building operations. The flexible facility design will accommodate changing trends and program requirements and will also provide opportunities for Recreational Sports to offer accessible facilities for participants of all abilities.

The project will include a new natatorium with a 50-meter competition pool and a separate diving well to be shared by Recreational Sports and the Division of Intercollegiate Athletics. The new competition pool will become the site of the UW-Madison Swimming and Diving program and will meet National Collegiate Athletic Association and Big Ten Conference standards for competitive swimming and diving. The new natatorium will include areas for spectator seating, dryland training for swimming and diving, visiting team locker rooms, a shared wet classroom, a shared multipurpose room, and support spaces for program and pool operations.

Site work for this project will include improvements along Dayton Street, the redevelopment of parking areas on the south side of the building, and utility improvements for steam, chilled water, electrical, and communication distribution services.

PROJECT JUSTIFICATION:

The SERF, which is located at 715 West Dayton Street, was opened in 1983 to serve the recreational needs of the students living in the high-rise residence halls located in the southeast campus area. In June 2003, an addition opened to provide three additional levels of space on the west end of the building to relieve facility overcrowding. The 2003 construction did not include additional bathrooms or address the shortage of strength and free-weight space.

Approximately 5,000 SF of usable cardio space was included in the 2003 renovation, but participants continued to experience a significant wait to use equipment at peak hours. The SERF currently houses: one multi-purpose studio; eight basketball courts (four of which are non-regulation size); 12 racquetball courts; a 1/10th-mile indoor track; a 63-meter pool; a weight room; a cardio room; and a classroom. The facilities are no longer able to support the recreational demands of students, faculty and staff, and other campus affiliates, therefore additional space is needed.

A referendum presented to students in 2014 included a \$223,000,000 plan to renovate and reconstruct facilities at the current SERF and Natatorium sites, as well as renovation plans for both the Near East and Near West playfields. Students voted in support of the plan with an 87% margin of victory (12,070 to 1,914), accounting for 34.4% of the total student population on campus. The vote reflected the campus' highest voter turnout and the largest margin of victory in school history for a referendum of this nature. The SERF was designated as the first site for expansion to accommodate the competition schedule of the Wisconsin Interscholastic Athletic Association (WIAA) and UW Swimming and Diving, leaving the Natatorium available for hosting meets during construction. In May 2014, the Division of Intercollegiate Athletics agreed to make a substantial financial commitment (a portion of the gift funds included in the budget of this project) in order to help fund the pool, which will also serve recreational participants, the WIAA, and the local swim community. In addition to creating new opportunities for athletics programs, an expanded pool and deck space also creates opportunities for increased community and recreational use including lap swimming, instructional programs, fitness classes, etc.

In July 2016, a budget evaluation completed by the consultant hired for design development confirmed a significant budget overage on the project. This overage was attributed to market conditions and the required amount of steel tonnage in the facility related to long-span trusses in the aquatic portion of the project. After several discussions and value engineering exercises, as well as a major design shift to reduce the amount of long-span steel in the project, the budget is currently estimated at \$96.5 million. More extensive utility and site work, which was not in the original scope of the project, was required to accommodate the placement of the new building. The university will pay cash for those additional exterior site development expenses.

BUDGET/SCHEDULE:

Construction	\$75,860,000
Design	\$5,750,800
DFD Mgt.	\$3,277,200
Contingency	\$6,068,800
Equipment	\$5,103,000
Other Fees	\$481,200
TOTAL	\$96,541,000

SBC Approval	Apr 2017
A/E Selection	Mar 2015
Design Report	Apr 2017
Bid Opening	Sep 2017
Start Construction	Nov 2017
Substantial Completion	Oct 2019
Final Completion	Dec 2019

PREVIOUS ACTION: This project was enumerated in 2015 Wisconsin Act 55 for \$87,541,000 (\$45,461,000 PRSB and \$42,080,000 GIFTS).

DESIGN REPORT

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

April 26, 2017

Southeast Recreational Facility Replacement
SERF Building / Madison Campus
Madison, WI

Project Number: 14L2T

For the: University of Wisconsin

Project Manager: Russ Van Gilder

Architect/Engineer: Workshop Architects in association with HOK
Milwaukee, WI

1. Project Description:

This project will demolish the existing 125,100 ASF / 191,300 GSF SERF building and replace it on the same site with a new 170,800 ASF / 248,300 GSF facility for the Division of Recreational Sports and the Division of Intercollegiate Athletics. The existing elevated link that connects the LaBahn Arena to the current SERF building will be kept as part of the new project.

The new SERF facility will house expanded and enhanced open recreation spaces, 8-basketball courts, an indoor walking and jogging track, several multi-purpose rooms supporting fitness and group exercise classes, 2-racquetball courts, an administrative area, and support spaces for program and building operations. The flexible facility design will accommodate changing trends and program interests and will also provide opportunities for Rec Sports to offer accessible facilities for participants of all abilities.

The project will also include a new Natatorium with 50-meter competition pool and a separate diving well to be shared by Rec Sports and the Division of Intercollegiate Athletics. The new competition pool is intended to be the new home site of the UW-Madison Swimming and Diving program and will be designed to meet current NCAA and Big Ten Conference standards for competitive swimming and diving. The new Natatorium will include areas for spectator seating, dryland training for swimming and diving, visiting team locker rooms, a shared wet classroom, a shared multipurpose room, and support spaces for program and pool operations.

Site work for this project will include improvements along Dayton Street, redevelopment of parking areas on the south side of the building, and utility improvements for steam, chilled water, electrical and communication distribution services.

2. Authorized Budget and Funding Source:

This project was enumerated in 2015 Wisconsin Act 55 for \$87,541,000 (\$45,461,000 PRSB and \$42,080,000 GIFTS).

3. Schedule:

Bid Opening:	Sep 2017
Start of Construction:	Nov 2017
Substantial Completion / Occupancy:	Oct 2019

4. Budget Summary:

Construction:	\$75,860,000
A/E Fees:	\$5,750,800
DFD Mgmt:	\$3,277,200
Contingency:	\$6,068,800
Equipment:	\$5,103,000
Other Fees:	\$481,200
Total Project Cost:	\$96,541,000

BUILDING COMMISSION REQUESTS / ITEMS

April 26, 2017

Subcommittee

Full Commission

8. UW-Platteville – Williams Fieldhouse Addition, Phase II – Request the following:
- a) Approve the Design Report; and
 - b) Authority to construct the Williams Fieldhouse Addition, Phase II project for an estimated total cost of \$15,272,000 PRSB.

The project was enumerated in 2015 Wisconsin Act 55 for \$15,272,000 PRSB.

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

AGENCY: University of Wisconsin System

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

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

LOCATION: UW-Platteville, Grant County

PROJECT REQUEST: Request the following:

- a) Approve the Design Report; and
- b) Authority to construct the Williams Fieldhouse Addition Phase II project for an estimated total cost of \$15,272,000 PRSB.

PROJECT NUMBER: 14K1G

PROJECT DESCRIPTION:

This project constructs a 59,075 GSF addition on the west side of the Williams Fieldhouse complex. The project scope also includes the construction of an outdoor, multi-sport, artificial turf field with lighting. A new 469 GSF outdoor storage building will be constructed adjacent to the new turf field. There will also be approximately 2,681 GSF of remodeling to the 2010 portion of the fieldhouse to accommodate the connection to the new addition.

The addition will include a three-court gymnasium with a suspended walking/jogging track; an additional exercise studio; a relocated athletic training suite; track equipment storage; a locker room; as well as expanded cardio, free weights, and functional training areas.

PROJECT JUSTIFICATION:

The new addition will address an overall campus space need deficit related to wellness, fitness, and recreation. Based on documented analysis of programmatic space needs, the new addition will support student club sports, intramural sports, open recreation, varsity sports, and the Physical Education Department.

Enrollment growth has created a shortage of playing courts, especially for club sports, intramural sports, and open recreation. Activities are currently scheduled until midnight or later; and incompatible sports are sometimes required to share court space. Volleyball, basketball, and soccer are beyond capacity despite being scheduled seven days per week. This heavily scheduled club, intramural, and athletics usage nearly eliminates availability for open recreation.

Similarly, enrollment growth has created space deficiencies for the existing wellness center and outdoor recreation spaces. The new outdoor turf field with lighting will allow for increased utilization to accommodate high demands for football, lacrosse, rugby, soccer, and ultimate frisbee.

BUDGET/ SCHEDULE:

Construction	\$12,200,000
Design	\$945,000
DFD Mgt	\$539,000
Contingency	\$1,271,000
Equipment	\$242,000
Other Fees	\$75,000
TOTAL	\$15,272,000

SBC Approval	Apr 2017
A/E Selection	Dec 2015
Design Report	Apr 2017
Bid Opening	Jul 2017
Start Construction	Sep 2017
Substantial Completion	Dec 2018
Final Completion	Jan 2019

PREVIOUS ACTION: The project was enumerated in 2015 Wisconsin Act 55 for \$15,272,000 EX-PRSB.

DESIGN REPORT

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

April 26, 2017

Williams Fieldhouse Addition, Phase II
UW-Platteville
Platteville, WI

Project Number: 14K1G

For the: University of Wisconsin System

Project Manager: Jon Jenson

Architect/Engineer: Kahler Slater, Inc.
Milwaukee, WI

1. Project Description:

The Williams Fieldhouse complex consists of the 1961 Williams Fieldhouse, 1989 Pioneer Athletic Center Addition, and 2010 Williams Fieldhouse Student Wellness Center Addition. This project constructs a new 55,925 GSF addition on the west side of the Williams Fieldhouse complex. There will also be approximately 2,681 ASF/GSF of remodeling to the 2010 Student Wellness, Phase I portion. The new addition will address overall campus space needs deficits related to wellness, fitness, and recreation. It includes a three-court gymnasium with a suspended walking/jogging track; an additional exercise studio; a relocated athletic training suite; track equipment storage; a locker room; as well as expanded cardio, free weights and functional training areas

A multi-sport outdoor synthetic turf field with lighting will also be constructed for increased utilization to accommodate high demands for football, lacrosse, rugby, soccer, etc. A new 469 GSF outdoor storage building will be constructed adjacent to the new synthetic turf field.

2. Authorized Budget and Funding Source:

This project was enumerated in 2015 Wisconsin Act 55 for \$15,272,000 EX-PRSB.

3. Schedule:

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

4. Budget Summary:

Construction:	\$12,200,000
A/E Fees:	\$945,000
DFD Mgmt:	\$539,000
Contingency:	\$1,271,000
Equipment:	\$242,000
Other Fees:	\$75,000
Total Project Cost:	\$15,272,000

BUILDING COMMISSION REQUESTS / ITEMS

April 26, 2017

Subcommittee	Full Commission
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9. UW-River Falls – Rodli Hall Renovation – Request the following:
- a) Approve the Design Report; and
 - b) Authority to construct the Rodli Hall Renovation project for an estimated total cost of \$15,100,000 (\$11,100,000 GSF, \$2,417,000 PRSB, and \$1,583,000 PR-Cash).

This project was enumerated in 2015 Wisconsin Act 55 as part of the Major Facilities Renewal Program request for \$15,100,000 (\$11,100,000 GFSB, \$2,417,000 PRSB and \$1,583,000 PR-Cash).

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

AGENCY: University of Wisconsin System

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

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

LOCATION: UW-River Falls, Pierce County

PROJECT REQUEST: Request the following:

- a) Approve the Design Report; and
- b) Authority to construct the Rodli Hall Renovation project for an estimated total cost of \$15,100,000 (\$11,100,000 GSF, \$2,417,000 PRSB, and \$1,583,000 PR-CASH).

PROJECT NUMBER: 12I1R

PROJECT DESCRIPTION:

This project will renovate Rodli Hall to accommodate a Student Success Center. Project scope includes removing and replacing all partitions, building infrastructure systems, windows, aluminum entrances, roof, and utility services. Shading devices will be added to the exterior fenestration on appropriate elevations. Building will be brought into current code compliance including accessibility, additional insulation to the interior face of the building envelope to upgrade envelope efficiency, and fire sprinklers. All hazard containing materials will be removed and the existing exterior façade will be cleaned and repaired as needed.

The monumental stairs at the east and west lobbies will be removed and the second floor filled in above to provide additional program space and improve pedestrian flow between departments on each floor. The floor level of the existing entries will be raised, eliminating the non-compliant ramp to the first floor. Near the center of the building, the second floor structure will be removed to create a two-story volume of space and a new monumental stair. The existing elevators will be removed and a new hospital sized elevator will be provided.

New restrooms will be provided on each level with an additional family/genderless restroom provided. All plumbing fixtures will be ADA compliant. A new steam to water heat exchanger will be located in the first floor mechanical room and will provide hot water to the facility. New pumps and hot water piping will distribute heat throughout the building and chilled water pumps located on the first floor mechanical room will distribute chilled water from the campus chilled water system to the air handling units in the mechanical spaces. The existing emergency generator will be replaced with an estimated 50 kW natural gas emergency generator to serve exit and egress lighting as well as some circulation pumps and miscellaneous equipment. Lighting will combine the use of standard recessed troffers with highly efficient lamps and LED downlights. The original fire alarm will be replaced with a fully addressable system that is ADA compliant. Communication systems include category 6 horizontal cabling interconnected by fiber optic backbone, new public address/sound system, new clock system per campus requirements, and audio/visual provisions as programmed.

PROJECT JUSTIFICATION:

Rodli Hall was constructed in 1967 as a food service building intended to serve all food service needs for the campus. The building has a concrete structure with exposed concrete and red brick exterior materials. Interior materials are predominantly painted concrete block, brick, and glazed block or tile with some stained wood used as accent materials. The building is heated with steam supplied by the Central Heating Plant and cooled by chilled water provided by a nearby central chilled water plant.

The building served as a food service operation until January 2007 when food service operations were consolidated in the new University Center. Since then, the building has been underutilized and used in a limited capacity for classrooms, a copy center/print shop, and storage. Limited repairs were performed on the building to keep it serviceable. Restrooms on the lower level were renovated in 2010 to provide basic ADA access for continued use of classrooms. A complete building evaluation, which was performed in 2010 as part of the campus master plan, recommended renovation and re-use of the building for office-type use, such as student services.

Although Rodli Hall is in poor condition due to obsolescence and its previous use as a food service facility, the 2012 campus master plan recommended its use as a student support facility, given its central location. A facilities assessment concluded that all HVAC, mechanical, plumbing, electrical, emergency power, telecommunications, signal, and fire alarm systems are in poor condition, beyond their service life, and in need of replacement. Interior finishes, with the exception of terrazzo floor on the lower level, are in fair to poor condition and should be replaced. Interior partitions are not configured properly for reuse of the building as a student services center. The building’s exterior is in fair condition, other than the roof, windows and frames, and exterior doors, which need replacement. The building’s structure is adequate, but all other building systems must be removed and replaced to accommodate an adaptive reuse.

The master plan included recommended reorganization and consolidation of campus office uses to increase efficiencies and better access to services. Currently, student service departments are located in six different buildings, which results in an inefficient use of staffing, inhibited communications and coordination, and an inconvenience for students.

BUDGET/SCHEDULE:

Construction	\$11,386,000
A/E Fees	\$1,087,000
DFD Mgt	\$487,700
Contingency	\$804,300
Equipment	\$942,000
Other Fees	\$393,000
Total	\$15,100,000

SBC Approval	Apr 2017
A/E Selection	Nov 2014
Design Report	Apr 2017
Bid Opening	Oct 2017
Start Construction	Jan 2018
Substantial Completion	Jun 2019
Final Completion	Sept 2019

PREVIOUS ACTION: This project was enumerated in 2015 Wisconsin Act 55 as part of the Major Facilities Renewal Program request for \$15,100,000 (\$11,100,000 GFSB, \$2,417,000 PRSB and \$1,583,000 PR-CASH).

DESIGN REPORT

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

April 26, 2017

Rodli Hall Renovation
UW-River Falls
River Falls, WI

Project Number: 1211R

For the: University of Wisconsin

Project Manager: Russ Van Gilder

Architect/Engineer: Somerville, Inc.
Green Bay, WI

1. Project Description:

This project will renovate Rodli Hall to accommodate a Student Success Center. Project scope includes removing and replacing all partitions, building infrastructure systems, windows, aluminum entrances, roof, and utility services. Shading devices will be added to the exterior fenestration on appropriate elevations. Building will be brought into current code compliance including accessibility, additional insulation to the interior face of the building envelope to upgrade envelope efficiency, and fire sprinklers. All hazard containing materials will be removed and the existing exterior façade will be cleaned and repaired as needed.

The monumental stairs at the east and west lobbies will be removed and the second floor filled in above to provide additional program space and improve pedestrian flow between departments on each floor. The floor level of the existing entries will be raised, eliminating the non-compliant ramp to the first floor. Near the center of the building, the second floor structure will be removed to create a two-story volume of space and a new monumental stair. The existing elevators will be removed and a new hospital sized elevator will be provided.

New restrooms will be provided on each level with an additional family/genderless restroom provided. All plumbing fixtures will be ADA compliant. A new steam to water heat exchanger will be located in the first floor mechanical room and will provide hot water to the facility. New pumps and hot water piping will distribute heat throughout the building and chilled water pumps located on the first floor mechanical room will distribute chilled water from the campus chilled water system to the air handling units in the mechanical spaces. The existing emergency generator will be replaced with an estimated 50 kW natural gas emergency generator to serve exit and egress lighting as well as some circulation pumps and miscellaneous equipment. Lighting will combine the use of standard recessed troffers with highly efficient lamps and LED downlights. The original fire alarm will be replaced with a fully addressable system that is ADA compliant. Communication systems include category 6 horizontal cabling interconnected by fiber optic backbone, new public address/sound system, new clock system per campus requirements, and audio/visual provisions as programmed.

2. Authorized Budget and Funding Source:

This project was enumerated in 2015 Wisconsin Act 55 as part of the Major Facilities Renewal Program request for \$15,100,000 (\$11,100,000 GFSB, \$2,417,000 PRSB and \$1,583,000 CASH).

3. Schedule:

Bid Opening:	Oct 2017
Start of Construction:	Jan 2018
Substantial Completion / Occupancy:	Mar 2019

4. Budget Summary:

Construction:	\$11,386,000
A/E Fees:	\$1,087,000
DFD Mgmt:	\$487,700
Contingency:	\$804,300
Equipment:	\$942,000
Other Fees	\$393,000
Total Project Cost:	\$15,100,000

BUILDING COMMISSION REQUESTS / ITEMS

April 26, 2017

Subcommittee	Full Commission
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10. UW-Whitewater – New Residence Hall – Request the following:

- a) Approve the Design Report;
- b) Authority to increase the project budget by \$6,000,000 PR-Cash; and
- c) Authority to construct the New Residence Hall project for an estimated total cost of \$34,000,000 (\$28,000,000 PRSB and \$6,000,000 PR-Cash).

This project was enumerated in 2013 Wisconsin Act 20 for \$28,000,000 PRSB.

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

AGENCY: University of Wisconsin System

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

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

LOCATION: UW-Whitewater, Walworth County

PROJECT REQUEST: Request the following:

- a) Approve the Design Report;
- b) Authority to increase the project budget by \$6,000,000 PR-CASH; and
- c) Authority to construct the New Residence Hall project for an estimated total cost of \$34,000,000 (\$28,000,000 PRSB and \$6,000,000 PR-CASH).

PROJECT NUMBER: 15K2E

PROJECT DESCRIPTION:

This project will construct a six-story, 410-bed, residence hall of approximately 132,000 GSF that will provide suite-style living units with double occupancy bedrooms and shared bathrooms. The building will provide common lounge spaces on each floor, individual rooms for resident assistants, and telecom/data rooms. Other spaces located on the first level include apartments and offices for residence life hall directors, a laundry room, the front desk and mail room, a building wide kitchen, and multipurpose/TV room, collaborative learning rooms, a Learning Involvement Team/Hall Council room and various storage areas.

The project will also provide connection to existing campus utility systems for steam, chilled water, electric power, and telecommunications, and to the campus/municipal water, sanitary sewer, and storm water systems. A chiller will be added to the Central Utility Plant as part of this project and the building will be air-conditioned throughout for use by summer camps and conferences. This work is being done in conjunction with the larger campus utility project recommended by the SBC for enumeration in the 2017-19 capital budget as approved in March, 2017.

PROJECT JUSTIFICATION:

UW-Whitewater has 4,430 on campus beds and only 446 of those are in suite style or single bedroom units. The remaining 3,984 beds are in traditional double rooms in buildings that average 40 years old, thus the institution has a monolithic inventory of traditional rooms in aging buildings with limited accessibility.

The Office of Residence Life developed a long-range plan that combines the remodeling of existing housing stock with new construction to meet campus missions and a demand for on-campus housing. This plan was vetted through a comprehensive campus master planning effort in

2014 and recommends that one of the eight older halls be taken offline for a year to accomplish remodeling and maintenance over a 15 year period.

Due to enrollment growth, the campus has experienced a housing shortage during the last ten years. To meet demand, the campus leases off-campus housing for 450 students and will continue that practice when halls are off-line during future renovation projects. However, in addition to the off-campus housing, the campus has recently had to also house 200 additional students in lounges.

Portions of the budget increase are due the increase in beds and associated support space. In addition, there is construction escalation increases as this project was enumerated in the 2013-15 Capital Budget with a projected construction start in August of 2014. Other contributing factors to the need of an increase are bidding climate uncertainties, the addition of a chiller unit at the central plant, the rerouting of a direct buried steam line, and a new chilled water line on the north side of the site. The site of the residence hall was determined by the recent master plan and this location requires more landscape re-grading, than originally anticipated.

BUDGET/SCHEDULE:

Construction	\$26,394,000
Design	\$1,922,000
DFD Mgt	\$1,162,000
Contingency	\$2,638,000
Equipment	\$1,584,000
Other Fees	\$300,000
TOTAL	\$34,000,000

SBC Approval	Apr 2017
A/E Selection	Feb 2016
Design Report	Apr 2017
Bid Opening	Feb 2018
Start Construction	Apr 2018
Substantial Completion	Jul 2019
Final Completion	Dec 2019

PREVIOUS ACTION: This project was enumerated in 2013 Wisconsin Act 20 for \$28,000,000 PRSB.

DESIGN REPORT

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

April 26, 2017

New Residence Hall
UW-Whitewater
Whitewater, WI

Project Number: 15K2E

For the: University of Wisconsin System

Project Manager: Wendy von Below

Architect/Engineer: Eppstein Uhen Architects
Madison, WI

1. Project Description:

This project will construct a six-story, 410 bed, residence hall of approximately 86,000 ASF/132,000 GSF designed to the UWS Residence Hall Standards and UW-Whitewater Universal Design Standards. It will provide pod-style living units with double occupancy bedrooms and shared bathrooms. The building will provide common spaces on each floor for lounges, individual rooms for resident assistants, and telecom/data rooms. Other spaces located on the first level include residence life advisor apartments and offices, a laundry room, a front desk and mail room, a building wide kitchen, a multipurpose/TV room, collaborative learning rooms, a Learning Involvement Team/Hall Council room and various storage areas. The project will connect to existing campus central utilities of steam, chilled water, electric power, telecommunications, and to campus/municipal sanitary sewer, storm water and water. The project will be air-conditioned through-out so it can be used for summer conferences. A chiller will be added to the Central Power Plant as part of this project because the campus chilled water system is currently operating with a deficit capacity.

2. Authorized Budget and Funding Source:

This project was enumerated in 2013 Wisconsin Act 20 for \$28,000,000 PRSB.

3. Schedule:

Bid Opening:	Feb 2018
Start of Construction:	Apr 2018
Substantial Completion / Occupancy:	Jul 2019

4. Budget Summary:

Construction:	\$26,394,000
A/E Fees:	\$1,922,000
DFD Mgmt:	\$1,162,000
Contingency:	\$2,638,000
Equipment:	\$1,584,000
Other Fees:	\$300,000
Total Project Cost:	\$34,000,000

BUILDING COMMISSION REQUESTS / ITEMS

April 26, 2017

Subcommittee	Full Commission
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11. UW-System (System-Wide) – Various All Agency Projects – Request the following:

- a) Construct various maintenance and repair projects at an estimated total cost of \$7,083,000 (\$533,000 GFSB – Facility Maintenance and Repair; \$364,000 GFSB – Utility Repair and Renovation; \$373,000 GFSB – UW Infrastructure Maintenance; \$2,700,000 Gifts and Grants; and \$3,113,000 Agency Cash);
- b) Transfer all approved GFSB All Agency Allocations to the UW Infrastructure Maintenance appropriation; and
- c) Permit the Division of Facilities Development to adjust individual project budgets.

Facility Maintenance and Repair		\$3,106,000
GBY	Instr Svcs Plaza/Roof Drain Repl (\$533,000 GFSB)	\$533,000
MIL	EMS Freight Elevator Cylinder Repl (\$373,000 GFSB)	\$373,000
MSN	Camp Randall Upper Deck Waterproof (\$1,300,000 PR-CASH)	\$1,300,000
MSN	Univ Houses Ext Envlp Repr (Increase) (\$900,000 PR-CASH)	\$900,000
Utility Repair and Renovation		\$364,000
EXT	Upham Woods Well 1 Rehab/Well 2 Install (\$364,000 GFSB)	\$364,000
Programmatic Remodeling and Renovation		\$3,613,000
MSN	Biochemistry Instrumentation Facility (\$2,700,000 GIFT/GRANT)	\$2,700,000
MSN	Kohl Ctr Men’s Basketball Off ice Rmdl (\$913,000 PR-CASH)	\$913,000

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

AGENCY: University of Wisconsin System

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

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

LOCATION: UW System, Statewide

PROJECT REQUEST: Request authority to:

- a) Construct various maintenance and repair projects at an estimated total cost of \$7,083,000 (\$533,000 GFSB – Facility Maintenance and Repair; \$364,000 GFSB – Utility Repair and Renovation; \$373,000 GFSB – UW Infrastructure Maintenance; \$2,700,000 GIFTS/GRANTS; and \$3,113,000 PR-CASH);
- b) Transfer all approved GFSB All Agency Allocations to the UW Infrastructure Maintenance appropriation; and
- c) Permit the Division of Facilities Development to adjust individual project budgets.

FACILITY MAINTENANCE AND REPAIR

INST	PROJ. NO.	PROJECT TITLE	GFSB	PRSB	CASH	GIFT/GRANT	TOTAL
GBY	15A1V	Instructional Services Plaza/Roof Drain Repl	\$533,000	\$0	\$0	\$0	\$533,000
MIL	14G1M	EMS Freight Elevator Cylinder Replacement	\$373,000	\$0	\$0	\$0	\$373,000
MSN	17C1B	Camp Randall Upper Deck Waterproofing	\$0	\$0	\$1,300,000	\$0	\$1,300,000
MSN	15G1E	Univ Houses Ext Envelope Repr (Increase)	\$0	\$0	\$900,000	\$0	\$900,000
FMR SUBTOTALS			\$906,000	\$0	\$2,200,000	\$0	\$3,106,000

UTILITY REPAIR AND RENOVATION

INST	PROJ. NO.	PROJECT TITLE	GFSB	PRSB	CASH	GIFT/GRANT	TOTAL
EXT	16C2Q	Upham Woods Well 1 Rehab/Well 2 Install	\$364,000	\$0	\$0	\$0	\$364,000
URR SUBTOTALS			\$364,000	\$0	\$0	\$0	\$364,000

PROGRAMMATIC REMODELING AND RENOVATION

INST	PROJ. NO.	PROJECT TITLE	GFSB	PRSB	CASH	GIFT/GRANT	TOTAL
MSN	14E3R	Biochemistry Instrumentation Facility	\$0	\$0	\$0	\$2,700,000	\$2,700,000
MSN	17B2B	Kohl Center Men's Basketball Office Rmdl	\$0	\$0	\$913,000	\$0	\$913,000
PRR SUBTOTALS			\$0	\$0	\$913,000	\$2,700,000	\$3,613,000

	GFSB	PRSB	CASH	GIFT/GRANT	TOTAL
APRIL 2017 TOTALS	\$1,270,000	\$0	\$3,113,000	\$2,700,000	\$7,083,000

PROJECT DESCRIPTION:

Facility Maintenance and Repair Requests

GBY - 15A1V - Instructional Services Plaza/Roof Drain Repl (\$533,000): This project replaces the plaza concrete surface and curbing, roof membrane, and roofing drains to maintain the building envelope integrity and prevent damage to the building and its contents. Project work includes replacing the 5-inch concrete pedestrian walkway surface, along with the protection board, filter matting, aggregate, rubber membrane, and 8-inch concrete curbs for the planters. Twenty-three roof drain bodies will be replaced, including the pipe elbows below the deck. The new roof system will include: rubber membrane or EPDM, protection board, filter matting, vector mapping grid, 4-inch rigid insulation, and a 5-inch concrete surface. The new drains and elbows will tie into the roof construction system to provide a watertight solution.

The roof deck was originally constructed in 1969 and the only repairs performed to date were replacements of the mortar-set clay pavers with dry set concrete pavers in 2003 and 2006, and concrete patches as required to extend the life of the concrete surface and reduce any potential pedestrian slips, trips, and falls. The concrete surface is spalling in large sections, creating a safety issue. Patching the concrete is no longer a viable option. The roof drains are also original and will be replaced. The horizontal drain piping within the building was replaced in 2014, but that project did not address the drain bodies and connecting elbows.

MIL – 14G1M – Engineering, Math, and Science Freight Elevator Cylinder Replacement (\$373,000): This project replaces the main cylinder, liner, and hydraulic power/pumping systems; and repairs various components of the west wing freight elevator. Project work includes replacement of the power starter and hydraulic power unit with new piping and silencer; installation of a new oil return system; repair and upgrade of the hoistway doors; elevator pit repairs and enhancements, including installation of a new ladder, buffer springs, stands, strike plates, pit channels, emergency stop switch, break resistant lighting; and alignment of the elevator car. Project work also includes Category 1 elevator testing as required by the Division of Safety and Professional Services.

During the code-required annual hydraulic pressure test of the 1965 vintage freight elevator, a sub-pit cylinder leak was revealed, resulting in previously unnoticed and uncontrolled movement of the elevator car with corresponding oil loss. Due to safety concerns associated with unintended car movement, the elevator was immediately taken out of service. Hydraulic cylinders of this vintage do not have the corrosion protection that is standard with today's installations and due to industry-wide concerns, cylinder designs were changed to double-wall construction in the middle 1970s.

The freight elevator in the west wing is the only means of transporting heavy and bulky lab equipment, material and machinery to the basement level of this wing. This elevator also serves the north facing receiving dock for easy transport of delivered materials into the main building and the numerous labs and workshops on the upper three floors of the west wing. Due to the type of labs in the west wing, the passenger elevators are often not sufficient in car dimension or load capacity to meet the needs of the west wing.

MSN - 17C1B - Camp Randall Stadium Upper Deck Waterproofing (\$1,300,000): This project installs a new waterproofing system on the west side upper deck of Camp Randall Stadium. Project work includes removal and replacement of the deteriorated sealants at slab cracks and joints, including joints between precast sections and around the steps. Concrete material will be repaired at topside of the slabs, and then a fully adhered elastomeric membrane will be applied to prepared surfaces. The membrane is intended to prevent the moisture infiltration into the concrete and reduce the corrosion process that leads to cracking and spalling of reinforced concrete. In addition, the membrane will help protect the weathered surface of the seating risers by providing a new wear surface for foot traffic.

A waterproof traffic-bearing coating was installed on Camp Randall Stadium's lower level west side seating of as part of a major project that was completed in 2013; coatings on the red, white, yellow and blue pedestrian ramps were also included in at that time. A project completed in 2016 extended the waterproof traffic-bearing coatings to the west side upper deck concourse. These were prompted by recommendations dating back to a November 2004 study which recommended that a coating system be applied to the topside surfaces of precast concrete upper deck seating elements, along with replacement of sealants in those areas. Sealant replacement and coating installation in the upper deck was originally planned as part of the 2013 project, but those items were cut from the scope based on the limitations of available funding.

The proposed project will prevent water from infiltrating the upper deck structure, and will slow the deterioration of the seating elements and supporting cast-in-place concrete elements. As proven through annual reviews of the concrete elements, waterproof traffic-bearing coatings installed elsewhere in the stadium have been effective at slowing down the migration of moisture and deterioration of the underlying concrete structure, extending its useful service life.

MSN - 15G1E - University Houses Exterior Envelope Repairs Increase - Lead Safing (\$900,000 increase for a new total project cost of \$3,237,600): This request increases the project budget to complete lead safing and encapsulation work already in progress and adds safing/encapsulation of all exterior doors, thresholds, and exterior cornices to the project scope. Chipped and deteriorated lead paint on and around the remaining exterior wood columns and bases, all exterior doors, thresholds and exterior cornices will be removed and encapsulated.

A project repair of the exterior envelope was approved in August 2015, and included windowsill replacement and cleaning/tuck-pointing of the exterior masonry of all 31 buildings in the apartment complex. As work proceeded, elevated lead levels were detected in the existing exterior paint. A year later, funds were added to the project to undertake lead safing and encapsulation work on the wood columns, fascia, and brick masonry. Additional scope and budget is requested at this time because UW Housing believes that completing the work as part of this project, as opposed to a turnkey process at resident move out, will address all the lead issues at once, is more efficient, cost effective, and better addresses the concerns of the residents.

Utility Repair and Renovation Requests

EXT - 16C2Q - Upham Woods Well 1 Rehabilitation & Well 2 Installation (\$364,000): This project improves the domestic water system supply and distribution at the outdoor learning center. Project work includes installing a new water supply (Well #2) including pumping equipment, electric power, controls and connection to the existing water system; and rehabilitating Well #1, including new pumping equipment and controls.

In 2011, a feasibility study was completed to evaluate the domestic water and sanitary sewer systems infrastructure. The study provided options for a new water supply well and improvements to the existing water main distribution system. In addition, some options were provided to upgrade existing equipment and replace parts. The feasibility study concluded that a new water supply well should be constructed to provide both additional capacity as well as redundancy. The existing well, with some upgrades, will remain as a backup and secondary source of water.

Programmatic Remodeling and Renovation

MSN - 14E3R - Biochemistry Instrument Facility (\$2,700,000): This project renovates space to accommodate new shared instrument resources, including mass spectroscopy and a range of state-of-the-art optical microscopes. The existing Biochemistry Instrumentation Facility, located on the ground floor of the circa 1985 portion of the complex, will be completely renovated. Most interior walls will be reconfigured to create a series of both large and small equipment rooms that are more appropriately sized for current program requirements as well as infrastructure and environmental controls necessary for proper operation of the instruments. Several infrastructure upgrades in this wing of the building are also a part of the project. These improvements include exterior waterproofing to address leaks at-grade, emergency power and process cooling water to existing crystallography suites, security cameras at exterior doors, and an audio/video projector with a permanent screen for an existing large seminar room.

Recent projects have improved facilities for the Department of Biochemistry in the College of Agricultural and Life Sciences and the Department of Biomolecular Chemistry in the School of Medicine and Public Health. In 1998, a new biochemistry building was occupied on Babcock Drive. In 2012, both new and renovated facilities opened on Henry Mall, creating an interlinked building complex of over a half-million square feet dedicated to biochemistry research and instruction. This project will provide a shared research instrument facility and provide more office capacity through renovation of a small portion of two of these buildings. The improved facilities will enhance recruitment efforts and strengthen the programs already housed in this complex.

MSN - 17B2B - Kohl Center Men's Basketball Office Remodeling (\$913,000): This project creates additional usable space, a recognizable entry and destination, and a recognition of achievements for the men's basketball program. Project work includes renovating the office area and reallocating the adjacent corridor and technology office area to provide a combined 3,220 SF office suite. The new space will accommodate five coaches offices, a conference room, a workroom, entryway and lobby, a storage room, and three auxiliary staff offices. The adjoining

men's hockey reception/entrance area will be reconfigured to accommodate the new basketball plan. The entire space will incorporate new finishes and graphics. Project work also includes work by the institution (access control and video surveillance) valued at \$15,000.

The current office space is original to the 1997 building construction and accommodates 11 staff. This space does not meet current standards for coaching and support staff duties. The space is not configured efficiently and there is a need for more collaborative workspaces, which must be balanced with the privacy needs of Head and Assistant coaching staff. This remodeling will increase the usable space in this suite by approximately 1,000 ASF.

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, 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 AND SCHEDULE:

GFSB – Facility Maintenance and Repair.....	\$	533,000
GFSB – UW Infrastructure Maintenance		373,000
GFSB – Utility Repair and Renovation.....		364,000
Gifts and Grants.....		2,700,000
Agency Cash.....	\$	<u>3,113,000</u>

Total Requested Budget\$ 7,083,000

PREVIOUS ACTION:

- 08/10/2016 The State Building Commission approved a request to increase the scope and budget of the University Houses Exterior Repair project by \$830,600 Program Revenue Cash for a revised project budget of \$2,337,600 PR-CASH.

- 08/12/2015 The State Building Commission approved the Design Report and granted authority to construct the University Houses Exterior Repair project at a cost of \$1,507,000 PR-CASH.