

State of Wisconsin Building Commission

SCOTT WALKER
Governor

JOHN L. KLENKE
Secretary
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The meeting of the State of Wisconsin Building Commission was called to order by Governor Scott Walker at 3:06 p.m. on Wednesday, April 11, 2018, in the Governor's Conference Room, 115 East, State Capitol. The roll was taken.

Members Present:

Governor Scott Walker
Senator Terry Moulton
Senator Jerry Petrowski
Senator Janis Ringhand
Representative Rob Swearingen
Representative Terry Katsma
Representative Jill Billings

Members Not Present:

(Vacant) Citizen Member

BUILDING COMMISSION REQUESTS / ITEMS

April 11, 2018

Subcommittee

Full Commission

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

No action required.

Approved the Minutes.
7-0-1

MOVED BY GOVERNOR WALKER TO UNANIMOUSLY APPROVE THE MINUTES. MOTION CARRIED.

DEBT MANAGEMENT

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

No action required.

Approved the Resolution.
7-0-1

MOVED BY SENATOR PETROWSKI, SECONDED BY REPRESENTATIVE SWEARINGEN TO APPROVE THE RESOLUTION. MOTION CARRIED.

April 11, 2018

Subcommittee

Full Commission

ADMINISTRATIVE AFFAIRS

Department of Administration

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

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

MOVED BY SENATOR PETROWSKI, SECONDED BY SENATOR RINGHAND TO APPROVE THE REQUEST. MOTION CARRIED.

Approved the Request.
3-0-1

Approved the Request.
7-0-1

BUILDING COMMISSION REQUESTS / ITEMS

April 11, 2018

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

MOVED BY SENATOR PETROWSKI, SECONDED BY SENATOR RINGHAND TO APPROVE THE REQUEST. MOTION CARRIED.

Subcommittee	Full Commission
<p>Approved the Request. 3-0-1</p>	<p>Approved the Request. 7-0-1</p>

BUILDING COMMISSION REQUESTS / ITEMS

April 11, 2018

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

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

MOVED BY SENATOR PETROWSKI, SECONDED BY SENATOR RINGHAND TO APPROVE THE REQUEST. MOTION CARRIED.

Subcommittee

Full Commission

Approved the Request.
3-0-1

Approved the Request.
7-0-1

BUILDING COMMISSION REQUESTS / ITEMS

April 11, 2018

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

MOVED BY SENATOR PETROWSKI, SECONDED BY SENATOR MOULTON TO APPROVE THE REQUEST. MOTION CARRIED.

Subcommittee	Full Commission
Approved the Request. 3-0-1	Approved the Request. 7-0-1

BUILDING COMMISSION REQUESTS / ITEMS

April 11, 2018

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

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

MOVED BY SENATOR PETROWSKI, SECONDED BY SENATOR MOULTON TO APPROVE THE REQUEST. MOTION CARRIED.

Subcommittee

Full Commission

Approved the Request.
3-0-1

Approved the Request.
7-0-1

BUILDING COMMISSION REQUESTS / ITEMS

April 11, 2018

Subcommittee

Full Commission

Department of Corrections

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

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

MOVED BY SENATOR PETROWSKI, SECONDED BY REPRESENTATIVE KATSMA TO APPROVE THE REQUEST. MOTION CARRIED.

Approved the Request.
3-0-1

Approved the Request.
7-0-1

BUILDING COMMISSION REQUESTS / ITEMS

April 11, 2018

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

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

MOVED BY SENATOR PETROWSKI, SECONDED BY SENATOR RINGHAND TO APPROVE THE REQUEST. MOTION CARRIED.

Subcommittee	Full Commission
<p>Approved the Request. 3-0-1</p>	<p>Approved the Request. 7-0-1</p>

BUILDING COMMISSION REQUESTS / ITEMS

April 11, 2018

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

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

MOVED BY SENATOR PETROWSKI, SECONDED BY REPRESENTATIVE KATSMA TO APPROVE THE REQUEST. MOTION CARRIED.

Subcommittee	Full Commission
<p>Approved the Request. 3-0-1</p>	<p>Approved the Request. 7-0-1</p>

April 11, 2018

Subcommittee	Full Commission
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Department of Health Services

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

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

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

MOVED BY SENATOR PETROWSKI, SECONDED BY REPRESENTATIVE SWEARINGEN TO APPROVE THE REQUEST. MOTION CARRIED.

Approved the Request. 3-0-1	Approved the Request. 7-0-1
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BUILDING COMMISSION REQUESTS / ITEMS

April 11, 2018

11. Mendota Mental Health Institute – Boiler Replacement – Request the following:

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

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

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

MOVED BY SENATOR PETROWSKI, SECONDED BY SENATOR RINGHAND TO APPROVE THE REQUEST. MOTION CARRIED.

Subcommittee

Full Commission

Approved the Request.
3-0-1

Approved the Request.
7-0-1

BUILDING COMMISSION REQUESTS / ITEMS

April 11, 2018

12. Various All Agency Projects – Request the following:

- a) Construct various All Agency maintenance and repair projects for an estimated total cost of \$8,537,300 (\$3,498,800 GFSB and \$5,038,500 PR-CASH);
- b) Transfer all approved GFSB all agency allocation to the DHS Infrastructure Maintenance account; and
- c) Permit the Division of Facilities Development and Management to adjust individual project budgets.

Facility Maintenance and Repair		\$5,098,800
SRSTC	Air Tempering (\$724,800 GFSB; \$1,400,000 PR-CASH)	\$2,124,800
WRC	Hughes Bldg “B” Air Tempering (\$1,574,000 GFSB; \$1,400,000 PR-CASH)	\$2,974,000
Utility Repair and Renovation		\$3,438,500
CWC	Structured Cabling Improv (\$259,400 GFSB; \$1,979,100 PR-CASH)	\$2,238,500
SWC	Steam/Condensate Line Repl (\$1,200,000 GFSB)	\$1,200,000

MOVED BY SENATOR PETROWSKI, SECONDED BY REPRESENTATIVE SWEARINGEN TO APPROVE THE REQUEST. MOTION CARRIED.

Subcommittee	Full Commission
<p>Approved the Request. 3-0-1</p>	<p>Approved the Request. 7-0-1</p>

April 11, 2018

Department of Military Affairs

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

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

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

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

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

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

MOVED BY SENATOR PETROWSKI, SECONDED BY REPRESENTATIVE KATSMA TO APPROVE THE REQUEST. MOTION CARRIED.

Subcommittee

Full Commission

Approved the Request.
3-0-1

Approved the Request.
7-0-1

BUILDING COMMISSION REQUESTS / ITEMS

April 11, 2018

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

MOVED BY SENATOR PETROWSKI, SECONDED BY SENATOR MOULTON TO APPROVE THE REQUEST. MOTION CARRIED.

Subcommittee

Full Commission

Approved the Request.
3-0-1

Approved the Request.
7-0-1

April 11, 2018

Subcommittee	Full Commission
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Department of Natural Resources

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

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

MOVED BY SENATOR PETROWSKI, SECONDED BY REPRESENTATIVE KATSMA TO APPROVE THE REQUEST. MOTION CARRIED.

Approved the Request.
3-0-1

Approved the Request.
7-0-1

April 11, 2018

Subcommittee	Full Commission
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Department of Veterans Affairs

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

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

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

MOVED BY SENATOR PETROWSKI, SECONDED BY SENATOR RINGHAND TO APPROVE THE REQUEST. MOTION CARRIED.

<p>Approved the Request. 3-0-1</p>	<p>Approved the Request. 7-0-1</p>
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BUILDING COMMISSION REQUESTS / ITEMS

April 11, 2018

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

MOVED BY SENATOR PETROWSKI, SECONDED BY REPRESENTATIVE KATSMA TO APPROVE THE REQUEST. MOTION CARRIED.

Subcommittee

Full Commission

Approved the Request.
3-0-1

Approved the Request.
7-0-1

April 11, 2018

Subcommittee	Full Commission
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HIGHER EDUCATION

The University of Wisconsin

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

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

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

MOVED BY REPRESENTATIVE SWEARINGEN, SECONDED BY REPRESENTATIVE KATSMA TO APPROVE THE REQUEST. MOTION CARRIED.

Approved the Request.
3-0-1

Approved the Request.
7-0-1

April 11, 2018

19. UW-Madison – Meat Science and Muscle Biology Laboratory – (Amended) Request authority to increase the project budget for the Meat Science and Muscle Biology Laboratory project by \$3,700,000 (\$1,500,000 GFSB and \$2,200,000 PR-CASH) for a revised estimated total cost of \$50,077,000 (\$24,377,000 GFSB, \$23,400,000 GIFTS, and \$2,300,000 PR-CASH).

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

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

MOVED BY REPRESENTATIVE SWEARINGEN,
 SECONDED BY REPRESENTATIVE KATSMA TO
 APPROVE THE REQUEST. MOTION CARRIED.

Subcommittee	Full Commission
<p>Approved the Request. 3-0-1</p>	<p>Approved the Request. 7-0-1</p>

BUILDING COMMISSION REQUESTS / ITEMS

April 11, 2018

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

MOVED BY REPRESENTATIVE SWEARINGEN,
 SECONDED BY SENATOR PETROWSKI TO
 APPROVE THE REQUEST. MOTION CARRIED.

Subcommittee	Full Commission
<p>Approved the Request. 3-0-1</p>	<p>Approved the Request. 7-0-1</p>

April 11, 2018

21. UW-River Falls – Dairy Plant Remodel - Request authority to increase the project budget for the UW-River Falls Dairy Plant Remodel project by \$1,000,000 EX-GSFB to accept bids for a revised estimated total cost of \$1,940,000 (\$915,000 GSFB, \$1,000,000 EX-GSFB, and \$25,000 PR-CASH).

The Classroom Renovation and Improvements Program was enumerated in 2013 Wisconsin Act 20 for \$10,000,000 GFSB.

In June 2014, the SBC increased the budget for the Classroom Renovation and Improvements Program to \$14,377,600 (\$10,000,000 GSFB, \$4,069,000 GSFB-All Agency Programmatic Remodeling and Renovation, and \$308,000 PR-CASH); and allocated \$940,000 (\$650,300 GFSB, \$264,700 GSFB All Agency Programmatic Remodeling and Renovation Funds, and \$25,000 PR-CASH) to be used for the UW-River Falls Dairy Plant Remodel.

MOVED BY REPRESENTATIVE SWEARINGEN,
 SECONDED BY REPRESENTATIVE KATSMA TO
 APPROVE THE REQUEST. MOTION CARRIED.

Subcommittee	Full Commission
<p>Approved the Request. 3-0-1</p>	<p>Approved the Request. 7-0-1</p>

BUILDING COMMISSION REQUESTS / ITEMS

April 11, 2018

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

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

MOVED BY REPRESENTATIVE SWEARINGEN,
SECONDED BY SENATOR PETROWSKI TO
APPROVE THE REQUEST. MOTION CARRIED.

Subcommittee	Full Commission
<p>Approved the Request. 3-0-1</p>	<p>Approved the Request. 7-0-1</p>

BUILDING COMMISSION REQUESTS / ITEMS

April 11, 2018

23. UW-System – Heating Plant All Agency Projects –
Request the following:

- a) Authority to construct various Heating Plant All Agency Repair and Renovation projects at an estimated total cost of \$21,179,400 (\$12,291,500 GFSB and \$8,887,900 PRSB);
- b) Transfer all approved GFSB All Agency Allocations to the UW Infrastructure Maintenance appropriation; and
- c) Permit the Division of Facilities Development and Management to adjust individual project budgets.

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

MOVED BY REPRESENTATIVE SWEARINGEN,
SECONDED BY REPRESENTATIVE KATSMA TO
APPROVE THE REQUEST. MOTION CARRIED.

Subcommittee	Full Commission
<p>Approved the Request. 3-0-1</p>	<p>Approved the Request. 7-0-1</p>

BUILDING COMMISSION REQUESTS / ITEMS

April 11, 2018

24. UW-System – Various All Agency Projects – Request the following:
- a) Construct various maintenance and repair projects for an estimated total cost of \$10,699,900 (\$6,989,500 GFSB; \$1,154,500 PRSB; and \$2,555,900 PR-CASH);
 - b) Transfer all approved GFSB All Agency Allocations to the UW Infrastructure Maintenance appropriation; and
 - c) Permit the Division of Facilities Development and Management to adjust individual project budgets.

Facility Maintenance and Repair		\$1,085,500
WTW	Upham Hall Roof Repl (\$1,085,500 GFSB)	\$1,085,500

Utility Repair and Renovation		\$9,614,400
EXT	WI Public Television Digital Trans (\$2,000,000 GFSB)	\$2,000,000
LAX	Parking Lot C5 Reconstruction (\$601,900 PR-CASH)	\$601,900
MSN	Johnson St. Steam/Condensate Renov (\$3,319,600 GFSB; \$1,491,400 PR-CASH)	\$4,811,000
MSN	Limnology Force Main/Lift Stat Repl (\$584,400 GFSB; \$262,600 PR-CASH)	\$847,000
PLT	Parking Lots 1,11,19 Reconstruction (\$1,154,500 PRSB; \$200,000 PR-CASH)	\$1,354,500

MOVED BY REPRESENTATIVE SWEARINGEN,
 SECONDED BY REPRESENTATIVE BILLINGS TO
 APPROVE THE REQUEST. MOTION CARRIED.

Subcommittee	Full Commission
Approved the Request. 3-0-1	Approved the Request. 7-0-1

BUILDING COMMISSION REQUESTS / ITEMS

April 11, 2018

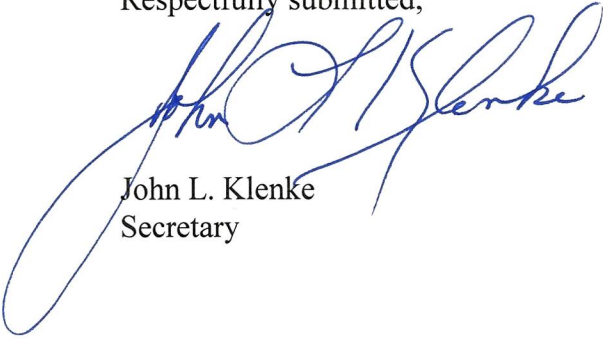
Subcommittee

Full Commission

There being no further business to come before the Commission, the meeting was adjourned at 3:28 p.m. on Wednesday, April 11, 2018.

These minutes are subject to ratification at the next State Building Commission meeting.

Respectfully submitted,

A handwritten signature in blue ink, appearing to read "John L. Klenke", is written over the typed name and title.

John L. Klenke
Secretary