



# State of Wisconsin Building Commission

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

**Wednesday, August 8, 2018**

**10:00 a.m.**

**State Fair Park Expo Center  
Second Floor Meeting Rooms 1 & 2**

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

**Wednesday, August 8, 2018**

**11:00 a.m.**

**State Fair Park Expo Center  
Second Floor Meeting Rooms 1 & 2**

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

**Wednesday, August 8, 2018**

**1:00 p.m.**

**State Fair Park Expo Center  
Second Floor Meeting Rooms 1 & 2**

BUILDING COMMISSION REQUESTS / ITEMS

August 8, 2018

Subcommittee

Full Commission

The Secretary requests approval of the minutes of June 6, 2018.

No action required.

**DEBT MANAGEMENT**

1. Debt Authorizing Resolution – 2018 State of Wisconsin Building Commission Resolution 5 grants state agencies new debt authority in an amount not to exceed \$207,361,000, and continuation of previously approved debt authority in an amount not to exceed \$495,478,000, to allow state agencies to enter into contracts relating to various borrowing purposes which will be funded by subsequent issuances of general obligation debt.
  
2. Program Resolution for State of Wisconsin General Obligation Variable Rate Demand Obligations - 2018 State of Wisconsin Building Commission Resolution 6 creates a State of Wisconsin General Obligation variable rate demand obligations program and provides the framework for general obligation variable rate demand obligations to be issued and sold.
  
3. General Obligations Authorizing Resolution - 2018 State of Wisconsin Building Commission Resolution 7 rescinds a portion of unissued authority from 2018 State of Wisconsin Building Commission Resolution 1 and authorizes the issuance and sale of General Obligations in the amount not to exceed \$352,920,000, in fixed or variable rate form, including variable rate demand obligations, to fund the construction or improvements of facilities, grants and acquisition of land for state-wide purposes.

No action required.

No action required.

No action required.

BUILDING COMMISSION REQUESTS / ITEMS

August 8, 2018

Subcommittee

Full Commission

**ADMINISTRATIVE AFFAIRS**

**Department of Administration**

4. Hill Farms – Building L Roof Replacement – Request authority to construct a roof replacement project at the Hill Farms DEL Complex – Building “L” for an estimated total cost of \$738,300 PRSB.

Subcommittee	Full Commission

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

**AGENCY:** Department of Administration

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

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

**LOCATION:** Hill Farms DEL Complex – Building “L”, Dane County

**PROJECT REQUEST:** Request authority to construct a roof replacement project at the Hill Farms DEL Complex – Building “L” for an estimated total cost of \$738,300 PRSB.

**PROJECT NUMBER:** 18E3F

**PROJECT DESCRIPTION:**

This project removes and replaces approximately 29,000 SF of failed and deteriorated roof coverings and completes all other associated ancillary work to maintain the building envelope integrity. Project work includes the replacement of the built-up roofing system on the entire area with a new fully adhered 60-mil Ethylene Propylene Diene Monomer (EPDM) roofing system with a tapered insulation to obtain an appropriate insulation value. Also included in this project is the replacement of the roof ductwork insulation. This work involves removing the existing insulation and jacketing on the rectangular and round ductwork and installing new 3” fiberglass insulation and an embossed aluminum jacket. The appropriate polyurethane caulk will be used at all jacketing penetrations and terminations. The existing 1,100 LF of metal coping will be removed and reinstalled after the new EPDM flashing is completed and 800+ LF of expansion is replaced. In addition, the project provides site staging and a crane to deliver and remove roofing materials, as well as disposal of all replaced roof coverings and materials.

**PROJECT JUSTIFICATION:**

The Hill Farms Building “L” is part of the Hill Farms Complex that consists of three buildings – D, E & L. Each facility was built at different times from 1961 to 1969 Building “L” is a four-level facility with approximately 166,773 GSF. It provides laboratory space for the Department of Justice’s State Crime Laboratory on the first and second floors. The ground, basement and 2<sup>nd</sup> tier of the basement is occupied by the State Records Center.

This project replaces approximately 29,000 SF of deteriorating and failing roof in the central and west portions of Building “L”. The existing roof system was installed 25 years ago and is in poor condition due to the extensive penetrations throughout the roof system which is causing water to pond. The roof penetrations, combined with the advanced deterioration of the modified built-up roof system, has resulted in water leaking into the building over the last several years. To address this issue, minor roof repairs were done over the past three years. Additionally, in Spring 2018, a small project, adjacent to the area of this request, was completed which replaced 9,000 SF of the deteriorated roof. However, at this time, the remaining 29,000 SF of roof at Building “L” needs to be addressed with the installation of a new roof system. The requested

project will prevent water from continuing to penetrate the building envelope and into the most critical areas of occupied tenant space below.

**BUDGET/SCHEDULE:**

Construction	\$600,000
Design	\$20,700
DFDM Mgt	\$27,600
Contingency	\$90,000
<b>TOTAL</b>	<b>\$738,300</b>

SBC Approval	Aug 2018
A/E Selection	Jun 2018
Bid Opening	Sep 2018
Start Construction	Nov 2018
Substantial Completion	May 2019
Final Completion	Jun 2019

**PREVIOUS ACTION:** None.

BUILDING COMMISSION REQUESTS / ITEMS

August 8, 2018

Subcommittee

Full Commission

**Department of Corrections**

5. Green Bay Correctional Institution – North and South Cell Hall Improvements – Request the following:
- a) Authority to construct the North and South Cell Hall Improvements project at the Green Bay Correctional Institution for an estimated total cost of \$22,232,000 (\$18,482,000 GFSB and \$3,750,000 EX-GFSB); and
  - b) Direct Division of Facilities Development and Management to report back to the SBC on the bidding results and completion of the project.

This project was enumerated in 2013 Wisconsin Act 20 for \$3,750,000 GFSB and 2017 Wisconsin Act 59 for \$22,232,000 (\$18,482,000 GFSB and \$3,750,000 EX-GFSB).

In June 2014, the SBC approved \$200,000 BTF to initiate preliminary design on this project.

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

**AGENCY:** Department of Corrections

**DOC CONTACT:** Jane Zavoral, (608) 240-5410, [jane.zavoral@wi.gov](mailto:jane.zavoral@wi.gov)

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

**LOCATION:** Green Bay Correctional Institution, Brown County

**PROJECT REQUEST:** Request the following:

- a) Authority to construct the North and South Cell Hall Improvements project at the Green Bay Correctional Institution for an estimated total cost of \$22,232,000 (\$18,482,000 GFSB and \$3,750,000 EX-GFSB); and
- b) Direct Division of Facilities Development and Management to report back to the SBC on the bidding results and completion of the project.

**PROJECT NUMBER:** 14A3Q

**PROJECT DESCRIPTION:**

This project will provide new electrical/lighting, electronics, heating and ventilation systems in both the North and South Cells; and plumbing in the South Cells. The project work would replace the current electrical system with needed circuits and convert to GFCI, and upgrade lighting to energy efficient and security rated light fixtures. The project would replace outlets, electrical panels and troughs to accommodate the 592 cells. The tier lighting, attic lighting and all common area lighting will need to be replaced/upgraded in both cell halls.

This project will enhance the security of the cell halls by adding an electronic intercom system. This project will also install cabling/wiring for video, door, alarms and controls. South Cell Hall plumbing will be replaced with this project. This will include the replacement of the existing approximate four gallon per flush porcelain toilets and sinks with more efficient stainless steel single unit lavatories.

**PROJECT JUSTIFICATION:**

The existing electrical systems were designed to 1950's standards, which do not meet current building standards. The current system needs to be replaced with updated circuits and converted to GFCI, as well as upgrade lighting to energy efficient and security rated light fixtures. Most of the electrical troughs which run throughout the cell halls are heavily rusted. These troughs serve as the electrical system ground and if rusted thru, wires will become exposed. The project will replace outlets, electrical panels and troughs to accommodate the 592 cells. The tier lighting, attic lighting and all common area lighting will need to be replaced/upgraded in both cell halls.

The heating/ventilation system uses four outdated heaters in each cell hall and needs to be replaced. If any of the heaters fail, there is no redundancy to provide backup heat. The existing

heaters pull in a minimum of 50% outside air in the winter and the exhaust fans on the roof pull out the difference. The steam heat system is well over 60 years and should be replaced to provide reliability for these critical housing units. The controls system and heaters should be replaced to modern energy efficient equipment with digital controls interlocked with the windows and exhaust fans to create a more reliable and energy efficient system. The supply lines and sewage pipes are very old and develop leaks on a continual basis, so this project will include replacement of the drains, waste and vent piping and potable water lines. It will also provide penal style water control systems to reduce/eliminate exposure to raw sewage and reduce daily maintenance. The project will enhance the security of the institution by improving communications and safety of inmates by providing a way to contact staff during medical or other emergencies. The project will also provide modern day security fixtures and upgrade utility systems that are outdated and add to security risk.

**BUDGET/SCHEDULE:**

Construction	\$17,302,000
Design	\$1,334,000
DFDM Mgt	\$771,000
Contingency	\$1,955,000
Equipment	\$588,000
Other Fees	\$282,000
<b>TOTAL</b>	<b>\$22,232,000</b>

SBC Approval	Aug 2018
A/E Selection	Oct 2017
Design Report	Nov 2018
Bid Opening	Jul 2019
Start Construction	Dec 2019
Substantial Completion	May 2021
Final Completion	Aug 2021

**PREVIOUS ACTION:** This project was enumerated in 2013 Wisconsin Act 20 for \$3,750,000 GFSB and 2017 Wisconsin Act 59 for \$22,232,000 (\$18,482,000 GFSB and \$3,750,000 EX-GFSB).

In June 2014, the SBC approved \$200,000 BTF to initiate preliminary design on this project.

BUILDING COMMISSION REQUESTS / ITEMS

August 8, 2018

Subcommittee	Full Commission
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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 \$2,574,600 GFSB;
- b) Transfer all approved GFSB All Agency Allocations to the DOC Infrastructure Maintenance appropriation; and
- c) Permit the Division of Facilities Development and Management to adjust individual project budgets.

<b>Facility Maintenance and Repair</b>		<b>\$2,574,600</b>
MWCC	Site Security Improvements (\$493,000 GFSB)	\$493,000
DACC	Earned Release Prog Space Remodel (\$581,600 GFSB)	\$581,600
DCI/WCI	Video Surveillance System Upgrades (\$1,500,000 GFSB)	\$1,500,000

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

**AGENCY:** Department of Corrections

**DOC CONTACT:** Jane Zavoral, (608) 240-5410, [jane.zavoral@wi.gov](mailto:jane.zavoral@wi.gov)

**DFDM CONTACT:** RJ Binau, (608) 267-6927, [rj.binau@wisconsin.gov](mailto: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 \$2,574,600 GFSB;
- b) Transfer all approved GFSB All Agency Allocations to the DOC Infrastructure Maintenance appropriation; and
- c) Permit the Division of Facilities Development and Management to adjust individual project budgets.

<b>Facility Maintenance and Repair</b>			
<b>LOCATION</b>	<b>PROJ. NO.</b>	<b>PROJECT TITLE</b>	<b>GFSB</b>
Milwaukee Women's Correctional Center (Milwaukee Co.)	17D1H	Site Security Improvements	\$493,000
Drug Abuse Correctional Center (Winnebago Co.)	17I1T	Earned Release Program Space Remodel	\$581,600
Dodge and Waupun Correctional Institutions (Dodge & Fond du Lac Co.)	17K2I	Video Surveillance System Upgrades	\$1,500,000
<b>Facility Maintenance and Repair Total</b>			<b>\$2,574,600</b>

**Milwaukee Women's Correctional Center – Site Security Improvements (17D1H):**

**Project Description and Justification:**

This project expands the existing security for the site by adding fencing and electronic gates, improving existing retaining walls and landscaping, and changing doorway step configurations. This project also upgrades the existing door controls at the site and includes changes to the existing parking lot configuration.

The Milwaukee Women's Correctional Center (MWCC) is located in an area of Milwaukee that has a high crime rate with crimes committed on the streets and sidewalks immediately outside the gate. MWCC has had patrons of nearby businesses trespassing on the property on numerous occasions. Often site security will observe vehicles or pedestrians leaving or throwing packages over the existing fencing. The overall goal of this project is to improve the safety of both staff and inmates.

**Budget/Schedule:**

Construction	\$396,000
Design	\$40,000
DFDM Mgt	\$17,000
Contingency	\$28,000
Other Fees	\$12,000
<b>TOTAL</b>	<b>\$493,000</b>

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

**Previous Action:** None.

**Drug Abuse Correctional Center – Earned Release Program Space Remodel (17I1T):****Project Description and Justification:**

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

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

**Budget/Schedule:**

Construction	\$425,000
Design	\$56,300
DFDM Mgt	\$18,700
Contingency	\$42,500
Equipment	\$29,800
Other Fees	\$9,300
<b>TOTAL</b>	<b>\$581,600</b>

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

**Previous Action:** None.

**Dodge and Waupun Correctional Institutions – Video Surveillance System Upgrades (17K2I):****Project Description and Justification:**

The proposed project is a replacement of the existing video surveillance systems at Dodge Correctional Institution (DCI) and Waupun Correctional Institution (WCI). The entire existing system at DCI will be replaced, along with some expansion into areas of the facility not presently monitored. At WCI, the system within the four cell hall buildings will be replaced, with viewing addition to the headend location. The project includes the complete removal of the existing

camera system comprised of analog cameras of various manufacturers along with viewing, control and recording equipment due to obsolescence and failure of existing equipment. A completely new system comprised of digital (IP) cameras connected via a new dedicated security network using new copper twisted pair cabling within buildings, and new or existing fiber optic cabling between buildings will be provided. Also provided, will be new PC-based viewing stations/consoles, recording equipment, and integration.

DCI is the central reception center for all adult male inmates sentenced to the Wisconsin prison system by the courts. WCI, the original Wisconsin State Penitentiary established in 1851, is a maximum-security correctional institution located in Waupun. Starting in 2015, WCI began upgrading all exterior analog cameras with digital IP cameras and software. Gradually, all analog cameras will be updated with digital IP cameras throughout the institution. DOC's institutions depend on a network of cameras (indoor and outdoor) and recording devices to document and deter any incidents within the institution. Many of those systems are aging, failing, discontinued and subject to rigorous wear. These systems are integral to the security of the institutions, compliance with DOC policies and federal regulations, and the safety of staff, visitors, and inmates.

**Budget/Schedule:**

Construction	\$790,000
Design	\$98,600
DFDM Mgt	\$35,100
Contingency	\$86,300
Equipment	\$490,000
<b>TOTAL</b>	<b>\$1,500,000</b>

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

**Previous Action:** None.

BUILDING COMMISSION REQUESTS / ITEMS

August 8, 2018

Subcommittee

Full Commission

**Department of Health Services**

7. Various All Agency Projects – Request the following:
- a) Authority to construct various All Agency maintenance and repair projects for an estimated total cost of \$1,880,600 (\$542,000 GFSB – Utility Repair and Renovation and \$1,338,600 GFSB - Facility Maintenance and Repair);
  - b) Transfer all approved GFSB all agency allocation to the DHS Infrastructure Maintenance appropriation; and
  - c) Permit the Division of Facilities Development and Management to adjust individual project budgets.

<b>Utility Repair and Renovation</b>		<b>\$542,000</b>
NWC	Sanitary Sewer Repairs (\$542,000 GFSB)	\$542,000
 <b>Facility Maintenance and Repair</b>		 <b>\$1,338,600</b>
SRSTC	Electrical System Safety Improvements (\$500,400 GFSB)	\$500,400
 CWC	 Patio Repair and Replacement (\$838,200 GFSB)	 \$838,200

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

**AGENCY:** Department of Health Services

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

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

**LOCATION:** Statewide

**PROJECT REQUEST:** Request the following:

- a) Authority to construct various All Agency maintenance and repair projects for an estimated total cost of \$1,880,600 (\$542,000 GFSB – Utility Repair and Renovation and \$1,338,600 GFSB - Facility Maintenance and Repair);
- b) Transfer all approved GFSB all agency allocation to the DHS Infrastructure Maintenance appropriation; and
- c) Permit the Division of Facilities Development to adjust individual project budgets.

<b>Utility Repair and Renovation</b>				
<b>LOCATION</b>	<b>PROJ. NO.</b>	<b>PROJECT TITLE</b>	<b>GFSB</b>	<b>TOTAL</b>
Northern Wisconsin Center (Chippewa Co.)	17L1J	Sanitary Sewer Repairs	\$542,000	\$542,000
<b>Utility Repair and Renovation Total</b>			<b>\$542,000</b>	<b>\$542,000</b>

<b>Facility Maintenance and Repair</b>				
<b>LOCATION</b>	<b>PROJ. NO.</b>	<b>PROJECT TITLE</b>	<b>GFSB</b>	<b>TOTAL</b>
Sand Ridge Secure Treatment Center (Juneau Co.)	17I1P	Electrical System Safety Improvements	\$500,400	\$500,400
Central Wisconsin Center (Dane Co.)	18A1X	Patio Repair and Replacement	\$838,200	\$838,200
<b>Facility Maintenance and Repair Total</b>			<b>\$1,338,600</b>	<b>\$1,338,600</b>

**Northern Wisconsin Center – Sanitary Sewer Repairs (17L1J):**

**Project Description and Justification:**

This project will install 1,200 feet of new sanitary sewer line and repair 3,800 feet of existing sewer line with a cast in place liner. Sections of existing vitrified clay sewer line will be replaced with PVC pipe and a total of 24 manholes will be repaired. Landscaping, roads and sidewalks disturbed by the project will be restored after excavated areas are backfilled.

A recent sanitary sewer inspection identified a number of sections of the sanitary system that require replacement. Cracks, fractures and collapses have degraded some of the existing sewers

to the point that repair to the existing system is needed. Sections of the system that will be repaired serve active buildings that are occupied by patients and staff. Repairing these sections will maintain the reliability of the sanitary sewer system.

**Budget/Schedule:**

Construction	\$412,000
Design	\$40,500
DFDM Mgt	\$19,000
Contingency	\$63,000
Other Fees	\$7,500
<b>TOTAL</b>	<b>\$542,000</b>

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

**Previous Action:** None.

**Sand Ridge Secure Treatment Center – Electrical System Safety Improvements (17I1P):**

**Project Description and Justification:**

This project will replace and test electrical components in the buildings at the Sand Ridge Secure Treatment Center (SRSTC). Existing circuit breakers will be replaced in switchboards and panelboards; and medium voltage switches and circuit breakers will be serviced and tested to reduce risk of an arc flash event and to improve the electrical coordination within the existing system. New arc flash labels will be installed to provide staff and contractors with the necessary information to safely service the equipment.

This project is required to assure the safety of staff and contractors when working on the electrical distribution equipment at the SRSTC campus. An arc flash study identified a number of deficiencies in the electrical distribution system and equipment. These deficiencies put the facility maintenance personnel at risk of severe injury when they are working near this equipment. Substantial risk also exists for others in close proximity if an arc flash incident were to occur. This new equipment will improve overall system reliability so that the probability of an interruption of service to the prison buildings is reduced.

**Budget/Schedule:**

Construction	\$392,400
Design	\$51,400
DFDM Mgt	\$17,300
Contingency	\$39,300
<b>TOTAL</b>	<b>\$500,400</b>

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

**Previous Action:** None.

**Central Wisconsin Center – Patio Repair and Replacement (18A1X):**

**Project Description and Justification:**

This project will replace four outdoor concrete patios at Murphy Hall and one patio at the Short-Term Care Unit (STCU) located at the Administration Building at Central Wisconsin Center (CWC). The project will also reconstruct two existing courtyard areas and replace the existing metal shelters on the south side of Murphy Hall. The existing structures will be demolished and replaced with new patios that meet current code and comply with the American with Disabilities Act (ADA). Exit ramps from the patios will be designed to comply with ADA standards.

This project is required to maintain the physical environment and to maintain life safety for residents at CWC. The existing patios are original to the buildings and have degraded to a point where they are difficult to use for the developmentally disabled who reside at CWC. Concrete has cracked and spalled so much that the existing patios can no longer be repaired. Murphy Hall is a living unit for long-term care residents at the facility. The short-term care unit provides services for medically frail residents. Replacing the patios will restore their integrity and allow for their continued use by residents.

**Budget/Schedule:**

Construction	\$668,400
Design	\$69,800
DFDM Mgt	\$29,500
Contingency	\$66,900
Other Fees	\$3,600
<b>TOTAL</b>	<b>\$838,200</b>

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

**Previous Action:** None.

BUILDING COMMISSION REQUESTS / ITEMS

August 8, 2018

Subcommittee

Full Commission

**Department of Military Affairs**

8. Milwaukee Readiness Center – BTF Release – Request release of \$250,000 Building Trust Funds (BTF)- Planning to prepare a Design Report for the Milwaukee Readiness Center Renovation Phase II project.

This project was enumerated in 2017 Wisconsin Act 59 for \$6,491,800 (\$3,245,900 GFSB and \$3,245,900 FED).

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

**AGENCY:** Department of Military Affairs

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

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

**LOCATION:** Milwaukee Readiness Center, Milwaukee County

**PROJECT REQUEST:** Request release of \$250,000 Building Trust Funds (BTF)-Planning to prepare a Design Report for the Milwaukee Readiness Center Renovation Phase II project.

**PROJECT NUMBER:** 17D2P

**PROJECT DESCRIPTION:**

This project would renovate the Milwaukee National Guard Readiness Center to provide a modern, efficient and safe facility to better meet the continued training and readiness needs of the units housed at Milwaukee. The scope of work includes alteration to the administrative portion of the facility to renovate office space, replace all windows, reallocate space for dedicated telecom rooms and renovate existing latrines. A 1,673 GSF addition is to be included to provide for a mechanical penthouse and an elevator to serve all levels at the existing building.

**PROJECT JUSTIFICATION:**

The Center located at 4108 N. Richards Street, Milwaukee, was constructed in 1927. The three-story readiness center lacks the authorized administrative, classroom, kitchen, toilets, showers, and locker rooms for the assigned units. The facility and site does not currently meet the Americans with Disabilities Act (ADA) or current Antiterrorism Force Protection (AT/FP) standards. The existing facility consists of approximately 99,674 GSF which does not meet the authorized requirement of 121,699 GSF and is inadequate to meet the training needs of the units housed in this facility. The renovation and layout change of the current space will allow for a much more efficient and usable space.

**BUDGET/SCHEDULE:**

Construction	\$4,940,000
Design	\$494,000
DFDM Mgt	\$218,000
Contingency	\$494,000
Equipment	\$296,400
Other Fees	\$49,400
<b>TOTAL</b>	<b>\$6,491,800</b>

SBC Approval	Aug 2018
A/E Selection	Mar 2018
Design Report	Jan 2018
Bid Opening	Sep 2019
Start Construction	Nov 2019
Substantial Completion	Nov 2020
Final Completion	Jan 2021

**PREVIOUS ACTION:** This project was enumerated in 2017 Wisconsin Act 59 for \$6,491,800 (\$3,245,900 GFSB and \$3,245,900 FED).

BUILDING COMMISSION REQUESTS / ITEMS

August 8, 2018

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

- a) Authority to construct various All Agency maintenance and repair projects for an estimated total cost of \$3,619,500 (\$780,350 GFSB and \$2,839,150 FED); and
- b) Transfer all approved GFSB all agency allocation to the DMA Infrastructure Maintenance appropriation; and
- c) Allow the Division of Facilities Development and Management to adjust individual project budgets.

<b>Facility Maintenance and Repair</b>		<b>\$3,297,500</b>
Madison	Roof Replacement	\$1,764,200
JFHQ	(\$441,050 GFSB; \$1,323,150 FED)	
Camp Williams	Paint Blasting Bay Conversion	\$498,000
	(\$498,000 FED)	
WTW Read Ctr	Site Fencing and Parking Lot Improv	\$1,035,300
	(\$258,825 GFSB; \$776,475 FED)	

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

**AGENCY:** Department of Military Affairs

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

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

**PROJECT REQUEST:** Request the following:

- a) Authority to construct various All Agency maintenance and repair projects for an estimated total cost of \$3,619,500 (\$780,350 GFSB and \$2,839,150 FED);
- b) Transfer all approved GFSB all agency allocation to the DMA Infrastructure Maintenance appropriation; and
- c) Allow the Division of Facilities Development and Management to adjust individual project budgets.

<b>Facility Maintenance and Repair</b>					
<b>LOCATION</b>	<b>PROJ. NO.</b>	<b>PROJECT TITLE</b>	<b>GFSB</b>	<b>FED</b>	<b>TOTAL</b>
Madison JFHQ (Dane Co.)	17G1O	Roof Replacement	\$441,050	\$1,323,150	\$1,764,200
Camp Williams (Juneau Co.)	16H3M	Paint Blasting Bay Conversion	\$0	\$498,000	\$498,000
Whitewater Readiness Center (Walworth Co.)	17E1B	Site Fencing and Parking Lot Improvements (Budget Increase)	\$258,825	\$776,475	\$1,035,300
<b>Facility Maintenance and Repair Total</b>			<b>\$699,875</b>	<b>\$2,597,625</b>	<b>\$3,297,500</b>

**Madison Joint Forces Headquarters – Roof Replacement (17G1O):**

**Project Description and Justification:**

This project replaces 104,900 SF of ballasted EPDM thermoset single-ply ballasted roof membrane at all areas of the building, including the Maintenance Training Bay Building. The new roof will consist of 60-mil EPDM thermoset single-ply ballasted roof membrane; replacement of deteriorated polyisocyanurate insulation; new one-inch polyisocyanurate insulation and 1/8 inch per foot tapered insulation saddles overlaid onto the existing insulation system; deck mounted supports for miscellaneous utilities; replacement of prefinished sheet metal flashings; and additions of exterior-mounted ladder access to Roof Areas 8, 9, and 10.

The existing roof system has ended its serviceable lifespan. The roof leaks in many areas during rainfall and will continue to deteriorate without this replacement.

**Budget/Schedule:**

Construction	\$1,446,000
Design	\$115,800
DFDM Mgt	\$63,400
Contingency	\$139,000
<b>TOTAL</b>	<b>\$1,764,200</b>

SBC Approval	Aug 2018
A/E Selection	Aug 2017
Bid Opening	Mar 2019
Start Construction	May 2019
Substantial Completion	Oct 2019
Final Completion	Dec 2019

**Previous Action:** None.

**Camp Williams – Paint Blasting Bay Conversion (16H3M):****Project Description and Justification:**

This project will remodel the existing paint strip bay into a maintenance bay. It will remove existing wall panels, ceiling, lights, and HVAC system; provide new vinyl ceiling tiles; replace existing overhead doors; paint the concrete walls; LED lighting upgrades; and provide trench drain with catch basin. The existing concrete floor will be replaced with a new floor sloped to the trench drain. New make-up air system, heating equipment, and exhaust equipment will be provided.

The paint strip bay is outdated and ineffective in operation. Paint stripping will be done at the MATES facility which utilizes water jetting operation and onsite treatment of water. The current CSMS paint stripping operation requires solid blast media operation which involves generation of hazardous waste blast media. The removal of the blast bay room and associated blasting activities will result in the reduction of hazardous waste and health aspects to facility workers. This will result in cost savings to the organization and future health benefits to employees. The remodel of the bay to a regular maintenance bay also increases maintenance work space.

**Budget/Schedule:**

Construction	\$386,900
Design	\$54,500
DFDM Mgt	\$17,100
Contingency	\$38,700
Other Fees	\$800
<b>TOTAL</b>	<b>\$498,000</b>

SBC Approval	Aug 2018
A/E Selection	Oct 2016
Bid Opening	Sep 2018
Start Construction	Nov 2018
Substantial Completion	Mar 2019
Final Completion	May 2019

**Previous Action:** None.

**Whitewater Readiness Center – Site Fencing & Parking Lot Improvements (Budget Increase) (17E1B):****Project Description and Justification:**

This project will modify the scope and increase the project budget by \$1,035,300 (\$258,825 GFSB and \$776,475 FED) for a revised estimated total cost of \$1,371,300. It will construct 1,500 linear feet of 6-foot chain link fence topped with three strands of barbed wire. Included would be four 14-foot cantilevered, motorized gates that would have electronic access complete

with keypads, video phones and reader interfaces. The fence would include all site prep work, lighting, landscaping and will tie-in with an existing fence and the FMS 8 building. The project will include a site survey.

The budget increase provides for two mechanized lift gates which include all electronic access requirements, approximately 1,200 square yards of access roadway, 1,720 square yards of asphalt privately-owned vehicle parking and a dumpster pad.

The National Guard requires facilities have higher security levels and more significant barriers to protect personnel, control site access, and create standoff distance between public roads or areas and military equipment and facilities. Installing a new fence and gate would increase the overall security of the site due to its location in an industrial park area with no nearby active buildings. The addition of keypad entry and video phone access increases the security posture of the site. The scope modification and increase are required in order to execute additional Federal funds made available by National Guard Bureau at the end of the Federal Fiscal Year. These funds allow the DMA to fully execute long term plans for this Readiness Center. Recent changes in units assigned to this facility have increased parking requirements for unit personnel and equipment. This unit has the largest recovery vehicles the National Guard uses and requires increased support base and a longer pull out of the public roadway in order ensure military vehicles do not block traffic and create a hazard. The project will increase safety for unit members and the public.

**Budget/Schedule:**

Construction	\$1,160,100
Design	\$104,400
DFDM Mgt	\$48,800
Contingency	\$58,000
<b>TOTAL</b>	<b>\$1,371,300</b>

SBC Approval	Aug 2018
A/E Selection	Aug 2017
Bid Opening	Sep 2018
Start Construction	May 2019
Substantial Completion	Sep 2019
Final Completion	Oct 2019

**Previous Action:** In June 2018, the SBC approved the authority to construct this project for an estimated total cost of \$336,000 (\$252,000 GFSB and \$84,000 FED).

BUILDING COMMISSION REQUESTS / ITEMS

August 8, 2018

Subcommittee

Full Commission

**Department of Natural Resources**

10. Small Project Program Funding Transfer – The Department of Administration, on behalf of the Department of Natural Resources is requesting the release of \$1,000,000 of Stewardship funding (TA) from TA28 Stewardship to TA29 Small Projects Stewardship.

Subcommittee	Full Commission



# State of Wisconsin Building Commission

SCOTT WALKER  
Governor

JOHN L. KLENKE  
Secretary  
P.O. Box 7866  
Madison, WI 53707-7866  
Voice (608) 266-1855  
Fax (608) 267-2710  
e-mail: [John.Klenke@wisconsin.gov](mailto:John.Klenke@wisconsin.gov)

Date: August 2018  
To: SBC Members  
From: John L. Klenke, Secretary  
Subject: Small Project Program Funding Transfer Request for the August 2018 State Building Commission Meeting

DNR Stewardship Funding Transfer – The Department of Administration, on behalf of the Department of Natural Resources is requesting the release of \$1,000,000 of Stewardship funding (TA) from TA28 Stewardship to TA29 Small Projects Stewardship.

Agencies and statewide institutions submit funding requests for small maintenance and repair projects through this program. Approved projects include a wide range of facility repairs and improvements. This request supports the agencies' small projects to maintain and repair existing facilities.

This is the second requested release of funds from the 2017-19 Capital Budget for the Small Project Program.

BUILDING COMMISSION REQUESTS / ITEMS

August 8, 2018

Subcommittee

Full Commission

11. Peninsula State Park – Eagle Tower Reconstruction –  
Request the following:

- a) Approve the Design Report; and
- b) Authority to construct the Eagle Tower Reconstruction project for an estimated total cost of \$2,072,000 (\$750,000 STWD, \$750,000 GIFTS, \$500,000 FED, and \$72,000 PR-CASH).

This project was enumerated in 2017 Wisconsin Act 59 for \$2,522,100 (\$750,000 STWD and \$1,772,100 GIFTS).

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

**AGENCY:** Department of Natural Resources

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

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

**LOCATION:** Peninsula State Park, Door County

**PROJECT REQUEST:** Request the following:

- a) Approve the Design Report; and
- b) Authority to construct the Eagle Tower Reconstruction project for an estimated total cost of \$2,072,000 (\$750,000 STWD, \$750,000 GIFTS, \$500,000 FED, and \$72,000 PR-CASH).

**PROJECT NUMBER:** 1711Q

**PROJECT DESCRIPTION:**

This project will reconstruct an observation structure to replace the previous iconic Eagle Tower. The new public structure will be fully accessible for individuals with physical disabilities at all viewing levels. The project includes site work for access and parking, selective vegetation clearing, and restoration of the existing Civilian Conservation Corps stone wall surrounding the tower. The project also includes visitor kiosks, social media interaction, interpretive and educational elements.

**PROJECT JUSTIFICATION:**

Eagle Tower was an iconic structure at the most visited park in the Wisconsin State Park System. The original 1932 tower was closed and razed in 2016 for public safety concerns relating to structural deterioration. The Friends of Peninsula State Park and local community have raised funds for a new structure at the existing Eagle Tower site with additional funding support from the State of Wisconsin and a Federal grant.

**BUDGET/SCHEDULE:**

Construction	\$1,710,000
Design	\$159,000
DFDM Mgt	\$73,000
Contingency	\$113,000
Other Fees	\$17,000
<b>TOTAL</b>	<b>\$2,072,000</b>

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

**PREVIOUS ACTION:** This project was enumerated in 2017 Wisconsin Act 59 for \$2,522,100 (\$750,000 STWD and \$1,772,100 GIFTS).

# DESIGN REPORT

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

August 8, 2018

Eagle Tower Reconstruction  
Peninsula State Park  
Ephraim, WI

**Project Number:** 1711Q

**For the:** Department of Natural Resources

**Project Manager:** Kurt Feuerstein

**Architect/Engineer:** Ayres Associates, Inc.  
Madison, WI

## 1. Project Description:

The project reconstructs an observation tower at Peninsula State Park. The observation structure will resemble the previous iconic Eagle Tower. The new structure will be fully accessible for individuals with physical disabilities at viewing levels. The project includes site work for access and parking, selective vegetation clearing, and restoration of the existing Civilian Conservation Corps (CCC) stone wall surrounding the tower. The project also includes visitor kiosks, social media interaction, interpretive and educational elements.

## 2. Authorized Budget and Funding Source:

The project was enumerated in 2017 Wisconsin Act 59 for \$2,522,100 (\$750,000 STWD and \$1,772,100 GIFTS).

## 3. Schedule:

Bid Opening:	Oct 2018
Start of Construction:	Dec 2018
Substantial Completion / Occupancy:	May 2019

## 4. Budget Summary

Construction:	\$1,710,000
A/E Fees:	\$159,000
DFDM Mgmt:	\$73,000
Contingency:	\$113,000
Other Fees:	\$17,000
<b>Total Project Cost:</b>	<b>\$2,072,000</b>

BUILDING COMMISSION REQUESTS / ITEMS

August 8, 2018

Subcommittee

Full Commission

**Department of Transportation**

12. Division of Transportation System Development Northwest Regional Headquarters – Parking Lot Replacement – Request authority to construct a Parking Lot Replacement project at the WisDOT DTSD Northwest Regional Headquarters building for an estimated total cost of \$920,000 SEGRB.

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

**AGENCY:** Department of Transportation

**DOT CONTACT:** Greg Gasper, (608) 264-7700, [gregorym.gasper@dot.wi.gov](mailto:gregorym.gasper@dot.wi.gov)

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

**LOCATION:** Division of Transportation System Development (DTSD)  
Northwest Regional Headquarters, Douglas County

**PROJECT REQUEST:** Request authority to construct a Parking Lot Replacement project at the WisDOT DTSD Northwest Regional Headquarters building for an estimated total cost of \$920,000 SEGRB.

**PROJECT NUMBER:** 15L10

**PROJECT DESCRIPTION:**

Project work includes reconstruction of approximately 90,000 SF of asphalt pavement into a new asphalt pavement surface, new parking lot lighting, and new storm water management features. The new parking lot design will provide the most efficient use of space while limiting the loss of parking stalls to accommodate the new storm water management features, maintain boat and trailer access to the shed on the north side of the site, and improved landscaping.

**PROJECT JUSTIFICATION:**

The DTSD Northwest Regional Headquarters is located in Superior and was built in 1981 and renovated in 2001. The asphaltic pavement and sidewalks were not included in the 2001 project and now represent safety issues and a poor public appearance for the Department. Numerous areas of the lot have deteriorated and broken apart, and the basins have settled creating exaggerated sloping and slippery conditions in winter months. Sidewalks need repair/replacement to correct safety issues (uneven pavement, deteriorated surface conditions, poor drainage, etc.). Accessible parking spaces require modification to meet slope and maneuvering room requirements.

**BUDGET/SCHEDULE:**

Construction	\$683,300
Design	\$58,200
DFDM Mgt	\$31,500
Contingency	\$102,500
Other Fees	\$44,500
<b>TOTAL</b>	<b>\$920,000</b>

SBC Approval	Aug 2018
A/E Selection	Nov 2016
Bid Opening	Feb 2019
Start Construction	Jun 2019
Substantial Completion	Sep 2019
Final Completion	Nov 2019

**PREVIOUS ACTION:** None.

BUILDING COMMISSION REQUESTS / ITEMS

August 8, 2018

Subcommittee

Full Commission

**Department of Public Instruction**

13. Wisconsin School for the Blind – Parking Lot Resurfacing – Request authority to construct a Parking Lot Resurfacing project for an estimated total cost of \$548,500 GFSB.

Subcommittee	Full Commission

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

**AGENCY:** Department of Public Instruction

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

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

**LOCATION:** Wisconsin School for the Blind, Rock County

**PROJECT REQUEST:** Request authority to construct a Parking Lot Resurfacing project for an estimated total cost of \$548,500 GFSB.

**PROJECT NUMBER:** 18A2D

**PROJECT DESCRIPTION:**

The project will remove the asphalt surface from the existing parking lots and access drives, complete minor grading to improve drainage, and place new asphalt surface for approximately 115,000 SF of surface. A drainage issue near the building will be corrected by installing a couple of inlets and changing the sidewalk grades. A failing retaining wall will be removed and replaced with curb and gutter and fill material to eliminate the need for a retaining wall. Additional site items include inlet grate replacements, construction of a concrete dumpster slab, pavement marking, permanent signage and site restoration.

**PROJECT JUSTIFICATION:**

Current parking area pavement has been in service for over 50 years and subsequently has cracked and been degraded due to freezing and thawing and snow removal activities during its lifetime. The condition of the blacktop is hard on equipment and puts blind and visually impaired staff and students at risk for slips, trips and falls. In addition, a number of these blacktop areas are used to stage at least some activities related to student Individual Education Plans, most commonly associated with adaptive Physical Education and/or orientation and Mobility skills training. The condition of the blacktop pavement impacts these lessons.

**BUDGET/SCHEDULE:**

Construction	\$425,000
Design	\$30,300
DFD Mgt	\$19,600
Contingency	\$63,800
Other Fees	\$9,800
<b>TOTAL</b>	<b>\$548,500</b>

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

**PREVIOUS ACTION:** None.

BUILDING COMMISSION REQUESTS / ITEMS

August 8, 2018

Subcommittee

Full Commission

**Non-State Grant**

14. Brown County – STEM Innovation Center – Request the release of \$5,000,000 GFSB to the Brown County STEM Innovation Center to aid in the construction of Brown County STEM Innovation Center in Brown County in accordance with provisions of 2017 Wisconsin Act 59.

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

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

**AGENCY:** Department of Administration on behalf of the Brown County  
STEM Innovation Center

**NON-STATE CONTACT:** Chuck Lamine, (920) 448-6484, [Lamine\\_CF@co.brown.wi.us](mailto:Lamine_CF@co.brown.wi.us)

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

**LOCATION:** STEM Innovation Center, Brown County

**PROJECT REQUEST:** Request the release of \$5,000,000 GFSB to the Brown County STEM Innovation Center to aid in the construction of Brown County STEM Innovation Center in Brown County in accordance with provisions of 2017 Wisconsin Act 59.

**PROJECT NUMBER:** 18E30

**PROJECT DESCRIPTION:**

This project will construct a three-story, multi-tenant, office and laboratory building on the campus of UW-Green Bay. Brown County will use a \$5.0 million, non-state grant to partially fund the construction of an office, lab, and warehouse building of approximately 63,000 square feet, in part to accommodate the new mechanical engineering program. The building will be referred to as the Brown County STEM Innovation Center. Brown County has partnered with the UW Green Bay Foundation to raise the \$10,000,000 match for this project consisting of a commitment of \$5,000,000 in County Sales tax funds as well as a Brown County a bridge loan from the Brown County general fund for the UWGB foundation commitment of \$5,000,000.

The funding for the Brown County STEM Innovation Center is outlined as follows:

State Grant	\$5,000,000
County Match/Philanthropy	\$10,000,000
<b>TOTAL</b>	<b>\$15,000,000</b>

**PROJECT JUSTIFICATION:**

The Brown County STEM Innovation Center will serve as a focal point for the region's growth plans by providing engineering training to meet the needs of the area's manufacturing sector. The office, lab, and warehouse building will accommodate various tenants such as: the Einstein Project, a private non-profit organization dedicated to the development and distribution of STEM education materials; UW-Extension Agriculture and Horticulture programs; and Brown County Land and Water Conservation offices, in addition to the university's mechanical engineering program. As required by the terms of the non-state grant, as enumerated in 2017 Wisconsin Act 59, and as stated in Section 13.48(33s), Wis. Stats., the balance of the projected \$15.0 million total project cost will come from non-state revenue sources.

This request is consistent with the provisions of 2017 Wisconsin Act 59 that require the grantee to document the existence of additional funding from non-state sources and provide construction plans to DOA for review and approval. The existence of non-state funding has been identified by the grantee and DOA staff has determined that the plans are consistent with the project as described. If this item is approved, a grant agreement between Brown County STEM Innovation Center and DOA will be executed to allow for the release of funding.

**BUDGET:**

Construction/Design	\$13,000,000
Contingency	\$1,300,000
Equipment	\$700,000
<b>TOTAL</b>	<b>\$15,000,000</b>

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

August 8, 2018

Subcommittee

Full Commission

**HIGHER EDUCATION**

**University of Wisconsin**

15. UW-Eau Claire – Towers Hall Renovation – Request authority to increase the project budget for the Towers Hall Renovation project by \$3,000,000 EX-PRSB for a revised estimated total project cost of \$38,969,000 EX-PRSB.

In August 2017, the SBC approved a budget increase for the Towers Hall Renovation project by \$3,000,000 PRSB to accept bids for a revised estimated total cost of \$35,969,000 EX-PRSB.

In October 2016, the SBC approved the Design Report of the Towers Hall Renovation project and granted authority to construct the project for an estimated total cost of \$32,969,000 EX-PRSB.

This project was enumerated in 2015 Wisconsin Act 55 for \$32,969,000 EX-PRSB.

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

**AGENCY:** University of Wisconsin System

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

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

**LOCATION:** UW-Eau Claire, Eau Claire County

**PROJECT REQUEST:** Request authority to increase the project budget for the Towers Hall Renovation project by \$3,000,000 EX-PRSB for a revised estimated total project cost of \$38,969,000 EX-PRSB.

**PROJECT NUMBER:** 14H1Z

**PROJECT DESCRIPTION:**

This project renovates both towers of the Karlgaard Residence Hall (formerly Towers North and Towers South). The basement areas, first floor, and two central building cores will be renovated to accommodate: improved building common spaces, updated lobby with better ADA access; two refurbished elevators in each tower; improved floor lounge spaces, and expanded ADA accessible resident bathrooms with improved privacy for all users. Interior stairwells will receive selective upgrades including painting, flooring, and lighting. Hallways and student lounges will be upgraded with modern finishes and lighting. HVAC systems will be replaced and both common areas and resident rooms will be air conditioned. Exterior envelope repairs will also be made including: the replacement of exterior windows; resealing of exterior pre-cast panel joints; and repair of building envelope elements as needed.

In order to minimize the effect on overall room availability, the project is phased so that only one tower will be off-line at a time. Renovations on the south tower will be complete by September 1, 2018, meanwhile, renovation work has just begun on the north tower.

**PROJECT JUSTIFICATION:**

This budget increase is necessary due to a significant number of unforeseen conditions that have hindered the renovation of the south tower. Asbestos abatement was more extensive than estimated, and the existing structural and interstitial spaces did not match the as-built drawings that were used by the consultants during project document development. The discrepancy in the existing conditions forced the university to make modifications to the south tower in order to achieve the original scope. These changes have quickly used most of the project contingency funds. As work on the north tower begins, the architect, contractor, and DFDM are applying lessons learned from the north tower to minimize the anticipated costs required to finish the north tower. This requested increase covers the anticipated cost and restores the project contingency to an acceptable amount.

**BUDGET/SCHEDULE:**

Construction	\$30,365,340
Design	\$2,130,000
DFDM Mgt	\$1,288,600
Contingency	\$4,849,860
Other Fees	\$335,200
<b>TOTAL</b>	<b>\$38,969,000</b>

SBC Approval	Aug 2018
A/E Selection	Aug 2015
Design Report	Oct 2016
Bid Opening	Jul 2017
Start Construction	Oct 2017
Substantial Completion	Aug 2019
Final Completion	Aug 2019

**PREVIOUS ACTION:** In August 2017, the SBC approved a budget increase for the Towers Hall Renovation project by \$3,000,000 PRSB to accept bids for a revised estimated total cost of \$35,969,000 EX-PRSB.

In October 2016, the SBC approved the Design Report of the Towers Hall Renovation project and granted authority to construct the project for an estimated total cost of \$32,969,000 EX-PRSB.

This project was enumerated in 2015 Wisconsin Act 55 for \$32,969,000 EX-PRSB.

BUILDING COMMISSION REQUESTS / ITEMS

August 8, 2018

Subcommittee	Full Commission
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16. UW-Madison – South Campus Utility Improvements – Request authority to increase the project budget of the South Campus Utility Improvements project by \$5,585,000 (\$3,676,500 EX-GFSB and \$1,908,500 EX-PRSB) for a revised estimated total cost of \$22,760,000 (\$14,982,500 GFSB, \$6,090,500 PRSB, and \$1,687,000 PR-CASH).

The project was enumerated in 2015 Wisconsin Act 55 for \$15,488,000 (\$11,306,000 EX-GFSB and \$4,182,000 EX-PRSB).

In December 2017, the SBC granted authority to: (a) increase the project budget by \$1,687,000 PR-CASH; and (b) construct the South Campus Utility Improvements project for a revised estimated total project cost of \$17,175,000 (\$11,306,000 GFSB, \$4,182,000 PRSB and \$1,687,000 PR-CASH) and directed DFDM to report back to the SBC on bidding results and completion of the project.

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

**AGENCY:** University of Wisconsin System

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

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

**LOCATION:** UW-Madison, Dane County

**PROJECT REQUEST:** Request authority to increase the project budget of the South Campus Utility Improvements project by \$5,585,000 (\$3,676,500 EX-GFSB and \$1,908,500 EX-PRSB) for a revised estimated total cost of \$22,760,000 (\$14,982,500 GFSB, \$6,090,500 PRSB, and \$1,687,000 PR-CASH).

**PROJECT NUMBER:** 15K1F

**PROJECT DESCRIPTION:**

This project replaces and/or constructs new steam and primary electric/signal communication utilities along Dayton Street. The limits of excavation along Dayton Street will be from the eastern side of the Charter Street intersection and extend beyond Park Street to the eastern side of that intersection. Utilities will be placed where they are most advantageous to the University of Wisconsin–Madison in coordination with the City of Madison and Madison Gas and Electric Company (MG&E).

During final design it was discovered that the City of Madison’s Metropolitan Unified Fiber Network (MUFN) line needed to be relocated to the University’s signal utility ductbanks to meet city utility requirements. The budget increase covers the cost of this relocation work and provides sufficient pre-bid contingency funds.

High pressure steam, pumped condensate return, and compressed air piping will be replaced and increased in size from the Charter Street Heating Plant (CSHP) east along Dayton Street to just beyond Park Street. During the past Charter Street Rebuild project and Dayton Street Central Utility Renovation project, Phase I, accommodations were made for a second utility tunnel to be bored under Dayton Street and the Wisconsin and Southern Railroad track and for the extension of a new steam service to the east. Primary electric/signal communication utilities will also be constructed along Dayton Street from the eastern side of the Charter Street intersection to beyond the east side of Park Street.

A new series of electric manholes will be connected by duct banks from a manhole constructed as part of the Charter Street Rebuild project to the east, routed in parallel to the steam service, and connected to an existing electric manhole constructed in the North Park Street Redevelopment project at the southeast corner of the Park Street and the Dayton Street intersection.

Fiber optic cable is included in the project to allow for the relocation of the Metropolitan Unified Fiber Network (MUFN). The MUFN fiber optic cable is currently installed along the north side of Dayton Street between the sidewalk and the curb. This cable will be relocated to the UW signal utility duct banks.

**PROJECT JUSTIFICATION:**

Campus utilities are essential in supporting the instructional and research missions of university campuses. The 2005 and 2017 utilities master plans recommended a comprehensive south campus utility improvements project. Piping systems will be increased in size and primary/signal duct banks added, all to support current and future and provide additional system redundancy.

Pumped condensate return is one of the most vulnerable utilities in this area of campus. Nearly all pumped condensate return piping of this vintage on campus (1950s) has failed and requires either replacement or installation of a smaller sleeve within the failed piping. Failure of the pumped condensate piping between CSHP and Park Street would result in a significant loss of condensate return from the east campus facilities. Currently, there is only one source of power to CSHP. The primary electric duct bank will provide the connectivity to allow the installation of two double conductor electrical circuits. Other work includes costs to connect to the new MG&E electrical manholes and duct bank as well as to provide additional on-site observation during construction.

The MUFN fiber optic cable is currently installed along the north side of Dayton Street between the sidewalk and curb and will be relocated to the University’s signal utility ductbanks. Similar to the MG&E work, significant coordination and on-site observation is required during the installation.

**BUDGET/SCHEDULE:**

Construction	\$17,040,000
Design	\$1,363,000
DFDM Mgt	\$818,000
Contingency	\$3,404,000
Other Fees	\$135,000
<b>TOTAL</b>	<b>\$22,760,000</b>

SBC Approval	Aug 2018
A/E Selection	Oct 2016
Bid Opening	Sep 2018
Start Construction	Oct 2018
Substantial Completion	Apr 2020
Final Completion	Nov 2020

**PREVIOUS ACTION:** The project was enumerated in 2015 Wisconsin Act 55 for \$15,488,000 (\$11,306,000 EX-GFSB and \$4,182,000 EX-PRSB).

In December 2017, the SBC granted authority to: (a) increase the project budget by \$1,687,000 PR-CASH; and (b) construct the South Campus Utility Improvements project for a revised estimated total project cost of \$17,175,000 (\$11,306,000 GFSB, \$4,182,000 PRSB and \$1,687,000 PR-CASH) and directed DFDM to report back to the SBC on bidding results and completion of the project.

BUILDING COMMISSION REQUESTS / ITEMS

August 8, 2018

Subcommittee	Full Commission
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17. UW-Milwaukee – Northwest Quadrant Phase 1 Exterior Renovation – Request the following:

- a) Approve the Design Report for Phase 1; and
- b) Authority to construct the Northwest Quadrant Phase I Exterior Renovation project for an estimated total cost of \$16,006,000 (\$15,374,000 GFSB and \$632,000 PR-CASH.)

This project was enumerated in 2017 Wisconsin Act 59 for \$52,180,000 (\$46,800,000 GFSB, \$3,200,000 EX-PRSB, and \$2,180,000 GIFTS).

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

**AGENCY:** University of Wisconsin System

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

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

**LOCATION:** UW-Milwaukee, Milwaukee County

**PROJECT REQUEST:** Request the following:

- a) Approve the Design Report for Phase I; and
- b) Authority to construct the Northwest Quadrant Phase I Exterior Renovation project for an estimated total cost of \$16,006,000 (\$15,374,000 GFSB and \$632,000 PR-CASH.)

**PROJECT NUMBER:** 17B10-01

**PROJECT DESCRIPTION:**

The Northwest Quadrant (NWQ) Phase I Renovation project, the former Columbia/St. Mary's hospital complex, will address critical life safety and building code upgrades in this first phase. The infrastructure scope includes the repair of the exterior envelope to include walls, doors and windows, and roof repair for Buildings B and C as identified in the Facility Condition assessment report that was conducted on the complex. The project also includes the recladding of Building D. This includes the demolition of the brick veneer and the window systems on all the facades while keeping the superstructure in place. The reconstruction of the facade shall include the addition of insulation and weather barrier on the exterior walls to increase energy performance of the building. In addition, the exterior work includes the placement of an emergency generator for the complex.

The NWQ is comprised of seven facilities (named buildings A through G). Exterior envelope repairs for Buildings B, C and D will be performed to restore the integrity and improve energy efficiency. Buildings C and D will receive mechanical, electrical, and plumbing modifications to accommodate the proposed uses and achieve an additional 20 to 30 years of useful life. The work for the College of Health Sciences and the College of Nursing includes remodeling space in Building C and/or D to create new academic space and instructional laboratories.

**PROJECT JUSTIFICATION:**

This project is needed to address critical life safety and building code upgrades. Critical life safety changes are required to bring the buildings, which were constructed between 1919 and 1993, into compliance with building codes and the appropriate business occupancy. The most significant issue to be corrected is the lack of a fully automatic fire sprinkler system throughout the complex. Fire separations, egress lighting, and elevators also need to be updated. The MEP and fire protection systems are past their useful lives, energy inefficient, and in need of replacement in buildings A and B. The building envelopes of buildings A, B, and now D require repairs that include replacement of failing windows. Infrastructure systems in buildings C and D

are more recent and in better condition, but require modest renovations to the mechanical, electrical, and plumbing systems to extend their usability for the next 20 to 30 years. Basic infrastructure work is required before functional renovations can be completed.

In the fall of 2016, the exterior envelope of Building D showed signs of imminent failure. A small project was undertaken by DOA/DFDM to stabilize the envelope and investigate solutions. It was determined that the NWQ project was the best alternative to replace the envelope in its entirety.

**BUDGET/SCHEDULE:**

Construction	\$10,500,000
Design	\$3,180,000
DFDM Mgt	\$462,000
Contingency	\$1,050,000
Other Fees	\$814,000
<b>TOTAL</b>	<b>\$16,006,000</b>

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

**PREVIOUS ACTION:** This project was enumerated in 2017 Wisconsin Act 59 for \$52,180,000 (\$46,800,000 GFSB, \$3,200,000 EX-PRSB, and \$2,180,000 GIFTS).

# DESIGN REPORT

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

August 8, 2018

Northwest Quadrant Phase 1 Exterior Envelope Repairs  
UW-Milwaukee  
Milwaukee, WI

**Project Number:** 17B1O-01

**For the:** University of Wisconsin

**Project Manager:** Jon Jenson

**Architect/Engineer:** Kahler Slater  
Milwaukee, WI

## 1. Project Description:

This project will repair the exterior envelope (walls, window/doors, roofs) for Buildings B and C – see Facility Condition Assessment section for scope of recommended exterior envelope work. The project will also include the recladding of Building D. Building D scope of work includes demolition of the brick veneer and the window systems on all the facades while keeping the superstructure in place. The reconstruction of the façade shall include the addition of insulation and weather barrier on the exterior walls to increase the energy performance of the building. A window wall introduced in the south east corner will maximize the views from the inside to better serve the new program anticipated on these floors. This project also included adding an emergency generator to the complex.

## 2. Authorized Budget and Funding Source:

This project was enumerated in 2017 Wisconsin Act 59 for \$52,180,000 (\$46,800,000 GSFB, \$3,200,000 Existing PRSB, \$2,180,000 Gifts/Grants). Since that enumeration, the reduced total amount available is \$48,980,000 (\$46,800,000 GSFB, \$2,180,000 GIFTS).

## 3. Schedule:

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

## 4. Budget Summary

Construction:	\$10,500,000
A/E Fees:	\$3,180,000
DFDM Mgmt:	\$462,000
Contingency:	\$1,050,000
Other Fees:	\$814,000
<b>Total Project Cost:</b>	<b>\$16,006,000</b>

BUILDING COMMISSION REQUESTS / ITEMS

August 8, 2018

Subcommittee

Full Commission

18. UW-River Falls – May Hall Addition and Renovation –

Request the following:

- a) Approve the Design Report;
- b) Authority to increase the project budget by \$2,475,600 EX-PRSB; and
- c) Authority to construct the May Hall Addition and Renovation project for a revised estimated total cost of \$7,430,600 EX-PRSB.

The project was enumerated in 2017 Wisconsin Act 59 for \$4,955,000 PRSB.

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

**AGENCY:** University of Wisconsin System

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

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

**LOCATION:** UW-River Falls, Pierce County

**PROJECT REQUEST:** Requests the following:

- a) Approve the Design Report;
- b) Authority to increase the project budget by \$2,475,600 EX-PRSB; and
- c) Authority to construct the May Hall Addition and Renovation project for a revised estimated total cost of \$7,430,600 EX-PRSB.

**PROJECT NUMBER:** 17F1K

**PROJECT DESCRIPTION:**

This project renovates and updates 37,979 GSF of May Hall and constructs a 2,540 GSF addition to address accessibility deficits. The work will improve residence hall amenity spaces, as well as correct current maintenance and infrastructure deficiencies.

This project will construct an Americans with Disabilities Act (ADA) accessible entrance and lobby on the west side of the building and provide a 5-stop, dual door elevator for accessibility to all floors. The existing lobby on the east end of the building will be remodeled into student study space. Areas of the building that the project will update include the resident director's apartment, basement restrooms, a basement kitchen, and student recreation space. Infrastructure will be upgraded throughout the building. The steam heating system and the main electrical distribution system will be replaced, and a new fire suppression system will be installed.

The building envelope will be tuck-pointed to repair deterioration of the building envelope. Selective finishes and fixtures in corridors and bathrooms that were not recently improved during previous renovations will be updated. Exposed conduits in common corridors will be covered, obsolete fire hose cabinets will be removed, and outdated signage will be updated. Restroom upgrades include new hand dryers, and ceilings that are patched, repaired, and re-painted. Upgrades to resident rooms include new finishes, fixtures, and lighting. The entire building will be off-line for one semester to minimize the time required for the project's construction. There is available swing space on the campus to house the displaced residents.

During the preliminary design of May Hall Renovation project, the design team discovered that additional square footage was needed at the elevator lobby on each floor to accommodate ADA requirements. This expands the footprint of the building and increases the budget significantly.

**PROJECT JUSTIFICATION:**

May Hall was constructed in 1963. The roof and windows were replaced within the past ten years, but the soft broken mortar of the exterior masonry still requires repair. The fire alarm systems have received periodic upgrades, but the building is not protected by sprinklers. Although not required, fire sprinklers are considered a standard life safety feature in new residence hall construction and should be added to existing residence halls when possible. The resident rooms and common areas have not been remodeled since original construction, with the exception of the installation of ethernet and cable television connections. Floor restrooms were recently remodeled, although electric hand dryers were not installed at that time.

May Hall is physically connected to the east end of the Emogene Nelson Center, which will be demolished as part of the Falcon Center for Health, Education, and Wellness project in June 2019. The demolition of this attached building will leave the west facade of May Hall exposed to the elements and the process of enclosing the exposed structure presents an opportunity to bring the building into compliance with current accessibility standards. A new near street level entrance will provide basic ADA compliant access into the building mid-way between the basement and first floor levels. The building is not presently accessible, but full accessibility to all areas of the building would be easily accomplished with the addition of a two-door, multi-stop elevator.

**BUDGET/SCHEDULE:**

Construction	\$5,433,000
Design	\$435,000
DFDM Mgt	\$261,000
Contingency	\$1,086,600
Other Fees	\$185,000
Equipment	\$30,000
<b>TOTAL</b>	<b>\$7,430,600</b>

SBC Approval	Aug 2018
A/E Selection	Aug 2017
Design Report	Aug 2018
Bid Opening	Feb 2019
Start Construction	Jun 2019
Subs. Completion	Jul 2020
Final Completion	Aug 2020

**PREVIOUS ACTION:** The project was enumerated in 2017 Wisconsin Act 59 for \$4,955,000 PRSB.

# DESIGN REPORT

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

August 8, 2018

May Hall Addition and Renovation  
UW-River Falls  
River Falls, WI

**Project Number:** 17F1K

**For the:** University of Wisconsin  
**Project Manager:** Timothy Luttrell  
**Architect/Engineer:** Lien & Peterson Architects, Inc.  
Eau Claire, WI

## 1. Project Description:

This project renovates and updates 37,979 GSF of May Hall and constructs a 2,540 GSF addition to address accessibility deficits. The work will improve resident hall amenity spaces, as well as correct current maintenance and infrastructure deficiencies.

This project will construct an Americans with Disabilities Act (ADA) providing an ADA accessible entrance and lobby on the west side of the building and provide a 5-stop, dual door elevator for accessibility to all floors. The existing lobby on the east end of the building will be remodeled into student study space. Areas of the building that the project will update include the resident director's apartment, basement restrooms, a basement kitchen, and student recreation area. Infrastructure will be upgraded throughout the building. The steam heating system and the main electrical distribution system will be replaced, and a new fire suppression system will be installed.

The building envelope will be tuck-pointed to repair deterioration of the building envelope. Selective finishes and fixtures in corridors and bathrooms that were not recently improved during previous renovations will be updated. Exposed conduits in common corridors will be covered, obsolete firehose cabinets will be removed, and outdated signage will be updated. Restroom upgrades include new hand dryers, and ceilings that are patched, repaired, and repainted. Upgrades to resident rooms include new finishes, fixtures, and lighting. The entire building will be off-line for one semester to minimize the time required for the project's construction. There is available swing space on the campus to house the displaced residents.

## 2. Authorized Budget and Funding Source:

The project was enumerated in 2017 Wisconsin Act 59 for \$4,955,000 PRSB.

## 3. Schedule:

Bid Opening:	Feb 2019
Start of Construction:	Jun 2019
Substantial Completion / Occupancy:	Jul 2020

#### 4. Budget Summary:

Construction:	\$5,433,000
A/E Fees:	\$435,000
DFDM Mgmt:	\$261,000
Contingency:	\$1,086,600
Equipment/Furniture:	\$30,000
Other Fees:	\$185,000
<b>Total Project Cost:</b>	<b>\$7,430,600</b>

BUILDING COMMISSION REQUESTS / ITEMS

August 8, 2018

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

- a) Authority to construct various All Agency maintenance and repair projects for an estimated total cost of \$10,730,800 (\$664,300 GFSB – Facility Maintenance and Repair; \$1,492,800 PRSB – Facility Maintenance and Repair; \$2,925,200 GFSB – Utility Repair and Renovation; \$2,728,500 PRSB – Utility Repair and Renovation; and \$2,220,000 PR-CASH);
- b) Transfer all approved GFSB All Agency Allocations to the UW Infrastructure Maintenance appropriation; and
- c) Permit the Division of Facilities Development and Management to adjust individual project budgets.

<b>Facility Maintenance and Repair</b>		<b>\$3,657,100</b>
GBY	Instr Svcs Plaza/Roof Drain Repl (Incr) (\$129,300 GFSB)	\$129,300
LAX	Laux Hall Renovation (\$1,492,800 PRSB; \$1,500,000 PR-CASH)	\$2,992,800
STP	Fine Arts Ctr Exterior Stair Tower Repair (\$535,000 GFSB)	\$535,000
<b>Utility Repair and Renovation</b>		<b>\$5,653,700</b>
RVF	Campus Electrical Substation Repl (\$2,528,100 GFSB; \$2,428,900 PRSB)	\$4,957,000
WTW	Williams Ctr Pedestrian Bridge Repl (\$397,100 GFSB; \$299,600 PRSB)	\$696,700
<b>Health, Safety and Environmental Protection</b>		<b>\$720,000</b>
LAX	Coate & Hutchinson Hall Fire Alarm Repl (\$720,000 PR-CASH)	\$720,000

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

**AGENCY:** University of Wisconsin System

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

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

**LOCATION:** UW-System, Statewide

**PROJECT REQUEST:** Request the following:

- a) Authority to construct various All Agency maintenance and repair projects for an estimated total cost of \$10,730,800 (\$664,300 GFSB – Facility Maintenance and Repair; \$1,492,800 PRSB – Facility Maintenance and Repair; \$2,925,200 GFSB – Utility Repair and Renovation; \$2,728,500 PRSB – Utility Repair and Renovation; and \$2,220,000 PR-CASH);
- b) Transfer all approved GFSB All Agency Allocations to the UW Infrastructure Maintenance appropriation; and
- c) Permit the Division of Facilities Development and Management to adjust individual project budgets.

**FACILITY MAINTENANCE AND REPAIR**

INST	PROJ. NO.	PROJECT TITLE	GFSB	PRSB	PR-CASH	GIFT/GRANT	TOTAL
GBY	15A1V	Instructional Services Plaza/Roof Drain Repl (Increase)	\$129,300	\$0	\$0	\$0	\$129,300
LAX	17I2I	Laux Hall Renovation	\$0	\$1,492,800	\$1,500,000	\$0	\$2,992,800
STP	18D1N	Fine Arts Center Exterior Stair Tower Repairs	\$535,000	\$0	\$0	\$0	\$535,000
<b>FMR SUBTOTALS</b>			<b>\$664,300</b>	<b>\$1,492,800</b>	<b>\$1,500,000</b>	<b>\$0</b>	<b>\$3,657,100</b>

**UTILITY REPAIR AND RENOVATION**

INST	PROJ. NO.	PROJECT TITLE	GFSB	PRSB	PR-CASH	GIFT/GRANT	TOTAL
RVF	17I2C	Campus Electrical Substation Replacement	\$2,528,100	\$2,428,900	\$0	\$0	\$4,957,000
WTW	16L1S	Williams Center Pedestrian Bridge Repl	\$397,100	\$299,600	\$0	\$0	\$696,700
<b>URR SUBTOTALS</b>			<b>\$2,925,200</b>	<b>\$2,728,500</b>	<b>\$0</b>	<b>\$0</b>	<b>\$5,653,700</b>

**HEALTH, SAFETY, AND ENVIRONMENTAL PROTECTION**

INST	PROJ. NO.	PROJECT TITLE	GFSB	PRSB	PR-CASH	GIFT/GRANT	TOTAL
LAX	17H1P	Coate Hall/Hutchinson Hall Fire Alarm Repl	\$0	\$0	\$720,000	\$0	\$720,000
<b>HSE SUBTOTALS</b>			<b>\$0</b>	<b>\$0</b>	<b>\$720,000</b>	<b>\$0</b>	<b>\$720,000</b>

	GFSB	PRSB	PR-CASH	GIFT/GRANT	TOTAL
<b>AUGUST 2018 TOTALS</b>	<b>\$3,589,500</b>	<b>\$4,221,300</b>	<b>\$2,220,000</b>	<b>\$0</b>	<b>\$10,030,800</b>

## **PROJECT DESCRIPTION:**

### **Facility Maintenance and Repair Requests**

GBY - 15A1V - Instructional Services Plaza/Roof Drain Replacement (\$129,300 increase for a revised estimated project budget of \$662,300): This request would increase the project budget to accept bids received for the project scope originally approved at the April 2017 SBC meeting. Bids were opened on June 28, 2018. This request will permit DFDM to accept bids and re-establish an appropriate post bid contingency.

LAX – 17I2I – Laux Hall Renovation (\$2,992,800): This project renovates the facility to improve life/safety systems and ADA accessibility. Project work includes installing a new fire suppression system and fire alarm/smoke detection system, upgrading the electrical and telecommunication systems; and reconfiguring/renovating the restrooms to provide individual shower stalls and accessible restrooms on each floor. A 6-inch water main will be extended from the Adjacent Reuter Hall to Laux Hall to serve the new fire suppression system. New electrical circuits will be extended to all resident rooms, with breakers in new panels. The transformer and switch gear will be replaced to provide for upgraded circuits, as well as potential future elevator service. High speed data cabling and access points will replace aging equipment and improve access for all occupants. One fully accessible shower/restroom will be constructed on each of the four residential floors, in space adjacent to the existing toilet/shower suites. The showers and restrooms on all four residential floors will be reconfigured, splitting into two suites on each floor, which will allow separate assignment for varying occupancies by each gender. The current shower and drying areas will be combined, to allow all shower and drying areas to become private compartments. The only anticipated mechanical system modifications are limited to adjustments of the exhaust fans and distribution ductwork location for the renovated areas.

Laux Hall was constructed in 1964 and there have been no significant renovations or upgrades since original construction. The continued deterioration of the housing stock has a negative impact on student recruitment and the overall student experience. Increased concern over accessibility and bathrooms that respect the diversity of the student population have made the residence hall renovations a priority. This facility will be vacated for the Spring and Summer 2019 semesters, providing an eight-month construction window.

STP - 18D1N - Fine Arts Center Exterior Stair Tower Repairs (\$535,000): This project repairs the north and south exterior stair towers of the Noel Fine Arts Center for structural deficiencies and installs new brackets to correct the deflection of the cantilevered slabs on each stair tower. Project work includes concrete surface repairs to the elevated walkways and stair towers, full depth concrete replacement in areas of severe deterioration, installation of new passive galvanic protection to counteract presumed chloride contamination, replacement of expansion joints and waterproofing membranes, and installation of new brackets to reverse the deflections of the cantilevered slabs.

The north and south stair towers are required exits for the Noel Fine Arts Center and must be maintained. A study concluded that excessive deflection had occurred on both stair towers primarily due to the rotation about the center pier as a result of elastic deflection and long-term

creep of the unbalanced cantilevered slab. The elevated walkways and stair towers require significant structural repairs to maintain their safe operation.

### **Utility Repair and Renovation Requests**

RVF - 17I2C - Campus Electrical Substation Replacement (\$4,957,000): This project improves the reliability and safety of the campus electrical distribution system and provides additional capacity and service redundancy. Project work includes replacing (a) both utility-owned transformers with new 7.5 MVA, 12.47kV - 4.16kV transformers, (b) the campus 5kV medium voltage switchgear, and (c) the campus capacitor bank. A second utility line will be extended from close proximity to the campus substation to improve reliability. Selected utility lines from the south will be converted from overhead to underground installations. A new campus substation yard will be built adjacent to the existing yard. The substation perimeter will have a screen wall with two lockable gates.

The new substation yard will include 15kV metal enclosed switching with utility metering bays, two 7.5 MVA transformers, two capacitor banks if required, and a sheltered aisle 5kV switchgear. The switchgear will consist of two line-ups and will be a main-tie-main configuration with paralleling capacity. It will contain additional distribution equipment for new feeders to accommodate new and changing campus loads and future reconfiguration of existing feeders. New pathways will be added to accommodate new feeders in and around the substation. If determined to be cost-effective, the campus central chilled water plant will be connected to the new nearby substation. Electrical meters in the new substation yard will be connected to the campus building automation system. A new feeder will be added to provide redundant loop feeds to campus buildings that currently have only one power source.

The existing substation equipment, installed in 1987, is beyond its useful life and repair parts are becoming difficult to obtain. There are several points in the existing substation system where a single failure could leave the campus buildings without power for days or weeks. During scheduled preventative maintenance, the existing switchgear has proven difficult to reset through several attempts. The campus electrical power distribution system does not have adequate normal configuration capacity to serve proposed facilities. The 20-Year Campus Master Plan includes additional facilities that will require an additional feeder to be extended from the substation.

WTW - 16L1S - Williams Center Pedestrian Bridge Replacement (\$696,700): This project replaces the pedestrian bridge on the north side of the Williams Center. Project work includes demolition of the emergency fire exit ramp from Gym 1 and construction of a similar replacement structure to provide emergency egress. The concrete bridge will be replaced and all associated pedestrian walkways, site improvements, and landscaping will be reconstructed to meet ADA requirements for entry into the building.

The pedestrian bridge serves as the exit discharge from the Williams Center Gym 1 and spans from the north facade to a large slab-on-grade walkway. Thirteen code-required doors exit directly from the gymnasium onto the pedestrian bridge and two doors exit through a vestibule, providing approximately 50 linear feet of egress width and capacity for 2,800 occupants. The

bridge is constructed of reinforced concrete slab and was previously restored approximately 10-12 years ago when a urethane membrane was installed over the slab. That membrane has failed and allowed water and deicing materials to deteriorate the concrete and reinforcement in the slab. The underside of the slab has several hairline cracks, rust stains, exposed rebar, peeling paint, and spalling of concrete. The corners of the slab, where it rests on the bearing location, have missing chunks and cracked concrete.

## **Health, Safety, and Environmental Protection**

LAX - 17H1P - Coate Hall/Hutchinson Hall Fire Alarm Replacement (\$720,000): This project replaces the fire alarm and smoke detection systems in two student residence halls, Coate Hall and Hutchinson Hall. Project work includes replacing the fire alarm systems with new fully addressable systems that include one-way voice capability. A new annunciator panel, new pull stations, new heat and smoke detectors, and new speaker/strobe signal devices will all be installed per current applicable codes, including ADA. The new fire alarm panels will be connected to the campus central fire alarm central reporting network.

Coate Hall was constructed in 1966. Hutchison Hall was constructed in 1967. The fire alarm systems were installed in 1989 and are several generations old. The systems are obsolete, have not been factory supported for years, and parts are no longer available. The fire alarm systems are not compliant with current building codes, fire codes, and ADA guidelines. The inability to obtain parts has made it very difficult to address the problems in a timely fashion. The trend of increased downtime for the systems has caused concern about the possibility of wholesale failures. If a complete failure were to occur, it could take significant time to repair, and the buildings could not be safely occupied as residence halls. The main fire alarm panels were replaced in 2015 with panels that are not compatible with the campus system. There have been 41 work orders to fix the fire alarm systems in these buildings over the last three years.

## **PROJECT JUSTIFICATION:**

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

**BUDGET/SCHEDULE:**

GFSB – Facility Maintenance and Repair.....	\$ 664,300
PRSB – Facility Maintenance and Repair .....	\$ 1,492,800
GFSB – Utility Repair and Renovation.....	\$ 2,925,200
PRSB – Utility Repair and Renovation .....	\$ 2,728,500
PR- CASH.....	\$ <u>2,220,000</u>

**Total Requested Budget .....\$10,030,800**

**PREVIOUS ACTION:** On August 26, 2017, the State Building Commission approved 15A1V (GBY – Instructional Services Plaza/Roof Drain Replacement) for an estimated total cost of \$533,000 GFSB – Facility Maintenance and Repair.