



State of Wisconsin Building Commission

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(Please note new times)

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

Wednesday, August 9, 2017

1:30 p.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 9, 2017

2:30 p.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 9, 2017

4:30 p.m.

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

BUILDING COMMISSION REQUESTS / ITEMS

August 9, 2017

Subcommittee

Full Commission

The Secretary requests approval of the minutes of June 28, 2017.

No action required.

DEBT MANAGEMENT

1. General Obligation Refunding Authorizing Resolution - 2017 State of Wisconsin Building Commission Resolution 5 authorizes the issuance and sale of General Obligations in the amount not to exceed \$745,000,000, in fixed or variable rate form, to refund outstanding general obligation bonds previously issued for construction or improvement of facilities, grants, and acquisition of land for state-wide purposes.

No action required.

2. Debt Authorizing Resolution - 2017 State of Wisconsin Building Commission Resolution 6 grants state agencies new debt authority in an amount not to exceed \$677,580,000, and continuation of previously approved debt authority in an amount not to exceed \$34,315,000, to allow state agencies to enter into contracts relating to various borrowing purposes which will be funded by subsequent issuances of general obligation debt.

No action required.

3. General Obligation Authorizing Resolution - 2017 State of Wisconsin Building Commission Resolution 7 authorizes the issuance and sale of General Obligations in an amount not to exceed \$308,150,000, in fixed or variable rate form, to fund the construction or improvements of facilities, grants, and acquisition of land for state-wide purposes

No action required.

BUILDING COMMISSION REQUESTS / ITEMS

August 9, 2017

Subcommittee

Full Commission

ADMINISTRATIVE AFFAIRS

Department of Administration

4. Department of Administration on behalf of the Department of Transportation – DMV Customer Services Center Lease – Request authority to lease 11,821 RSF at 8417 Excelsior Drive in the City of Madison for a term of five years and for initial annual costs of approximately \$238,784.20 or \$20.20/SF.

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

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

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

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

PROJECT REQUEST: Request authority to lease 11,821 RSF at 8417 Excelsior Drive in the City of Madison for a term of five years and for initial annual costs of approximately \$238,784.20 or \$20.20/SF.

PROJECT DESCRIPTION:

The Department of Transportation (DOT) currently operates a Division of Motor Vehicles (DMV) – Customer Services Center in the Hill Farms State Transportation Building located at 4802 Sheboygan Avenue in Madison; and a Renewal Center in leased space at 6514 Odana Road. The requested lease will combine the two operations into one location along with providing improved public access and parking for customers using the facility for DMV services.

The proposed lease agreement is for 11,821 RSF at 8417 Excelsior Dive in Madison. The annual escalation rate is 1.75%. The base lease rate includes all costs including tenant improvements. The lease provides space for four private offices, 13 customer counters, customer service lobby seating for 100 people, state training room, two conference rooms, a road test discussion area, eight carrels for knowledge testing computers, a report room, storage space, support space, and sufficient on-site parking for a minimum of 162 vehicles.

Below, please find the specifics of the proposed lease:

State Functions at Leased Location	Department of Transportation – Division of Motor Vehicles – Customer Service Center & Renewal Center
Lease Location	8417 Excelsior Drive, Madison, Wisconsin
Type of Negotiation or Process	Direct Negotiations
Lessor	EF SBC 2015-1 REO 174926 LLC
Anticipated Occupancy Date	December 1, 2017
Lease Term	Five Years: December 1, 2017 – November 30, 2022
Renewal Option(s)	(3) five-year renewal options
Escalation Rate	1.75%
Purchase Option	No
Space Type	Office space
Square Feet	11,821 Rentable Sq. Ft.
Gross Cost Per Square Feet	\$20.20/SF (includes janitorial, CAM, RE Taxes, Utilities, Insurance and Tenant Improvements)
Annual Gross Cost	\$238,784.20 (\$159,189.47 for the first-year due to four-months of rent abatement.)

PROJECT JUSTIFICATION:

The DOT West Madison Customer Service Center has been located at the Hill Farms State Transportation Building at 4802 Sheboygan Avenue since 1964. The re-development of Hill Farms does not include space for a DMV Service Center due to its significant customer parking requirements (minimum of 162 stalls). As a result, DOT needs to relocate its West DMV Service Center by January 2018.

Additionally, the DOT would like to co-locate its Madison Renewal Center with the West Madison Customer Service Center due to their similar functions/operations. The Renewal Center is located at 6514 Odana Road and has a lease expiration date of November 30, 2020. DOA negotiated an early termination of this lease agreement that results in savings of \$55,190.46.

RFPs were issued in November 7, 2016 and again in March 14, 2017 to obtain acceptable space for DOT's DMV operations. No viable proposals were received either time. Due to Hill Farms Redevelopment time constraints, the Division of Facilities Management (DFM) Administrator issued a RFP Waiver to allow staff to research the Madison market for viable leasing options. After touring and evaluating four facilities, it was determined that the requested lease would best meet DOT's needs due to cost and locational considerations. The proposed facility will be renovated and remodeled to the specifications in the DOT space request and will provide sufficient space for DOT's DMV and Renewal Center operations.

The first-year lease payment will be \$159,189.47 as the negotiated agreement resulted in a four-month discount for rent abatement totaling \$79,594.73.

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

August 9, 2017

Subcommittee

Full Commission

Department of Corrections

5. Green Bay Correctional Institution – Camera Upgrade – Request authority to construct the Camera Upgrade project for an estimated total cost of \$2,841,000 GFSB – Utility Repair and Renovation.

**AGENCY REQUEST FOR
STATE BUILDING COMMISSION ACTION
AUGUST 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: Green Bay Correctional Institution, Brown County

PROJECT REQUEST: Request authority to construct the Camera Upgrade project for an estimated total cost of \$2,841,000 GFSB – Utility Repair and Renovation.

PROJECT NUMBER: 17D1G

PROJECT DESCRIPTION:

This project will replace the analog surveillance systems in use by DOC at Green Bay Correctional Institution (GBCI) with a new digital surveillance system (indoor and outdoor). The system will cover existing areas with higher resolution cameras and provide coverage for areas now with inadequate or no coverage.

Work includes installing: cameras and camera mounting hardware; viewing stations; recording equipment/software; fiber optic/copper cabling with related pathways; termination hardware; equipment racks; electrical power and grounding upgrades; and mechanical system upgrades.

PROJECT JUSTIFICATION:

The DOC's institutions depend on a network of cameras (indoor and outdoor) and recording devices to document and deter any incidents within the institutions. Many of those systems are aging, failing and subject to rigorous wear. These systems are integral to the security of the institutions, compliance with DOC policies and federal regulations, such as the Prison Rape Elimination Act, and the safety of staff, visitors, and inmates. DOC has several projects planned over several biennia to replace analog equipment with digital technology.

GBCI is part of the DOC's analog to digital surveillance conversion plan. This project will replace all obsolete or nearly obsolete analog equipment including cameras, coax cable, recording equipment, etc., with new copper and fiber optic cable, new digital cameras and recording equipment. Electrical power and mechanical upgrades as required to support the new system are also included with this project. Part of the conversion plan includes salvaging the existing equipment removed from GBCI for use at other institutions as they wait for their systems to be upgraded as well.

BUDGET/SCHEDULE:

Construction	\$1,734,100
Design	\$175,700
DFD Mgt	\$79,800
Contingency	\$260,200
Equipment	\$591,200
TOTAL	\$2,841,000

SBC Approval	Aug 2017
A/E Selection	Nov 2013
Bid Opening	Mar 2018
Start Construction	May 2018
Substantial Completion	May 2019
Final Completion	Aug 2019

PREVIOUS ACTION: None.

BUILDING COMMISSION REQUESTS / ITEMS

August 9, 2017

Subcommittee	Full Commission
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Department of Military Affairs

6. Various All Agency Projects – Request the following:
- a) Approve the Design Report;
 - b) Authority to construct various All Agency maintenance and repair projects for an estimated total cost of \$1,527,600 (\$252,800 GFSB and \$1,274,800 FED); and
 - c) Permit the Division of Facilities Development to adjust individual project budgets.

Facility Maintenance and Repair		\$1,527,600
Fort McCoy	West Wing Shower Rehab and Tile Replacement (\$780,000 FED)	\$780,000
MKE Readiness Center	Gate Replacement (\$252,800 GFSB; \$494,800 FED)	\$747,600

**AGENCY REQUEST FOR
STATE BUILDING COMMISSION ACTION
AUGUST 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) Approve the Design Report;
- b) Authority to construct various All Agency maintenance and repair projects for an estimated total cost of \$1,527,600 (\$252,800 GFSB and \$1,274,800 FED); 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
Fort McCoy WI Military Academy (Monroe Co.)	16H3I	Rehab West Wing Shower and Tile Replacement	\$0	\$780,000	\$780,000
Milwaukee Readiness Center (Milwaukee Co.)	16H3D	Gate Replacement	\$252,800	\$494,800	\$747,600
Facility Maintenance and Repair Totals			\$252,800	\$1,274,800	\$1,527,600

Fort McCoy – WI Military Academy – Rehab West Wing Shower and Tile Replacement (16H3I):

Project Description and Justification:

This project work is similar for all three floor levels of the west wing of the Wisconsin Military Academy. Work involves rehabilitating existing shower areas and creating a more efficient layout by utilizing adjacent 151 SF of space next to current toilet/shower facilities. Work will include new finishes and ventilation as required for the new shower area. Also included in this project is the replacement of the existing floor tile in main lobby, east wing, 2nd and 3rd floor common areas, and laundry rooms.

Existing shower and drying area arrangements do not allow for privacy. Currently, occupants in the shower area share space and traffic flow with the adjoining toilet facilities. The shower valves are frequently failing and repair kits are very expensive. The valves leak into the wall behind the tile which causes mold inside the walls and drywall, as well as causing flooring damage. This project also assists with the water conservation initiative in reducing water with each use and avoiding wasted water with leakage. The existing floor has exceeded its expected life cycle and needs to be replaced. There are currently cracked, chipped, and discolored tile

throughout the facility. The preventative care for the tile no longer maintains an adequate standard.

Budget/Schedule:

Construction	\$620,000
Design	\$68,500
DFD Mgt	\$27,300
Contingency	\$62,200
Other Fees	\$2,000
TOTAL	\$780,000

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

Previous Action: None.

Milwaukee Readiness Center – Gate Replacement (16H3D):

Project Description and Justification:

This project work includes: replacing automated access gates at vehicle entrances; adding pedestrian gates in security fencing; adding security fencing around a portion of the site; removing and replacing fencing from a portion of the side; adding protection bollards; replacing grass with rip-rap along a sloped lawn area; and repairing the main entrance concrete stairs. Vehicle gate work includes reconstructing driveways and replacing security systems. Pedestrian gate work includes adding security systems. The stair repair includes repairing concrete, adding a non-slip epoxy finish and replacing handrails.

The single gate at the main entrance is old and outdated making ingress and egress a time-consuming process and lacks appropriate and safe traffic control. Upgrading the gate would reduce “tailgating” and other safety and security concerns. Current traffic lanes are too narrow for maneuvering of large vehicles especially during inclement weather and heavy traffic periods. In addition, the railings at the main entry have rusted and rotted away and no longer exist so stairs no longer meet code.

Budget/Schedule:

Construction	\$621,000
Design	\$50,000
DFD Mgt	\$26,900
Contingency	\$49,700
TOTAL	\$747,600

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

Previous Action: None.

BUILDING COMMISSION REQUESTS / ITEMS

August 9, 2017

Subcommittee

Full Commission

HIGHER EDUCATION

The University of Wisconsin

7. UW-Eau Claire – Towers Hall Renovation – Request authority to increase the project budget by \$3,000,000 EX-PRSB to accept bids received for the Towers Hall Renovation project 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.

Subcommittee	Full Commission

**AGENCY REQUEST FOR
STATE BUILDING COMMISSION ACTION
AUGUST 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 authority to increase the project budget by \$3,000,000 EX-PRSB to accept bids received for the Towers Hall Renovation project for a revised estimated total cost of \$35,969,000 EX-PRSB.

PROJECT NUMBER: 14H1Z

PROJECT DESCRIPTION:

This project renovates both wings of Towers Hall. 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 will be phased so that only one tower will be off-line at a time.

PROJECT JUSTIFICATION:

Bids for this project were opened on July 13, 2017. Acceptance of the lowest, qualified, responsible bid will result in a revised total project cost of \$35,969,000. This request will allow the Division of Facilities Development to accept the bid received to complete the approved scope and intent of this project.

BUDGET/SCHEDULE:

Construction	\$29,365,340
Design	\$2,130,000
DFD Mgt	\$1,288,600
Contingency	\$2,849,860
Other Fees	\$335,200
TOTAL	\$35,969,000

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

PREVIOUS ACTION: 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 9, 2017

Subcommittee	Full Commission
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8. UW-Oshkosh – Intramural Recreation Field Complex – Request the following:
- a) Authority to substitute \$571,000 PR-CASH for \$571,000 PRSB; and
 - b) Authority to increase the project budget by \$722,300 PR-CASH to accept bids for the Intramural Recreation Field Complex project for a revised estimated total cost of \$7,188,300 (\$5,895,000 PRSB and \$1,293,300 PR-CASH).

In December 2015, the SBC approved the Design Report and granted authority to construct the Intramural Recreation Field Complex project for an estimated total cost of \$6,466,000 PRSB.

This project was enumerated in 2013 Wisconsin Act 20 for \$6,466,000 PRSB.

**AGENCY REQUEST FOR
STATE BUILDING COMMISSION ACTION
AUGUST 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-Oshkosh, Winnebago County

PROJECT REQUEST: Request the following:

- a) Authority to substitute \$571,000 PR-CASH for \$571,000 PRSB; and
- b) Authority to increase the project budget by \$722,300 PR-CASH to accept bids for the Intramural Recreation Field Complex project for a revised estimated total cost of \$7,188,300 (\$5,895,000 PRSB and \$1,293,300 PR-CASH).

PROJECT NUMBER: 13A1M

PROJECT DESCRIPTION:

The project will develop the former River Commons site and adjacent parking lots into a 4.35-acre recreation complex for the campus intramural sports program, with lighted multi-use artificial turf fields, fencing, and a seasonal dome. The complex will feature two distinct fields separated by Osceola Street. The north field will have a synthetic turf surface of approximately 225' by 330'. The south field will have a synthetic turf surface of approximately 235' by 368'. Fencing will be used to surround the site for the security of those on the fields, as well as vehicular traffic around the site, while allowing a defined entrance.

The project prepares the south field to accept a seasonally deployed air-supported dome structure to be purchased by the campus through the State of Wisconsin procurement process. A small support building will be constructed on the north end of the "south" field and will serve as an air lock entry when the air supported dome is deployed. This will allow for continued use of the south field for an additional five months (November through March). When the dome is removed from the site and stored, no protrusion or tripping points remain to affect continued field use.

PROJECT JUSTIFICATION:

Bids for this project were opened on July 13, 2017. There were insufficient funds in the project budget to accept the bids received. This increase will allow the bids to be accepted and the project to be completed with originally approved scope and intent, and provide for an appropriate post-bid contingency needed to address any unforeseen conditions that may arise during construction.

BUDGET/SCHEDULE:

Construction	\$4,655,170
Design	\$402,450
DFD Mgt	\$204,900
Contingency	\$465,530
Equipment	\$1,424,400
Other Fees	\$35,850
TOTAL	\$7,188,300

SBC Approval	Aug 2017
A/E Selection	May 2013
Design Report	Dec 2015
Bid Opening	Jul 2017
Start Construction	Sep 2017
Substantial Completion	Jan 2019
Final Completion	May 2019

PREVIOUS ACTION: In December 2015, the SBC approved the Design Report and granted authority to construct the Intramural Recreation Field Complex project for an estimated total cost of \$6,466,000 PRSB.

This project was enumerated in 2013 Wisconsin Act 20 for \$6,466,000 PRSB.

BUILDING COMMISSION REQUESTS / ITEMS

August 9, 2017

Subcommittee

Full Commission

9. UW-Superior – Newman Center Land Purchase – Request authority to purchase a 0.28-acre parcel of land and improvements located at 823 North 16th Street in the City of Superior for \$145,000 PR-CASH plus closing costs.

**AGENCY REQUEST FOR
STATE BUILDING COMMISSION ACTION
AUGUST 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-Superior, Douglas County

PROJECT REQUEST: Request authority to purchase a 0.28-acre parcel of land and improvements located at 823 North 16th Street in the City of Superior for \$145,000 PR-CASH plus closing costs.

PROJECT NUMBER: 17F1F

PROJECT DESCRIPTION:

The 0.28-acre parcel is located at 823 North 16th Street at the north edge of the campus and contains a 3,520 SF building operated as the Newman Center by the Roman Catholic Diocese of Superior. As per State Building Commission policy, two narrative appraisals were commissioned and a purchase price was negotiated. The average is calculated at \$181,000. The negotiated purchase price is less than the average of two appraisals.

PROJECT JUSTIFICATION:

The campus has identified three campus uses for the facility in the near term. The campus, in conjunction with the City of Superior is planning to use the acquired Newman Center as the host site for an Upward Bound program. The University in conjunction with the Mayor of Superior was awarded a five-year, \$1.28 million grant that will support 56 low-income or first-generation college-bound students success in high school, and then enroll, attend and graduate from college.

Additionally, the newly acquired property will be used as the home of the recently created Center for Community Engaged Learning (CCEL). The CCEL provides opportunities for students to gain valuable work experience while supporting the campus-community relationship. The CCEL has been sharing limited space on campus with the Career Center and the relocation to the Newman Center will alleviate an over-crowding issue.

Lastly, the campus plans to re-locate the Northern Center for Community and Economic Development (NCCED) to the property. Currently the NCCED is housed within the campus offices of the Department of Business and Economics. NCCED focuses on applied research and education in Northern Wisconsin and works with county based educators within the UW-Extension. The re-location to the Newman Center site, on the edge of campus and access to parking will better serve the community and the interactions of the NCCED.

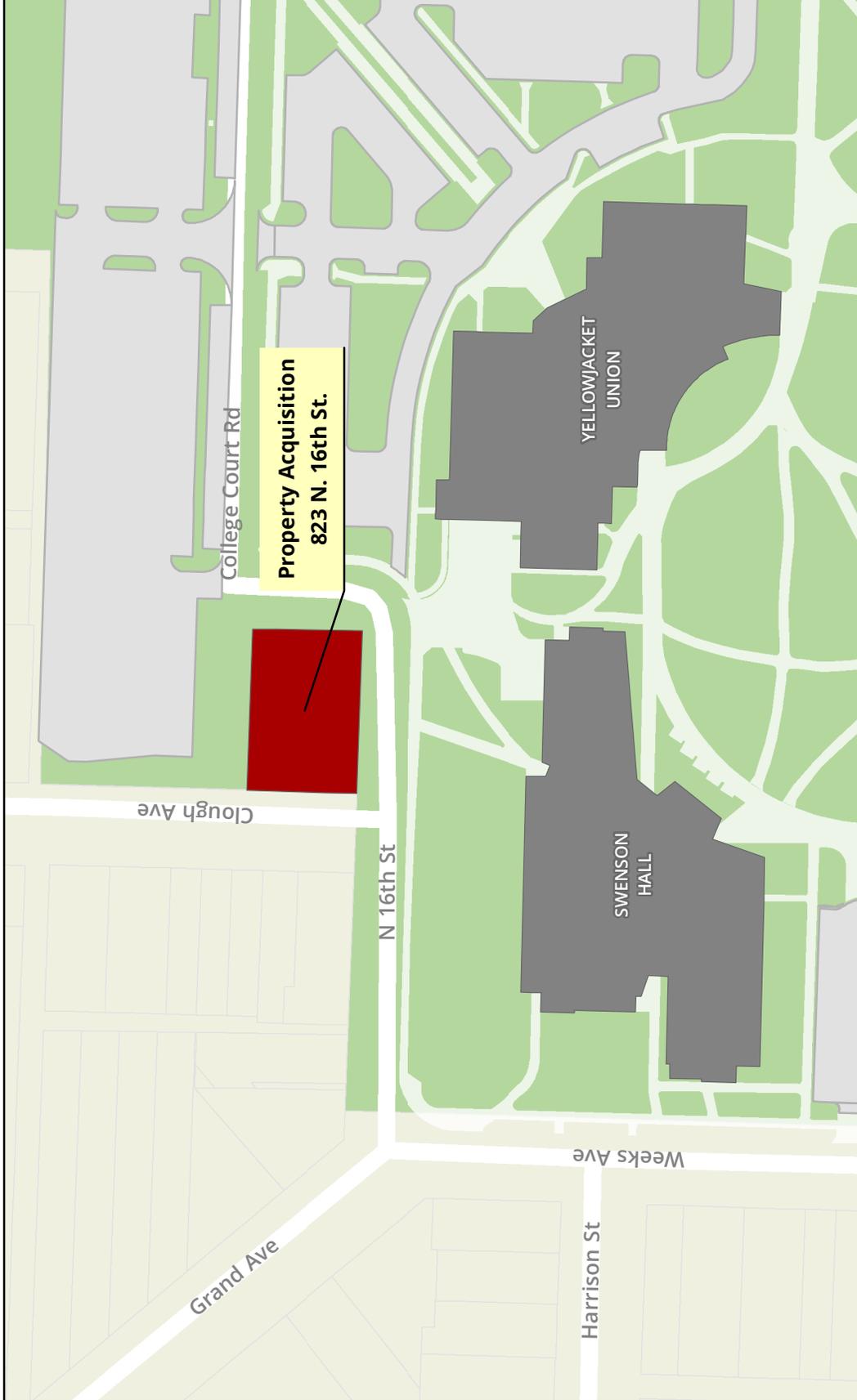
The purchase of this property was identified in the 2014 UW-Superior Campus Master Plan as the

first step to improve both pedestrian and vehicular wayfinding by reconfiguring an existing parking lot and vacating College Court Road (see attached map.) The long-range plan is to demolish the building and incorporate the vacant lot into an existing parking lot.

A Phase I Environmental Site Assessment was completed and no environmental hazards were identified.

BUDGET/SCHEDULE: Not applicable.

PREVIOUS ACTION: None.



**Property Acquisition
823 N. 16th St.**



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

This map is for reference purposes only.

UW-Superior: Purchase of Newman Center

	Proposed Acquisition		Campus Planning Boundary
	Campus Building		Parking Area



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BUILDING COMMISSION REQUESTS / ITEMS

August 9, 2017

Subcommittee

Full Commission

10. UW-Stevens Point – DeBot Dining Center Renovation

– Request the following:

- a) Approve the Design Report; and
- b) Authority to construct the DeBot Dining Center Renovation project for an estimated total cost of \$16,848,000 PRSB.

This project was enumerated in 2015 Wisconsin Act 55 for \$16,848,000 EX-PRSB.

**AGENCY REQUEST FOR
STATE BUILDING COMMISSION ACTION
AUGUST 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-Stevens Point, Portage County

PROJECT REQUEST: Request the following:

- a) Approve the Design Report; and
- b) Authority to construct the DeBot Dining Center Renovation project for an estimated total cost of \$16,848,000 PRSB.

PROJECT NUMBER: 15F2A

PROJECT DESCRIPTION:

This project renovates 56,932 GSF of the 61,300 GSF DeBot Residential Dining Center to address building infrastructure, life safety and programmatic issues. The mechanical system will be renovated, including replacement of HVAC equipment and air supply distribution, and a new 4,525 GSF mechanical penthouse will be constructed to hold the new consolidated air handling equipment. A 665 GSF mechanical mezzanine will be removed and three other mechanical mezzanines (665 GSF each) will be converted to clearstory space above each of three separate dining areas. A new fire sprinkler system will be retrofitted throughout the building. The freight and passenger elevators will be replaced, and the travel distance for the freight elevator will be extended to the new mechanical mezzanine. The emergency generator will be replaced with a 250 KW generator. The main entrance vestibule and secondary entrances will be reconfigured for better circulation. The loading dock will be updated and the staff locker room will be renovated. Improvements to programmatic space will be made to optimize the delivery of dining services.

PROJECT JUSTIFICATION:

The DeBot Dining Center is the primary dining facility for approximately 3,100 students living in 12 residence halls. The 51,200 GSF building was constructed in 1967 with a 10,100 GSF addition in 1992 that included a loading dock and elevator. The upper level of the DeBot Center includes three dining rooms, each with independent concepts served in an all-you-can-eat buffet-style venue. The upper level also houses the production kitchens, freezers and coolers, pot and pan washing areas, dish machine, pantry storage, and dining service offices. During previous projects, the dining rooms in the upper level were remodeled in 2004 and the dish washing machine was replaced in 2010. A renewal of some of the kitchen, bakery, and dining elements occurred in 1992, but did not replace the mechanical systems located in the original three penthouses.

The DeBot Dining Center serves approximately 87% of all residential student meals. The remaining 13% of the meals are served in the Dreyfus University Center in a retail food court format. The food service facility in the lower level consists of a convenience store with a limited food production and service area. There is increased demand for prepared food that cannot be accommodated in the current facility. The current convenience store section of the retail area is poorly configured and not easily monitored. Utilities are inadequate to handle the power and refrigeration needs of the equipment. Culinary equipment and exhaust hood coverage for the number of stations and production volume is inadequate. The seating areas and meeting spaces in the lower level need to be upgraded. Accessibility issues exist in the convenience store and restrooms. The lower level restrooms need a complete renovation.

A Master Food Service Plan was completed in summer 2013 to guide the needed food delivery changes for the university. This project is based on the recommendations of the DeBot Dining Center Feasibility Study (13K3Z) completed in 2014 that incorporated the recommendations and findings of the 2013 plan.

The mobile serving counters and lack of display cooking in the main serving area is obsolete. The hot food production area was originally designed to accommodate production behind the scenes, with a limited variety of meals. Most of the cooking equipment has exceeded its normal life expectancy and should be replaced. The hot food production exhaust hoods do not meet current standards and are not energy efficient. The main level storage areas are adequate, but the walk-in box doors are in poor condition and need replacement. The pot and pan washing area is adjacent to the hot food production area, not the dishwashing area, as is best practice. The dishwashing area is configured in a way that requires the clean dishes to be transported through the soiled area of the room to return to the serving lines. The office space configuration does not support the need for private meetings with staff.

Three original air handling units provide between 7,500-7,700 CFM each and are located in separate rooftop penthouses that are inadequately sized for functionality or maintenance. These penthouses are accessible only by a ladder through a custodial closet. These original air handling units are in poor condition and the controls are obsolete. The steam pressure reducing system is failing and parts are difficult to obtain.

BUDGET/SCHEDULE:

Construction	\$12,610,000
Design	\$928,000
DFD Mgt	\$563,000
Contingency	\$1,465,000
Equipment	\$870,000
Other Fees	\$412,000
TOTAL	\$16,848,000

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

PREVIOUS ACTION: This project was enumerated in 2015 Wisconsin Act 55 for \$16,848,000 EX-PRSB.

DESIGN REPORT

DIVISION OF FACILITIES DEVELOPMENT

101 East Wilson Street, 7th Floor
Post Office Box 7866
Madison, WI 53707

August 9, 2017

DeBot Dining Center Renovation
UW-Stevens Point
Stevens Point, WI

Project Number: 15F2A

For the: University of Wisconsin

Project Manager: Louis Braun-Oddo

Architect/Engineer: SDS Architects
Eau Claire, WI

1. Project Description:

The 61,300 GSF DeBot Dining Center was constructed in 1967, added to in 1992 and serves as the primary dining facility for approximately 3,100 students living in 12 residence halls. This project would renovate 56,932 GSF of the DeBot Dining Center to address building infrastructure, life safety and programmatic issues. The mechanical system will be renovated, including replacement of HVAC equipment for air supply distribution and food service exhaust systems, and a new mechanical penthouse will be constructed that will consolidate the AHU's in one location and will include appropriate stairwell access provisions. A new fire sprinkler system will be retrofitted throughout the building. The freight elevator will be replaced and extended to access the mechanical penthouse.

The main entrance vestibule and secondary entrances will be replaced. The loading dock will be updated and the staff locker room will be renovated. Improvements to programmatic space will be made to optimize delivery of dining services and meet contemporary standards.

2. Authorized Budget and Funding Source:

This project was enumerated under 2015 Wisconsin Act 55 for \$16,848,000 EX-PRSB.

3. Schedule:

Bid Opening:	Feb 2018
Start of Construction:	May 2018
Substantial Completion / Occupancy:	July 2019

4. Budget Summary:

Construction:	\$12,610,000
A/E Fees:	\$928,000
DFD Mgmt:	\$563,000
Contingency:	\$1,465,000
Equipment:	\$870,000
Other Fees	\$412,000
Total Project Cost:	\$16,848,000

BUILDING COMMISSION REQUESTS / ITEMS

August 9, 2017

Subcommittee	Full Commission
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11. 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 \$775,300 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		\$0
MIL	Klotsche Ctr Fieldhouse Flooring/Track Funding Change (\$165,400 PR-CASH; -\$165,400 GIFTS)	\$0
 Programmatic Remodeling and Renovation		 \$609,900
EXT	Radio Hall Office Renovation (\$335,000 PR-CASH)	\$335,000
OSH	Scott Hall Refuse Enclosure (\$274,900 PR-CASH)	\$274,900

**AGENCY REQUEST FOR
STATE BUILDING COMMISSION ACTION
AUGUST 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 the following:

- a) Authority to construct various All Agency maintenance and repair projects for an estimated total cost of \$775,300 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
MIL	14J2H	Klotsche Ctr Fieldhouse Flooring/Track (Funding)			\$165,400	\$(165,400)	\$0
FMR SUBTOTALS			\$0	\$0	\$165,400	\$(165,400)	\$0

PROGRAMMATIC REMODELING AND RENOVATION

INST	PROJ. NO.	PROJECT TITLE	GFSB	PRSB	PR-CASH	GIFT/GRANT	TOTAL
EXT	16B1B	Radio Hall Office Renovation			\$335,000		\$335,000
OSH	16E2C	Scott Hall Refuse Enclosure			\$274,900		\$274,900
PRR SUBTOTALS			\$0	\$0	\$609,900	\$0	\$609,900

	GFSB	PRSB	PR-CASH	GIFT/GRANT	TOTAL
AUGUST 2017 TOTALS	\$0	\$0	\$775,300	\$(165,400)	\$609,900

PROJECT DESCRIPTION:

Facility Maintenance and Repair

MIL - 14J2H - Klotsche Center Fieldhouse Flooring and Track Replacement (\$165,400 funding change): This request allows for a decrease the previously approved Gifts/Grants funding by \$165,400 and increase the Agency Cash by a corresponding \$165,400. This request aligns funding source approvals with the institution's intention of utilizing available Athletics capital funds. This is a no cost and no scope impact request.

Programmatic Remodeling and Renovation

EXT – 16B1B – Radio Hall Office Renovation (\$335,000): This project renovates 2,444 SF of first floor office space in Radio Hall to create a new enclosed vestibule, replaces finishes, performs minor modifications to building systems, and installs new systems furniture for the open offices. Asbestos abatement work will be required and predominantly affect room 136. Project work includes extension of branch electrical power and telecommunications cabling to serve the new office partitions, lighting replacement, electrical panel updates to provide sufficient new circuits to serve the remodeled area, and the installation of a new electric card reader at the employee entrance.

A recent steam line rupture within the basement of Radio Hall is still being assessed for damage and repair. This project will need to coordinate its schedule and work with the Risk Management insurance claim work that is ongoing. The preliminary assessment available in mid-June 2017 indicates that there is no overlap or coordination of work necessary, nor anticipated.

Radio Hall was constructed in 1897 and is a three-level building located at 975 Observatory Drive and it houses a portion of Broadcast and Media Innovation, the UW-Extension division that includes Wisconsin Public Radio (WPR) and Wisconsin Public Television (WPT). WPR and WPT are undergoing limited staff expansion to accommodate the mission of UW-Extension's division of Broadcast and Media Innovation and veteran support. These programs are expanding to accommodate additional fundraising staff to support veterans. This project will improve underutilized space for WPR and WPT and meet their need for additional office space. This solution keeps related workgroups collocated in Radio Hall as opposed to expanding into non-contiguous space.

OSH – 16E2C – Scott Hall Refuse Enclosure (\$274,900): This project constructs a new refuse container enclosure to conceal the unsightly dumpsters and provide adequate site access and paved surfaces for refuse truck maneuvering. Project work includes the selective demolition of a stone retaining wall and planter; and construction of a new 450 SF steel and masonry enclosure to house dumpsters, a new retaining wall to conceal an existing emergency generator and transformer, and widening of the vehicular drive to allow better access for garbage trucks. The masonry finish materials will match the brick veneer of the building.

Refuse dumpsters have been removed from the residence hall basements and the trash chutes have been welded shut or repurposed to create a cleaner and healthier environment. As a result, there has been a significant reduction in pesticides and pest control measures within these facilities. However, the university is now out of compliance with a municipal ordinance relative to refuse containers visibility since Scott Hall is situated between a pair of one-way streets that are main thoroughfares for municipal traffic.

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:

Gifts/Grants	\$ (165,400)
PR-CASH	\$ <u>775,300</u>

Total Requested Budget\$ 609,900

PREVIOUS ACTION: In October 2015, the SBC previously approved 14J2H (MIL – Klotsche Center Fieldhouse Flooring and Track Replacement) for an estimated total cost of \$1,102,900 (\$937,500 GFSB and \$165,400 Gifts/Grants).