



State of Wisconsin Building Commission

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Governor

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

Wednesday, June 28, 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, June 28, 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, June 28, 2017

1:00 p.m.

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

BUILDING COMMISSION REQUESTS / ITEMS

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June 28, 2017

Subcommittee

Full Commission

The Secretary requests approval of the minutes of April 26, 2017.

No action required.

ADMINISTRATIVE AFFAIRS

Department of Administration

1. The Department of Administration on behalf of the Department of Workforce Development – Request authority to lease 14,028 RSF at 2270 East Ridge Center in the City of Eau Claire for a term of five years for an initial annual cost of approximately \$266,535 per year or \$19/RSF.

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

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

DOA CONTACT: Tammy Olson, (608) 264-9560; tammy.olson@wisconsin.gov

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

LOCATION: Eau Claire, Eau Claire County

PROJECT REQUEST: Request authority to lease 14,028 RSF at 2270 East Ridge Center in the City of Eau Claire for a term of five years for an initial annual cost of approximately \$266,535 per year or \$19/RSF.

PROJECT DESCRIPTION:

The Department of Workforce Development (DWD) currently operates an Unemployment Insurance Office (DUI) that houses 79 adjudication and auditing staff in Eau Claire. The proposed lease is an agreement for 14,028 RSF at 2270 East Ridge Center in Eau Claire. The annual escalation rate is 1.50%. This space includes one private office, 78 workstations, three conference rooms, PC training room, storage space, and other support space.

Below, please find the specifics of the proposed lease:

State Functions at Leased Location	Department of Workforce Development – Division of Unemployment Insurance
Lease Location	2270 East Ridge Center, Eau Claire, WI
Type of Negotiation or Process	RFP
Lessor	East Ridge Center, LLC
Anticipated Occupancy Date	September 1, 2017
Lease Term	Five Years: September 1, 2017 – August 31, 2022
Renewal Option(s)	Three 3-year renewal options
Escalation Rate	1.50%
Purchase Option	No
Space Type	Office space
Square Feet	14,028 Rentable Sq. Ft.
Gross Cost Per Square Feet	\$19.00 (includes TI, janitorial, CAM, RE Taxes, Util. & Ins)
Annual Gross Cost	\$266,535 (\$222,100 for first year two-months discount)

PROJECT JUSTIFICATION:

The DWD currently occupies 16,855 SF at 715 S. Barstow Street in Eau Claire and has been at this location since September 1996 (21 years). During that timeframe, this space has had minimal improvements and upgrades, has an inefficient space layout, no on-site parking, and long-term air quality issues. The current lease expires on June 30, 2017.

A Request for Proposal was issued on October 24, 2016 and five proposals were received. The requested lease at East Ridge Center, LLC was selected due to cost and other considerations. If approved, this lease will provide the space that best meets the operational needs of DWD staff and saves approximately \$71,700 in the first year of the lease and \$189,200 over four years when compared to the existing lease costs. The proposed lease provides an efficient space layout, sufficient on-site parking in a well-lit and patrolled lot, and higher grade cabling infrastructure for future VoIP (Voice over Internet Protocol) transition. DWD will remain at its current location on a month-to-month holdover tenancy until the space at 2270 East Ridge Center is ready for occupancy.

The year one payment will only be \$222,100 as the lease as negotiated resulted in two-month rent abatement discount resulting in a \$44,435 savings in the first year.

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

PREVIOUS ACTION: None.

BUILDING COMMISSION REQUESTS / ITEMS

June 28, 2017

Subcommittee

Full Commission

Department of Corrections

2. Waupun State Farm – Freestall Barn Roof Replacement
– Request authority to construct the Freestall Barn Roof Replacement project for an estimated total cost of \$253,800 PR-CASH.

**AGENCY REQUEST FOR
STATE BUILDING COMMISSION ACTION
JUNE 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 State Farm, Dodge County

PROJECT REQUEST: Request authority to construct the Freestall Barn Roof Replacement project for an estimated total cost of \$253,800 PR-CASH.

PROJECT NUMBER: 17A1C

PROJECT DESCRIPTION:

This project will replace the existing Freestall Barn roof at Waupun State Farm. This project will include removal of the existing roof and replacement of existing purlins as required for installation of a new galvanized metal roof. The project will also include flue chimneys with bird screens.

PROJECT JUSTIFICATION:

A State Farm Master Plan was completed in 2014 to evaluate existing dairy facilities. In the recent past, the DOC has had trouble meeting milk supply demands during certain times of the year. Additionally, the agricultural facilities were not code compliant with several environmental standards established by the State of Wisconsin. The Master Plan provided recommendations to improve and achieve environmental compliance and improve milk production. Replacement of the Freestall Barn roof will help improve cow comfort and milk production.

BUDGET/SCHEDULE:

Construction	\$200,000
Design	\$25,000
DFD Mgt	\$8,800
Contingency	\$20,000
TOTAL	\$253,800

SBC Approval	Jun 2017
A/E Selection	Mar 2017
Bid Opening	Sep 2017
Start Construction	Oct 2017
Substantial Completion	Dec 2017
Final Completion	Jan 2018

PREVIOUS ACTION: None.

BUILDING COMMISSION REQUESTS / ITEMS

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June 28, 2017

Subcommittee

Full Commission

Department of Health Services

3. Wisconsin Resource Center – Structured Cabling Improvements – Request authority to construct the Structured Cabling Improvement Project for an estimated total cost of \$1,970,000 PR-CASH.

Subcommittee	Full Commission

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

AGENCY: Department of Health Services

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

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

LOCATION: Wisconsin Resource Center, Winnebago County

PROJECT REQUEST: Request authority to construct the Structured Cabling Improvement Project for an estimated total cost of \$1,970,000 PR-CASH.

PROJECT NUMBER: 16D1J

PROJECT DESCRIPTION:

This project will upgrade the structured cabling at select buildings located at the Wisconsin Resource Center (WRC). The fiber optic backbone between buildings will be upgraded to support high speed data transmission. The new cabling will include workstation data outlets and wireless access point locations in each of the buildings. Existing telecommunication rooms at each building will be upgraded and new telecommunication rooms will be added to support the new cabling and equipment.

PROJECT JUSTIFICATION:

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

BUDGET/SCHEDULE:

Construction	\$1,584,000
Design	\$157,900
DFD Mgt	\$69,700
Contingency	\$158,400
TOTAL	\$1,970,000

A/E Selection	Jun 2016
SBC Approval	Jun 2017
Bid Opening	Sep 2017
Start Construction	Nov 2017
Substantial Completion	Jun 2018
Final Completion	Sep 2018

PREVIOUS ACTION: None.

BUILDING COMMISSION REQUESTS / ITEMS

June 28, 2017

Subcommittee	Full Commission
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4. Mendota Mental Health Institute – Lorenz Hall Secure Treatment Unit – Request the following:
- a) Increase the project budget by \$411,700 PR-CASH; and
 - b) Authority to construct the Lorenz Hall Secure Treatment Unit project for a revised estimated total cost of \$6,734,000 (\$5,734,000 GFSB and \$1,000,000 PR-CASH).

In May 2016, the SBC approved the design report and authority to construct for an estimated total cost of \$6,322,300 (\$5,734,000 GFSB and \$588,300 PR-CASH).

This project was enumerated in 2013 Wisconsin Act 20 for \$5,734,000 GFSB.

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

AGENCY: Department of Health Services

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

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

LOCATION: Mendota Mental Health Institute, Dane County

PROJECT REQUEST: Request the following:

- a) Increase the project budget by \$411,700 PR-CASH; and
- b) Authority to construct the Lorenz Hall Secure Treatment Unit project for a revised estimated total cost of \$6,734,000 (\$5,734,000 GFSB and \$1,000,000 PR-CASH).

PROJECT NUMBER: 13L2I

PROJECT DESCRIPTION:

The project remodels units at Lorenz Hall totaling 23,200 GSF. The renovation addresses needs related to assessment and treatment of court ordered individuals, medical beds due to increasing physical issues presented by forensic patients, a high-security civil unit necessary to safely handle patients with intensive security needs, and the transfer of patients to forensic program beds. This work will include the remodel of the main Lorenz Hall Entrance for ADA compliance and to accommodate patients arriving on gurneys. The outdoor courtyard will be modified for security improvements to meet codes and regulations. A building-wide paging and monitoring system and new secure building access system will also be added.

The project will remodel two of the four vacant units in Lorenz Hall for specialized populations requiring either a maximum-security environment or an environment with specialized features for physical and medical needs. Large portions of the space will need to be demolished to the support structure and then be rebuilt as either a secure unit or a medical unit. Extensive plumbing and HVAC work will be necessary due to this change in use. In the secure unit, the extensive work primarily accommodates plumbing, and the finishes must be upgraded to a higher level of durability. In the medical unit, the additional space is needed for equipment and necessary space for accessibility.

During the design phase of this project, it was discovered that adding scope planned for a future phase of this project into this phase would provide some efficiencies and reduce disruptions to the program. This scope would include the emergency electrical system segregation and plumbing infrastructure replacement. The requested budget increase would fund the cost of this added scope. In addition, bids for this project were received on May 24, 2017 and were higher than what the SBC authorized in May 2016. The higher bids can be attributed to the nature of this work in a healthcare environment and the current construction bidding conditions in the State. Increasing the project budget will establish sufficient project contingency so that the

apparent low bid can be accepted. Sufficient contingency will allow the project to execute successfully if any unforeseen conditions are discovered during construction.

PROJECT JUSTIFICATION:

The DHS is assigned legal responsibility for the evaluation and psychiatric treatment of the population anticipated in Lorenz Hall. The need includes space for forensic admissions related to the assessment and treatment of court ordered individuals, as well as medical beds due to increasing physical issues presented by forensic patients from aging or other physically debilitating problems. Also, a high security civil unit is needed to safely handle civil patients with intensive security needs and to reduce the necessity to transfer such patients to forensic program beds.

MMHI can presently house approximately 234 patients. Lorenz Hall was built in 1956 to house and treat civil patients without physical limitations and relatively low security needs. Lorenz Hall has been vacant of patients due to consolidation since the end of 2010 and the space is available for re-purposing into a high security civil unit. In addition, the DHS, through MMHI, needs to create and open a medical unit for aging and medically compromised forensic patients to provide surge space due to pending Goodland Hall improvements and for the provision of adequate secure space in anticipation of forensic population increases. Lorenz Hall is structurally sound but is in need of security improvements for the specialized services provided for the additional forensic population.

BUDGET/SCHEDULE:

Construction	\$5,479,800
Design	\$450,700
DFD Mgt	\$241,200
Contingency	\$562,300
TOTAL	\$6,734,000

A/E Selection	Nov 2014
Design Report	Jun 2017
SBC Approval	Jun 2017
Bid Opening	May 2017
Start Construction	Aug 2017
Substantial Completion	Jul 2018
Final Completion	Dec 2018

PREVIOUS ACTION: In May 2016, the SBC approved the design report and authority to construct for an estimated total cost of \$6,322,300 (\$5,734,000 GFSB and \$588,300 PR-CASH).

This project was enumerated in 2013 Wisconsin Act 20 for \$5,734,000 GFSB.

BUILDING COMMISSION REQUESTS / ITEMS

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5. Winnebago Mental Health Institute – Petersik Hall Special Management Area – Request the following:
- a) Increase the project budget by \$595,000 PR-CASH; and
 - b) Authority to construct the Petersik Hall Special Management Area project for a revised estimated total cost of \$2,395,000 (\$979,000 GFSB and \$1,416,000 PR-CASH).

In May 2016, the SBC approved the design report and authority to construct for an estimated total cost of \$1,800,000 (\$979,000 GFSB and \$821,000 PR-CASH)

This project was enumerated in 2013 Wisconsin Act 20 for \$979,000 GFSB.

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

AGENCY: Department of Health Services

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

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

LOCATION: Winnebago Mental Health Institute, Winnebago County

PROJECT REQUEST: Request the following:

- a) Increase the project budget by \$595,000 PR-CASH; and
- b) Authority to construct the Petersik Hall Special Management Area project for a revised estimated total cost of \$2,395,000 (\$979,000 GFSB and \$1,416,000 PR-CASH).

PROJECT NUMBER: 13J3H

PROJECT DESCRIPTION:

This project will construct a 4,187 GSF addition for a Special Management Area (SMA) for aggressive female forensic patients. The SMA will be attached to the Petersik Hall North Unit. The project will add five patient rooms, day rooms, shower rooms, a secure staff area, an evaluation room, and outdoor courtyard. Associated mechanical and electrical rooms will be added in the lower level, totaling approximately 2,676 GSF of first floor patient space and 1,511 GSF of lower level mechanical space. In addition, this project will provide increased security and egress in the SMA.

Bids for this project were received on June 14, 2017 and were higher than what the State Building Commission authorized in May 2016. The higher bids can be attributed to the nature of this work in a healthcare environment and current construction bidding conditions in the State. Increasing the project budget will establish sufficient project contingency so that the apparent low bid can be accepted. Sufficient contingency will allow the project to execute successfully if any unforeseen conditions are discovered during construction.

PROJECT JUSTIFICATION:

The Petersik Hall South Unit is currently the only unit available at Winnebago Mental Health Institute (WMHI) for treating and managing female patients requiring medium or maximum-security custody. Several of these female patients who could not be housed elsewhere have been assaulted and/or injured by more aggressive female patients. Patient assaults have triggered several complaints from patients or their families concerned about their safety. In November 2011, a Division of Quality Assurance surveyor placed WMHI on notice that the facility has a direct and foreseeable obligation to prevent women from injury or worse as a result of this situation. Since options exist to separate aggressive mentally ill men, thereby protecting other male patients, a lack of options for women in the same system could be viewed as gender-based inequality for vulnerable, mentally ill women.

This SMA will allow for better management of the most aggressive women in the WMHI system. It will decrease the risk of injuries to female patients and the WMHI staff, improve patient care, and reduce liability for the State of Wisconsin.

There is no physical space at WMHI into which aggressive women can practically, safely, and efficiently be separated. While Gordon Hall does have unused space, it is designed as minimum custody and the finishes are not sufficient to accommodate women requiring a medium or higher custody level. Converting this space would require extensive remodeling in a building that was originally designed as an infirmary for geriatric patients. Additionally, since Gordon Hall is located across campus from Petersik Hall, its use creates an increased risk of elopement or injury when transferring women between buildings, a greater obstacle to re-integrating them back into the milieu as their behavior improves, and inefficiencies in staffing since the separation between the two buildings would require a largely independent staff.

Whenever one to six women need isolation from more vulnerable patients, the SMA would be closed off from the rest of the unit. If the unit census is low and no women need separation, the unit could be secured from use. If no women require separation but unit census is high, the rooms could be used as surge space to accommodate increased census.

BUDGET/SCHEDULE:

Construction	\$1,948,200
Design	\$160,000
DFD Mgt	\$85,800
Contingency	\$194,900
Equipment	\$0
Other Fees	\$6,100
TOTAL	\$2,395,000

A/E Selection	Jan 2014
Design Report	Jun 2017
SBC Approval	Jun 2017
Bid Opening	Jun 2017
Start Construction	Sep 2017
Substantial Completion	Aug 2018
Final Completion	Dec 2018

PREVIOUS ACTION: In May 2016, the SBC approved the design report and authority to construct for an estimated total cost of \$1,800,000 (\$979,000 GFSB and \$821,000 PR-CASH)

This project was enumerated in 2013 Wisconsin Act 20 for \$979,000 GFSB.

BUILDING COMMISSION REQUESTS / ITEMS

June 28, 2017

Subcommittee	Full Commission
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Department of Military Affairs

6. Various All Agency Projects – Request the following:
- a) Authority to construct various All Agency maintenance and repair projects for an estimated total cost of \$2,393,500 (\$508,000 GFSB Facility Maintenance and Repair and \$1,885,500 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		\$2,393,500
Plymouth	Armory Kitchen & Toilet/Shower Area Upgrade (\$508,000 GFSB; \$508,000 FED)	\$1,016,000
Wis Rapids	Field Maint Shop Exhaust & Ventilation System Upgrade (\$473,000 FED)	\$473,000
Fort McCoy	Ventilation System Upgrade (\$904,500 FED)	\$904,500

**AGENCY REQUEST FOR
STATE BUILDING COMMISSION ACTION
JUNE 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 \$2,393,500 (\$508,000 GFSB Facility Maintenance and Repair and \$1,885,500 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
Plymouth Readiness Center (Sheboygan Co.)	16I1R	Armory Kitchen and Toilet/Shower Area Upgrade	\$508,000	\$508,000	\$1,016,000
Wisconsin Rapids Readiness Center (Wood Co.)	16H3C	Field Maintenance Shop Exhaust and Ventilation System Upgrade	\$0	\$473,000	\$473,000
Fort McCoy Readiness Center (Monroe Co.)	16H3J	Ventilation System Upgrade	\$0	\$904,500	\$904,500
Facility Maintenance and Repair Totals			\$508,000	\$1,885,500	\$2,393,500

Plymouth Readiness Center - Armory Kitchen and Toilet/Shower Area Upgrade (16I1R):

Project Description and Justification:

This project will renovate the existing latrines to provide updated and ADA compliant facilities. It will also provide a new break area, mechanical space, conference room and renovated military tactical area. The total renovated area will be approximately 3,200 SF. Remodel will include site demolition and preparation of existing men's locker room, new fixtures, tile floors and waterproofing. The remodel will also repurpose excess current kitchen space into an updated kitchenette space with plumbing and electric, and allow for the new female locker/shower area. Remodeling the shower rooms will require an area for upgraded mechanicals, relocated water heater, water softener and janitorial area. Associated with the remodel are updates to HVAC and plumbing, which include adding energy efficient system ICW DDC capabilities and low flow water efficient toilet and sink fixtures, and a hot water energy efficient loop to the new area.

The existing facility was acquired in 1958. The existing layouts of the toilet/shower rooms in the facility are not functional and are not ADA compliant in many cases, nor do they meet the current needs of the unit. Currently there is no locker room or adequate shower space for female soldiers. The kitchen area is outdated and the space will be used in the locker/shower room remodel. Project is funded 50% State/50% Federal.

Budget/Schedule:

Construction	\$816,000
Design	\$80,000
DFD Mgt	\$36,000
Contingency	\$84,000
TOTAL	\$1,016,000

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

Previous Action: None.

Wisconsin Rapids Readiness Center - Field Maintenance Shop Exhaust and Ventilation System Upgrade (16H3C):

Project Description and Justification:

This project will upgrade industrial ventilation systems to bring into compliance with OSHA and NGB standards. Project work includes: replacement of the exhaust fans and make-up air handling units serving the maintenance garage area; replacement of furnace system serving office area; replacement of the exhaust system serving the locker room; replacement of ventilation system serving electronic room and library; replacement of the existing water heater; and new direct digital controls (DDC) including code required carbon monoxide and nitrogen dioxide sensors for the above systems. Work will include necessary adjustments and/or tie in to the building's HVAC system. It will also upgrade four tailpipe Local Exhaust ventilation systems (LEV) to meet at least 1400 cubic feet per minute (cfm) recommended by Corps of Engineers (COE) exhaust flow rates. Upgrades to the battery charging room will also be made to comply with ventilation and spill requirements.

WIARNG Industrial Hygiene office has identified these ventilation systems not meeting OSHA or NGB requirements. The exhaust ventilation system currently in place cannot safely handle the volume of fumes produced from vehicles while working. No DDC is available for the existing heating ventilation system. Project is 100% Federally Funded.

Budget/Schedule:

Construction	\$370,000
Design	\$49,700
DFD Mgt	\$16,300
Contingency	\$37,000
TOTAL	\$473,000

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

Previous Action: None.

Fort McCoy Readiness Center – Ventilation System Upgrade (16H3J):

Project Description and Justification:

This project will upgrade industrial ventilation systems to bring into compliance with OSHA and NGB standards. Work will include necessary adjustments and/or tie in to the building’s HVAC system, as well as upgrading the HVAC system to be controlled via DDC system to optimize ventilation in specific areas within the facility. There are 26 vehicle exhaust systems of which eight need full replacement, and three need fan replacement. All 26 vehicle exhaust source capture flex ducts need replacement. There are 12 work area ventilation hoods of which four need replacement. The armament area needs an air makeup unit for replacement exhaust hoods, make up air.

WIARNG Industrial Hygiene office has identified these ventilation systems as not meeting OSHA or NGB requirements. The exhaust ventilation system currently in place cannot safely handle the volume of fumes produced from vehicles while working. No DDC is available for the existing heating ventilation system. This project is needed to create a safer air quality environment by reducing the carbon monoxide levels during maintenance activities. Project is 100% Federally Funded.

Budget/Schedule:

Construction	\$706,800
Design	\$59,000
DFD Mgt	\$32,600
Contingency	\$106,100
TOTAL	\$904,500

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

Previous Action: None.

BUILDING COMMISSION REQUESTS / ITEMS

June 28, 2017

Subcommittee	Full Commission
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Department of Natural Resources

7. Various All Agency Projects – Request the following:
- a) Request authority to construct various All Agency maintenance and repair projects for an estimated total cost of \$1,113,000 (\$121,600 PR-CASH, \$399,300 STWD and \$592,100 CON SEGB);
 - b) Transfer all approved GFSB All Agency allocations to the Department of Natural Resources Infrastructure appropriation; and
 - c) Permit the Division of Facilities Development to adjust individual project budgets.

Facility Maintenance and Repair		\$1,113,000
Point	Campground Water Line Replacement	\$520,900
Beach	(\$121,600 PR-CASH; \$399,300 STWD)	
Kettle	Fisheries Operations Shop Upgrades	\$592,100
Moraine	(\$592,100 CON SEGB)	

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

AGENCY: Department of Natural Resources

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

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

PROJECT REQUEST: Request the following:

- a) Request authority to construct various All Agency maintenance and repair projects for an estimated total cost of \$1,113,000 (\$121,600 PR-CASH, \$399,300 STWD and \$592,100 CON SEGB);
- b) Transfer all approved GFSB All Agency allocations to the Department of Natural Resources Infrastructure appropriation; and
- c) Permit the Division of Facilities Development to adjust individual project budgets.

Facility Maintenance and Repair						
LOCATION	PROJ. NO.	PROJECT TITLE	PR-CASH	STWD	CON SEGB	TOTAL
Point Beach State Forest (Manitowoc Co.)	15I1N	Campground Water Line Replacement	\$121,600	\$399,300	\$0	\$520,900
Kettle Moraine State Forest Southern Unit (Waukesha Co.)	15J1K	Fisheries Operations Shop Upgrades	\$0	\$0	\$592,100	\$592,100
Facility Maintenance and Repair			\$121,600	\$399,300	\$592,100	\$1,113,000

Point Beach State Forest –Campground Water Line Replacement (15I1N):

Project Description and Justification:

The purpose of this project is to replace the campground water supply lines, jug fillers and faucets. Additional work includes well replacement; site work and restoration; and the replacement of water softeners, water heaters and well pressure tanks.

The existing water lines are galvanized pipe that date to the 1940's and are in various stages of deterioration. The replacement of underground supply lines will help maintain compliance with health codes and reduce repairs due to winter freezing which are spring rituals.

Budget/Schedule:

Construction	\$408,000
A/E Fees	\$52,700
DFD Mgt	\$17,500
Contingency	\$28,600
Other Fees	\$14,100
TOTAL	\$520,900

SBC Approval	Jun 2017
A/E Selection	Oct 2015
Bid Opening	Jan 2018
Start Construction	Apr 2018
Substantial Completion	Sep 2018
Final Completion	Oct 2018

Previous Action: None.

Kettle Moraine State Forest Southern Unit – Fisheries Operations Shop Upgrades (15J1K):**Project Description and Justification:**

This project will construct a 1,440 SF metal building addition and site work surrounding the addition. Roof sheathing and building insulation will be replaced in the existing 4,000 SF building. It will also replace overhead doors, service doors, windows, heating equipment and lighting in the existing building.

The Eagle Fish Operations shop was built in the 1970's and is still considered an important hub or base utilized to accomplish critical fisheries work or projects in the southeast part of the state. Adding two properly heated storage bays will provide biosecure areas to disinfect equipment in the cold weather.

Budget/Schedule:

Construction	\$487,200
A/E Fees	\$48,700
DFD Mgt	\$20,900
Contingency	\$34,200
Other Fees	\$1,100
TOTAL	\$592,100

SBC Approval	Jun 2017
A/E Selection	Nov 2015
Bid Opening	Nov 2017
Start Construction	Jan 2018
Substantial Completion	May 2018
Final Completion	Jun 2018

Previous Action: None.

BUILDING COMMISSION REQUESTS / ITEMS

June 28, 2017

Subcommittee	Full Commission
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Department of Veterans Affairs

8. Wisconsin Veterans Home at King – Fire Alarm System Replacement – Request authority to construct a Fire Alarm System Replacement project for an estimated total cost of \$4,471,000 (\$1,285,900 GFSB, \$278,950 PR-CASH, and \$2,906,150 PRSB).

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

AGENCY: Department of Veterans Affairs

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

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

LOCATION: Wisconsin Veterans Home at King, Waupaca County

PROJECT REQUEST: Request authority to construct a Fire Alarm System Replacement project for an estimated total cost of \$4,471,000 (\$1,285,900 GFSB, \$278,950 PR-CASH, and \$2,906,150 PRSB).

PROJECT NUMBER: 15K1J

PROJECT DESCRIPTION:

This project replaces the fire alarm systems at the Wisconsin Veterans Home at King campus (The Home). This includes replacement of systems in all occupied buildings. It also includes replacement of the graphic (touch screen monitor) system in the fire and security building. This graphic system is the main reporting/annunciation point for the entire campus. This project also extends fire alarm to ancillary/storage buildings where some additional protection or early warning for property protection is warranted.

The intent is to provide a modern system that operates to the expectations of Veterans Home first responders and safety personnel. The system will be easier to utilize, understand, maintain and expand in upcoming projects than the current system.

PROJECT JUSTIFICATION:

The Home provides skilled nursing care services for the state's eligible veterans and spouses. The Home provides this care to 721 residents at its maximum capacity. In a recent federal survey, deficiencies related to the fire alarm system were brought to the attention of agency staff. Fire alarm strobes and horns were not synchronized and were not properly placed per National Fire Alarm and Signaling Code requirements.

Several of the buildings are not equipped with an intelligent fire alarm panel. In the event of a fire the on-site fire department would be notified of a trouble within the building. The intelligent fire alarm panels will indicate the location of the fire in the building.

The main head end fire alarm computer is housed in the Fire and Security building. The current configuration is not user friendly and cumbersome for department staff to monitor.

Upgrading the fire alarm system at this time will prepare the campus system for tie in by the new Moses Hall Skilled Nursing facility that is currently in design.

Federal funds from the USDVA State Homes Construction Grant Program will replace the PRSB when the grant is awarded.

BUDGET/SCHEDULE:

Construction	\$3,472,500
Design	\$317,800
DFD Mgt	\$159,800
Contingency	\$520,900
TOTAL	\$4,471,000

SBC Approval	Jun 2017
A/E Selection	Mar 2016
Bid Opening	Nov 2017
Start Construction	Jan 2018
Substantial Completion	Jul 2018
Final Completion	Sep 2018

PREVIOUS ACTION: None.

BUILDING COMMISSION REQUESTS / ITEMS

June 28, 2017

Subcommittee	Full Commission
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HIGHER EDUCATION SUBCOMMITTEE

The University of Wisconsin

9. UW-Eau Claire – New Residence Hall – Request the following:
- a) Approve the Design Report; and
 - b) Authority to construct the New Residence Hall project for total cost of \$35,000,000 PRSB.

This project was enumerated in 2013 Wisconsin Act 20 for \$35,000,000 PRSB.

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

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-Eau Claire, Eau Claire County

PROJECT REQUEST: Request the following:

- a) Approve the Design Report; and
- b) Authority to construct the New Residence Hall project for total cost of \$35,000,000 PRSB.

PROJECT NUMBER: 12D1D

PROJECT DESCRIPTION:

The project will construct a new 143,603 GSF residence hall that will provide housing for 432 students in two different semi-suite style arrangements. The suites are grouped in ten-unit houses with two houses per floor. A separate private, two-bedroom apartment will be provided for the hall director.

The facility will be comprised of six levels over a partial basement and a mechanical penthouse will be located above the sixth floor. The project will add a chiller unit to the existing upper campus central chilled water facility to increase capacity and supply air conditioning. Site work will include demolition of existing tennis and basketball courts, the development of a new landscaped quad with paved patio areas, and development of a building loading/service area.

PROJECT JUSTIFICATION:

As part of the 2012 Campus Master Plan, a market study of campus housing was conducted. It found a potential demand for 4,700 beds of mixed unit types.

UW-Eau Claire houses approximately 4,126 students annually, including beds in lounges and other spaces that have been converted to provide capacity. For more than a decade some students have needed to be housed in nearby hotels to meet demand. This hall and the 432 new beds will address long standing housing shortages as well as allow for decompression of crowded lounges and other spaces.

BUDGET/SCHEDULE:

Construction	\$28,000,000
Design	\$2,434,900
DFD Mgt.	\$1,209,600
Contingency	\$2,240,000
Equipment	\$782,500
Other Fees	\$333,000
TOTAL	\$35,000,000

SBC Approval	Jun 2017
A/E Selection	Sept 2012
Design Report	Jun 2017
Bid Opening	Dec 2017
Start Construction	Feb 2018
Substantial Completion	Aug 2019
Final Completion	Sept 2019

PREVIOUS ACTION: This project was enumerated in 2013 Wisconsin Act 20 for \$35,000,000 PRSB.

DESIGN REPORT

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

June 28, 2017

New Residence Hall
UW-Eau Claire
Eau Claire, WI

Project Number: 12D1D

For the: University of Wisconsin
Project Manager: Russ Van Gilder
Architect/Engineer: Engberg Anderson Architects
Madison, WI

1. Project Description:

The project will construct a new 143,603 GSF residence hall that will provide housing for 432 students in two different semi-suite style arrangements. The suites are grouped in ten-unit houses with two houses per floor. A separate private, two-bedroom apartment will be provided for the hall director.

The facility will be comprised of six levels over a partial basement and a mechanical penthouse will be located above the sixth floor. The project will add a chiller unit to the existing upper campus central chilled water facility to increase capacity and supply air conditioning. Site work will include demolition of existing tennis and basketball courts, the development of a new landscaped quad with paved patio areas, and development of a building loading/service area.

2. Authorized Budget and Funding Source:

This project was enumerated in 2013 Wisconsin Act 20 for \$35,000,000 PRSB.

3. Schedule:

Bid Opening:	Dec 2017
Start of Construction:	Feb 2018
Substantial Completion / Occupancy:	Aug 2019

4. Budget Summary:

Construction:	\$28,000,000
A/E Fees:	\$2,434,900
DFD Mgt:	\$1,209,600
Contingency:	\$2,240,000
Equipment:	\$782,500
Other Fees	\$333,000
Total Project Cost:	\$35,000,000

BUILDING COMMISSION REQUESTS / ITEMS

June 28, 2017

Subcommittee

Full Commission

10. UW-Milwaukee – New Welcome Center and Center for Entrepreneurship – Request the following:

- a) Approve the Design Report;
- b) Authority to increase the project budget by \$500,000 PR-CASH; and
- c) Authority to construct the New Welcome Center and Center for Entrepreneurship project for an estimated total cost of \$8,268,000 PR-CASH.

This project was enumerated in 2015 Wisconsin Act 55 for \$7,768,000 PR-CASH.

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

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-Milwaukee, Milwaukee County

PROJECT REQUEST: Request the following:

- a) Approve the Design Report;
- b) Authority to increase the project budget by \$500,000 PR-CASH; and
- c) Authority to construct the New Welcome Center and Center for Entrepreneurship project for an estimated total cost of \$8,268,000 PR-CASH.

PROJECT NUMBER: 14I3Y

PROJECT DESCRIPTION:

This project constructs a 23,525 GSF of a new standalone two-story building to house the Center for Entrepreneurship and Welcome Center now known as the Lubar Center for Entrepreneurship. The new building will be located at the northwest intersection of Kenwood Boulevard and Maryland Avenue, which serves as the campus gateway.

The existing admissions and visitor center activities, which are currently located in Vogel Hall, will be relocated to this new building. The building will provide opportunities for large events and audiovisual displays and the new location will provide convenient visitor parking.

The proposed Lubar Center for Entrepreneurship will provide space for students to engage in research and entrepreneurial ventures sponsored by the campus that will enhance student success and build research excellence within the university. It will also provide opportunities for private sector and other partners to engage in collaborative research and entrepreneurial activities. Both centers will share a lobby and the Welcome Center's space will include office, graduate student work areas, project startup space, and conference rooms. The center's program will also be flexible and adaptable including collaboration and project-based rooms.

During the design of this project it was discovered that there were unforeseen soil conditions on the site. The existing soil density was expected to be similar to adjoining building sites when the project budget was established, however, it was not. The requested budget increase would fund the cost of these unforeseen issues.

PROJECT JUSTIFICATION:

While there are a significant number of campus entrepreneurial activities, there is not a single location that serves as a central resource for those endeavors. This has resulted in disconnected

activities, lack of collaboration, and limited visibility for these programs. The current spaces dedicated to entrepreneurial activities do not support the type of space and configuration that is desirable for innovation. The creation of a new Center for Entrepreneurship will address program gaps and provide an opportunity to increase interdisciplinary collaboration both within UW-Milwaukee and with its partners. This change will greatly enhance the experience for student innovators and entrepreneurs, complement innovation efforts among faculty members, and strengthen the campus role as a source of innovative talent for new enterprises.

BUDGET/SCHEDULE:

Construction	\$6,419,200
Design	\$490,900
DFD Mgt.	\$270,000
Contingency	\$327,000
Equipment	\$536,600
Other Fees	\$224,300
TOTAL	\$8,268,000

SBC Approval	Jun 2017
A/E Selection	Feb 2015
Design Report	Jun 2017
Bid Opening	Oct 2017
Start Construction	Jan 2018
Substantial Completion	Jan 2019
Final Completion	Dec 2019

PREVIOUS ACTION: This project was enumerated in 2015 Wisconsin Act 55 for \$7,768,000 PR-CASH.

DESIGN REPORT

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

June 28, 2017

New Welcome Center and Center for Entrepreneurship
UW-Milwaukee
Milwaukee, WI

Project Number: 1413Y

For the: University of Wisconsin System
Project Manager: Jon Jenson
Architect/Engineer: Continuum Architects + Planners, S.C.
Milwaukee, WI

1. Project Description:

This project constructs a 23,525 GSF of a new standalone two-story building to house the Center for Entrepreneurship and Welcome Center now known as the Lubar Center for Entrepreneurship. The new building will be located at the northwest intersection of Kenwood Boulevard and Maryland Avenue, which serves as the campus gateway.

The existing admissions and visitor center activities, which are currently located in Vogel Hall, will be relocated to this new building. The building will provide opportunities for large events and audiovisual displays and the new location will provide convenient visitor parking.

The proposed Lubar Center for Entrepreneurship will provide space for students to engage in research and entrepreneurial ventures sponsored by the campus that will enhance student success and build research excellence within the university. It will also provide opportunities for private sector and other partners to engage in collaborative research and entrepreneurial activities. Both centers will share a lobby and the Welcome Center's space will include office, graduate student work areas, project startup space, and conference rooms. The center's program will also be flexible and adaptable including collaboration and project-based rooms.

2. Authorized Budget and Funding Source:

This project was enumerated in 2015 Wisconsin Act 55 for \$7,768,000 PR-CASH.

3. Schedule:

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

4. Budget Summary:

Construction:	\$6,419,200
A/E Fees:	\$490,900
DFD Mgt:	\$270,000
Contingency:	\$327,000
Equipment:	\$536,600
Other Fees	\$224,300
Total Project Cost:	\$8,268,000

BUILDING COMMISSION REQUESTS / ITEMS

June 28, 2017

Subcommittee	Full Commission

11. UW-Stout – North Hall Renovation and Addition –

Request the following:

- a) Approve the Design Report;
- b) Authority to increase the project budget by \$4,000,000 PRSB; and
- c) Authority to construct the North Hall Renovation and Addition project for an estimated total cost of \$21,744,000 PRSB.

This project was enumerated in 2015 Wisconsin Act 55 for \$17,744,000 EX-PRSB.

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

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-Stout, Dunn County

PROJECT REQUEST: Request the following:

- a) Approve the Design Report;
- b) Authority to increase the project budget by \$4,000,000 PRSB; and
- c) Authority to construct the North Hall Renovation and Addition project for an estimated total cost of \$21,744,000 PRSB.

PROJECT NUMBER: 14J2W

PROJECT DESCRIPTION:

This project will remodel 76,136 GSF of the existing North Hall building, including replacement of all finishes, windows, elevator, HVAC, plumbing, electrical, and telecommunication systems. The project will involve reconfiguration of the lower level to provide student common areas, a residence life coordinator apartment, front desk space, as well as storage and utility spaces. Existing toilet and shower areas on each residence floor will be converted into student amenity, mechanical, electrical, and custodial spaces and three separate additions totaling 19,594 GSF will be made to the building to house new toilet and shower areas. A new front entrance will be constructed and modifications will be made to the site for a new loading area, bike parking, limited vehicle parking, and provisions for storm water management.

The renovation and addition at North Hall was enumerated in 2013 Wisconsin Act 20 for \$17,744,000. However, during the preliminary design phase of the project, it was determined that the funding was inadequate. Several scope items were discovered that were not envisioned in the original master plan that determined the enumeration amount. The need to address the needs of students for the next 30 years and the desire for a long-term solution to address deferred maintenance in this project, resulted in a budget that was not aligned with the amount enumerated for the project. The requested budget increase would fund the cost of this scope.

PROJECT JUSTIFICATION:

North Hall, which is located on the main campus, was constructed in 1967 and contains 76,136 GSF in four stories and a basement has not had any major remodeling other than a 1997 elevator addition. Its accessibility was further improved by a small renovation in 2007 that focused on Americans with Disability Act compliance.

The hall currently provides 371 beds on four floors in traditional dormitory-style rooms. Common areas, such as recreation, lounges, and the laundry are located on the lower level, which is dark, and unwelcoming. Furthermore, the building is in need of renovation to update its deteriorating infrastructure.

This renovation will upgrade the infrastructure as well as provide the students with bright updated restroom facilities. It will incorporate amenities expected in modern residence halls such as various types of study spaces, social lounges with attached kitchenettes, and laundry facilities located on each living floor. All floors will have new modern, accessible restroom facilities. Furthermore, this design will serve as the template for the renovation of South Hall, which is of the same era and similar in design and condition to North Hall. The new count for resident beds will be 374.

BUDGET/SCHEDULE:

Construction	\$17,340,000
Design	\$1,500,000
DFD Mgt.	\$741,000
Contingency	\$1,203,000
Equipment	\$686,000
Other Fees	\$274,000
TOTAL	\$21,744,000

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

PREVIOUS ACTION: This project was enumerated in 2015 Wisconsin Act 55 for \$17,744,000 EX-PRSB.

DESIGN REPORT

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

June 28, 2017

North Hall Renovation and Addition
UW-Stout
Menomonie, WI

Project Number: 14J2W

For the: University of Wisconsin

Project Manager: Tim Luttrell

Architect/Engineer: BWBR Architects, Inc.
Madison, WI

1. Project Description:

This project will be a complete remodeling of the existing North Hall building, including replacement of all finishes, windows, elevator, HVAC, plumbing, electrical, and telecommunication systems. The project will involve complete reconfiguration of the lower level to provide student common spaces, a Residence Life Coordinator apartment, Front Desk Space, as well as storage and utility spaces. Existing toilet and shower areas on each residence floor will be converted into student amenity, mechanical, electrical, and custodial spaces and three separate additions will be made to the building to house new toilet and shower areas. A new front entrance will be constructed and modifications will be made to the site for a new loading area, bike parking, limited vehicle parking, and provisions for storm water management.

2. Authorized Budget and Funding Source:

This project was enumerated in 2015 Wisconsin Act 55 for \$17,744,000 EX-PRSB.

3. Schedule:

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

4. Budget Summary:

Construction:	\$17,340,000
A/E Fees:	\$1,500,000
DFD Mgmt:	\$741,000
Contingency:	\$1,203,000
Equipment:	\$686,000
Other Fees:	\$274,000
Total Project Cost:	\$21,744,000

BUILDING COMMISSION REQUESTS / ITEMS

June 28, 2017

Subcommittee

Full Commission

12. UW-Stout – Price Commons First Floor Renovation –

Request the following:

- a) Approve the Design Report;
- b) Authority to increase the budget by \$829,000 PRSB; and
- c) Authority to construct the Price Commons First Floor Renovation project for an estimated total cost of \$7,573,000 PRSB.

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

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

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-Stout, Dunn County

PROJECT REQUEST: Request the following:

- a) Approve the Design Report;
- b) Authority to increase the budget by \$829,000 PRSB; and
- c) Authority to construct the Price Commons First Floor Renovation project for an estimated total cost of \$7,573,000 PRSB.

PROJECT NUMBER: 15I1B

PROJECT DESCRIPTION:

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

During the design phase of this project it was discovered that the university planned to replace the windows and entry vestibules in the near future as a separate All Agency project. Since this first floor remodeling project already included a significant amount of building envelope maintenance and repair, there was an economy of cost and time by expanding this project scope to include the new doors and windows. The requested budget increase would fund the cost of this increased scope added to the project.

PROJECT JUSTIFICATION:

The two-story 75,900 GSF Merle M. Price Commons was constructed in 1967. The second floor houses the residential dining facility for the main campus, serving more than 3,000 meals per day. General campus meeting spaces and administrative offices for housing, dining services, and student life are located on the first floor. Remodeling projects in 1986, 1989, and 2008 incrementally improved the second floor of the facility with restroom upgrades; flooring and above-ceiling asbestos abatement; replacement of mechanical/electrical/plumbing infrastructure supporting the dishwashing, food preparation and servery areas; and programmatic upgrades in the dining and servery areas that included reconfiguration and replacement of finishes and lighting.

With the exception of the kitchen exhaust hood locations, the building lacks an automatic fire sprinkler system. The fire alarm system needs to be upgraded and building-wide work is needed

to improve the integrity of existing firestopping construction assemblies that were disrupted by multiple previous renovations. Building HVAC air-handlers, steam reducing valves, controls, and passenger and freight elevators are original and beyond their useful service life. During heavy storm events, water penetrates the building at the north and south entrances and the brick plaza that is located over the loading dock.

Previous renovation projects have primarily upgraded the second floor of the facility. The proposed first floor project areas have not been upgraded since they were originally constructed. The configuration of the first-floor office and associated spaces no longer support the efficient administrative operation of the student life and dining functions they house. These work areas also lack ventilation that meets building code requirements. The student meeting areas lack the appropriate configuration, furnishings, or technology to support collaborative work.

BUDGET/SCHEDULE:

Construction	\$6,032,000
Design	\$482,000
DFD Mgt.	\$261,000
Contingency	\$420,000
Equipment	\$308,000
Other Fees	\$70,000
TOTAL	\$7,573,000

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

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

DESIGN REPORT

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

June 28, 2017

Price Commons 1st Floor Renovation
UW-Stout
Menomonie, WI

Project Number: 1511B

For the: University of Wisconsin System

Project Manager: Tim Luttrell

Architect/Engineer: Lien & Peterson Architects, Inc.
Eau Claire, WI

1. Project Description:

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

During the design phase of this project it was discovered that the university planned to replace the windows and entry vestibules in the near future as a separate All Agency project. Since this first floor remodeling project already included a significant amount of building envelope maintenance and repair, there was an economy of cost and time by expanding this project scope to include the new doors and windows. The requested budget increase would fund the cost of this increased scope added to the project.

2. Authorized Budget and Funding Source:

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

3. Schedule:

Bid Opening:	Mar 2018
Start of Construction:	May 2017
Substantial Completion / Occupancy:	Aug 2019

4. Budget Summary:

Construction:	\$6,032,000
A/E Fees:	\$482,000
DFD Mgt:	\$261,000
Contingency:	\$420,000
Equipment:	\$308,000
Other Fees:	\$70,000
Total Project Cost:	\$7,573,000

BUILDING COMMISSION REQUESTS / ITEMS

June 28, 2017

Subcommittee

Full Commission

13. UW-Stout – Bowman Hall Exterior Envelope

Maintenance and Repair – Request the following:

- a) Approve the Design Report; and
- b) Authority to construct the Bowman Hall Exterior Envelope Maintenance and Repair project for an estimated total cost of \$8,946,000 GFSB.

This project was enumerated in 2015 Wisconsin Act 55 for \$8,946,000 EX-GFSB.

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

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-Stout, Dunn County

PROJECT REQUEST: Request the following:

- a) Approve the Design Report; and
- b) Authority to construct the Bowman Hall Exterior Envelope Maintenance and Repair project for an estimated total cost of \$8,946,000 GFSB.

PROJECT NUMBER: 15F1T

PROJECT DESCRIPTION:

This project repairs and restores more than 30,000 square feet of masonry envelope and replaces failing windows and doorways with historic replicas at Bowman Hall. Due to current conditions, extensive removal of mass grouting and total repointing is necessary. The replacement brick requires custom sand cast units to match existing, special custom-shaped bricks, and cut stone in some areas.

Structural repairs will be provided for the signature, 163-foot tall clock tower. Other minor modifications include copper roof replacement at the tower; interior tower roof modifications, OSHA compliant upgrades for maintenance at stairwells; replacement of a rubber roofing membrane and ceiling; entry modifications, and related systems replacement in the one-story, former heating plant area. Metals, wood, and paint restoration will occur at all of the historic dormers, gutters, downspouts, railings, and exposed wood roof structure elements.

PROJECT JUSTIFICATION:

Constructed in 1897, Bowman Hall is the oldest building on the UW-Stout campus. Noted for its clock tower on the north end, the building is a community landmark that is listed on the National Register of Historic Places and located within the Menomonie Downtown Historic District. It has served as a classroom, laboratory, and office building and now houses a variety of departments including classroom space, the Advisement Office, Registration and Records, Student Services, and the Financial Aid Office.

The main building and clock tower masonry walls have been patched and tuckpointed several times and the failing mortar joints and unit masonry materials require extensive repair. The interior clock tower stairways do not provide hand rails on both sides, which creates a hazardous condition for maintenance staff. In addition, there is no fall protection equipment available within the tower.

BUDGET/SCHEDULE:

Construction	\$7,091,000
Design	\$572,000
DFD Mgt.	\$313,400
Contingency	\$741,600
Other Fees	\$228,000
TOTAL	\$8,946,000

SBC Approval	Jun 2017
A/E Selection	Aug 2016
Design Report	May 2017
Bid Opening	Mar 2018
Start Construction	Jun 2018
Substantial Completion	Nov 2019
Final Completion	Sept 2020

PREVIOUS ACTION: This project was enumerated in 2015 Wisconsin Act 55 for \$8,946,000 EX-GFSB.

In May 2016, the SBC approved the release of \$350,000 BTF-Planning for the preparation of preliminary design documents for Bowman Hall Exterior Envelope Maintenance and Repair project.

DESIGN REPORT

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

June 28, 2017

Bowman Hall Exterior Envelope Renovation
UW-Stout
Menomonie, WI

Project Number: 15F1T

For the: University of Wisconsin

Project Manager: Tim Luttrell

Architect/Engineer: Mead & Hunt
Middleton, WI

1. Project Description:

This project repairs and restores more than 30,000 square feet of masonry envelope and replaces failing windows and doorways with historic replicas at Bowman Hall. Due to a poorly implemented maintenance project, extensive removal of mass grouting and total repointing is necessary. The replacement brick requires custom sand cast units to match existing, special custom-shaped bricks, and cut stone in some areas.

Structural repairs will be provided for the signature, 163-foot tall clock tower. Other minor modifications include copper roof replacement at the tower; interior tower roof modifications, Occupational Safety and Health Administration compliance upgrades for maintenance at stairwells; replacement of a rubber roofing membrane and ceiling; entry modifications, and related systems replacement in the one-story, former heating plant area. Metals, wood, and paint restoration will occur at all of the historic dormers, gutters, downspouts, railings, and exposed wood roof structure elements.

2. Authorized Budget and Funding Source:

This project was enumerated in 2015 Wisconsin Act 55 for \$8,946,000 EX-GFSB.

3. Schedule:

Bid Opening:	Mar 2018
Start of Construction:	Jun 2018
Substantial Completion / Occupancy:	Nov 2019

4. Budget Summary:

Construction:	\$7,091,000
A/E Fees:	\$572,000
DFD Mgmt:	\$313,400
Contingency:	\$741,600
Other Fees:	\$228,000
Equipment:	N/A
Total Project Cost:	\$8,946,000

BUILDING COMMISSION REQUESTS / ITEMS

June 28, 2017

Subcommittee	Full Commission
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14. UW-Madison – O.J. Noer Turfgrass Research and Education Facility Storage Building – Request the following:

- a) Authority to construct a new storage building at the O.J. Noer Turfgrass Research and Education Facility Storage Building under a land use agreement with the UWSA Board of Regents and approval of the building pursuant to Wis. Stats § 16.85(12); and
- b) Authority to accept a gift-in-kind of the completed structure at an estimated value of \$29,000.

In October 2001, the SBC granted approval to accept a gift-in-kind from the University of Wisconsin Foundation of 204.68 acres of land in the Town of Verona, Dane County to enable completion of the Master Plan for the University Ridge Golf Course.

In July 1991, the SBC granted approval to accept a gift-in-kind from the University of Wisconsin Foundation of 360 acres of land and improvements in the Town of Verona, including the University Ridge Golf Course and the O.J. Noer Turfgrass Research and Education Facility at a total value of \$6,900,000.

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

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-Madison, Dane County

PROJECT REQUEST: Request the following:

- a) Authority to construct a new storage building at the O.J. Noer Turfgrass Research and Education Facility Storage Building under a land use agreement with the UWSA Board of Regents and approval of the building pursuant to Wis. Stats § 16.85(12); and
- b) Authority to accept a gift-in-kind of the completed structure at an estimated value of \$29,000.

PROJECT NUMBER: 17E2F

PROJECT DESCRIPTION:

This project will construct a one-story, 1,200 GSF, pole-type storage facility to be located to the west of the O.J. Noer Turfgrass Research and Education Facility. The Wisconsin Turfgrass Association donated the funds to construct the pre-fabricated Cleary building. The Cleary Corporation will also construct the building. The unheated building will be used to store fertilizer currently stored on the property in a building not meant for dry storage. The building will also store equipment that is currently stored outside.

PROJECT JUSTIFICATION:

The O.J. Noer Turfgrass Research Station is dedicated to the testing, development, and promotion of turfgrasses and turfgrass management technologies. Turfgrass is Wisconsin's fifth biggest crop in terms of acreage and is the base of a nearly \$1 billion/year industry that employs more than 30,000 people.

The station, which opened in 1992, was developed by the Wisconsin Turfgrass Association in partnership with the UW Foundation and the College of Agricultural and Life Sciences. It consists of the O.J. Noer Research and Education facility and two small outbuildings located on approximately 26 acres of land adjacent to University Ridge Golf Course on Hwy M in Verona.

Researchers use the main facility to compare different turfgrass varieties, mowing practices, equipment, and strategies for fertilizer, irrigation, and pest management. There are typically 70 to 80 or more projects conducted at the facility each year, many of which provide information for Wisconsin's turf industry in areas of sod production, golf courses, lawn care, and sports fields. Many academic courses in horticulture, soils, entomology, and plant pathology are held at the facility; professionals from turf related industries hold seminars there; and homeowners and

professional turf managers can get answers to turf related questions at the facility's diagnostic lab.

The Wisconsin Turfgrass Association is a nonprofit 501(c)(3) corporation dedicated to the promotion of environmentally-responsible turfgrass management through research at the O.J. Noer Turfgrass Research and Education Facility and other sites throughout Wisconsin.

BUDGET/SCHEDULE: Not applicable.

PREVIOUS ACTION: In October 2001, the SBC granted approval to accept a gift-in-kind from the University of Wisconsin Foundation of 204.68 acres of land in the Town of Verona, Dane County to enable completion of the Master Plan for the University Ridge Golf Course.

In July 1991, the SBC granted approval to accept a gift-in-kind from the University of Wisconsin Foundation of 360 acres of land and improvements in the Town of Verona, including the University Ridge Golf Course and the O.J. Noer Turfgrass Research and Education Facility at a total value of \$6,900,000.

BUILDING COMMISSION REQUESTS / ITEMS

June 28, 2017

Subcommittee	Full Commission

15. UW-Madison – City of Madison Municipal Assessment

- Request approval of a City of Madison municipal assessment totaling \$631,325 for street and utility improvements on County Highway M and County Road PD. Payment of the assessment will be made as follows:

- a) \$386,900 credit for a permanent roadway easement granted to the city by the Board of Regents;
- b) \$25,713 payable immediately upon building commission approval of the assessment; and
- c) The remaining balance, plus interest, shall be deferred for ten years after the completion of the project. After the ten-year deferral period the remaining balance, plus interest, shall be paid in eight yearly installments.

**AGENCY REQUEST FOR
STATE BUILDING COMMISSION ACTION
JUNE 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 approval of a City of Madison municipal assessment totaling \$631,325 for street and utility improvements on County Highway M and County Road PD.

Payment of the assessment will be made as follows:

- a) \$386,900 credit for a permanent roadway easement granted to the city by the Board of Regents;
- b) \$25,713 payable immediately upon building commission approval of the assessment; and
- c) The remaining balance, plus interest, shall be deferred for ten years after the completion of the project. After the ten-year deferral period the remaining balance, plus interest, shall be paid in eight yearly installments.

PROJECT DESCRIPTION:

Section 66.0703(6) and 66.0705(2) Wis. Stats. requires the state agency receiving an assessment of \$50,000 or more to submit a request for approval of the assessment to the State Building Commission. The assessment is for a roadway improvement project that will reconstruct the roadway, storm and sanitary sewers, lighting, municipal water supply main, sidewalks, stairs, and retaining walls within the proposed right-of-way on County Highway M and County Road PD on the west side of the City of Madison. The project is to start in June of 2017 and be completed in the fall of 2019.

The project impacts Board of Regent-owned land along the O.J. Noer Turfgrass Research Facility, University Ridge Golf Course, and University Research Park II. The Board of Regents will grant a permanent highway easement to the City of Madison totaling 5.76 acres along the O.J. Noer Turfgrass Research Facility and University Ridge Golf Course.

The assessment amount will be paid through a combination of: 1) a credit in the amount of \$386,900 as the negotiated compensation for the permanent highway easement; 2) \$25,713 in cash paid upon building commission approval of the assessment; and 3) the remainder, plus interest, in deferred payments. In accordance with Madison General Ordinance 4.081, payment of the remaining balance of the assessment, \$218,712 plus interest, for land along University Research Park II shall be deferred for ten years. Upon completion of the deferment period, payment shall be made with interest in eight equal yearly installments.

Easement Credit + Initial Cash Installment	\$412,612
Assessment deferred by City of Madison	<u>\$218,712 + Interest</u>
Total Project Assessment	\$631,325 + Interest

PROJECT JUSTIFICATION:

This project directly benefits the university by providing upgraded site access and safer pedestrian and bicycle traffic facilities along two major arterials through the county.

BUDGET/SCHEDULE: Not applicable.

PREVIOUS ACTION: None.

BUILDING COMMISSION REQUESTS / ITEMS

June 28, 2017

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

- a) Construct various All Agency maintenance and repair projects at an estimated total cost of \$2,478,000 (\$1,095,900 GFSB – Facility Maintenance and Repair; \$117,000 GFSB – Utility Infrastructure; and \$1,265,100 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		\$1,528,000
MSN	ARS Blaine Dairy Feeder Trough Sys (\$432,100 PR-CASH)	\$432,100
OSH	Buckstaff Planetarium Interior Reno (\$1,095,900 GFSB)	\$1,095,900
Utility Repair and Renovation		\$141,000
PKS	Sanitary Sewer System Repairs (Increase) (\$117,000 GFSB; \$24,000 PR-CASH)	\$141,000
Programmatic Remodeling and Renovation		\$809,000
PLT	Giese Facilities Mgmt Bldg Rmdl (\$809,000 PR-CASH)	\$809,000

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

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 authority to:

- a) Construct various All Agency maintenance and repair projects at an estimated total cost of \$2,478,000 (\$1,095,900 GFSB – Facility Maintenance and Repair; \$117,000 GFSB – Utility Infrastructure; and \$1,265,100 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	PR-CASH	GIFT/GRANT	TOTAL
MSN	16C2R	ARS Blaine Dairy Feeder Trough Sys	\$0	\$0	\$432,100	\$0	\$432,100
OSH	1412S	Buckstaff Planetarium Interior Renovation	\$1,095,900	\$0	\$0	\$0	\$1,095,900
FMR SUBTOTALS			\$1,095,900	\$0	\$432,100	\$0	\$1,528,000

UTILITY REPAIR AND RENOVATION

INST	PROJ. NO.	PROJECT TITLE	GFSB	PRSB	PR-CASH	GIFT/GRANT	TOTAL
PKS	13J2Z	Sanitary Sewer System Repairs (Increase)	\$117,000	\$0	\$24,000	\$0	\$141,000
URR SUBTOTALS			\$117,000	\$0	\$24,000	\$0	\$141,000

PROGRAMMATIC REMODELING AND RENOVATION

INST	PROJ. NO.	PROJECT TITLE	GFSB	PRSB	PR-CASH	GIFT/GRANT	TOTAL
PLT	15C2O	Giese Facilities Management Building Rmdl	\$0	\$0	\$809,000	\$0	\$809,000
PRR SUBTOTALS			\$0	\$0	\$809,000	\$0	\$809,000

	GFSB	PRSB	PR-CASH	GIFT/GRANT	TOTAL
JUNE 2017 TOTALS	\$1,212,900	\$0	\$1,265,100	\$0	\$2,478,000

PROJECT DESCRIPTION:

Facility Maintenance and Repair

MSN – 16C2R – Arlington Agricultural Research Station Blaine Dairy Feeder Trough System (\$432,100): This project constructs 20 new feed-weigh trough feeders in Barn #2 at the Blaine

Dairy in the Arlington Agricultural Research Station. Project work includes demolishing concrete curbs to accommodate feeders, removing steel headlocks, pouring new concrete slab to accommodate new feeders, providing electrical power to the new feeders, and connecting a new compressed air line.

The Blaine Dairy facility was constructed in 2008 as part of a Division of Facilities Development project to replace the aging dairy facility located to the east. The research barns contain 32 roughage intake control feed-weigh troughs that were installed as part of the original construction. Twenty additional troughs are needed to accommodate two new professors who have received large USDA grants to do research on transition cows. These feeders are specially designed to monitor and control the individual roughage and/or water intake and intake behavior of dairy cows. These additional feeders will not modify the number of animals at the facility.

OSH – 14I2S – Buckstaff Planetarium Interior Renovation (\$1,095,900): This project will renovate the interior of the Buckstaff Planetarium (1,509 GSF) including the main planetarium space, entry, corridors, and restrooms. When complete, the project will provide the flexibility to use the space as a general classroom, lecture space, or planetarium. Project work includes asbestos abatement of the planetarium dome; installation of new electrical service, wiring, and lighting; and an upgrade to the mechanical and plumbing systems. The restrooms will be completely renovated to meet current ADA requirements. All of the theater seating will be replaced. The interior walls will be painted and all flooring materials will be replaced. The University will contract directly for the new planetary projection system that includes projectors, projection dome, audio, lighting, and controls. The new system will increase the projection resolution and will support contemporary teaching software.

Buckstaff Planetarium was constructed in 1963 and has not been significantly renovated. The finishes are worn, faded, and dirty. The electrical equipment is old, the wiring is cracked, and the panels are overloaded. The asbestos ceiling material is cracked and falling down in various locations. The restrooms are dingy and do not meet ADA requirements. The seating is worn out and several chairs are broken or in disrepair. The planetarium projection equipment is obsolete. This facility is used both for educational purposes and for science outreach to the general public. Due to its poor current condition, the facility was shut down until these repairs and renovations are completed.

Utility Repair and Renovation

PKS – 13J2Z – Sanitary Sewer System Repairs (\$141,000 increase (\$117,000 GFSB and \$24,000 PR-Cash) for a revised estimated total cost of \$695,900): This request increases the project budget to accept bids received. The budget increase is needed to complete the originally approved project scope and intent. The bidding process revealed that additional shoring and protection for excavation work in proximity to buildings is needed beyond the original budget estimate. The project bid on May 3, 2017 and the low bidder has agreed to hold their bids pending SBC action.

Programmatic Remodeling and Renovation

PLT – 15C2O – Giese Facilities Management Building Remodeling (\$809,000): This project expands maintenance workshops, locker rooms, break room, and training space; and creates space to accommodate the merger of all facilities maintenance operations into one unit. Project work includes remodeling 20,500 SF of the Giese Central Stores/Maintenance Building. The remodeled area includes the maintenance shops, storage spaces, break room, and locker room/rest rooms. The remodeled spaces will be constructed with metal stud frame walls and chain link fence partitions for the storage areas. The building mechanical, electrical, and plumbing systems will be revised and updated to support the remodeled project area. This project will also replace a pedestrian walkway to extend the accessible route from the parking lot to the front entrance, construct several new parking stalls in the front of the building, and install new lighting to serve the new parking stalls. A limestone retaining wall will be constructed to the east of the existing loading dock that will expand the area available to maneuver vehicles within the loading dock drive and help define a truck delivery.

The Giese Facility Management Building was constructed in 1969 and has not evolved or been renovated to accommodate the growth in campus facilities and population, nor the changes of maintenance staffing. The completion of this project will allow the relocation of the carpentry and maintenance operations from the basement of Royce Hall to the Giese Facilities Management Building and Stores/Hazardous Waste Building to accommodate code compliance.

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/SCHEDULE:

GFSB – Facility Maintenance and Repair.....	\$ 1,095,900
GFSB – Infrastructure Maintenance.....	\$ 117,000
PR-CASH	\$ <u>1,265,100</u>

Total Requested Budget\$ 2,478,000

PREVIOUS ACTION: In August 2016, the SBC previously approved 13J2Z (PKS – Sanitary Sewer System Repairs) at an estimated total cost of \$554,900 (\$460,600 GFSB – Utilities Repair and Renovation and \$94,300 PR-CASH).