



State of Wisconsin Building Commission

TONY EVERS
Governor

NAOMI DE MERS
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The meeting of the State of Wisconsin Building Commission was called to order by Governor Tony Evers at 3:02 PM on Wednesday, May 3, 2023. The roll was taken.

Members Present:

Governor Tony Evers

Senator Dianne Hesselbein

Senator Joan Ballweg

Senator André Jacque

Representative Jill Billings

Representative Rob Swearingen

Representative Robert Wittke

Ms. Barb Worcester

BUILDING COMMISSION REQUESTS / ITEMS

May 3, 2023

Subcommittee	Full Commission
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The Secretary requests approval of the minutes of February 3, 2023 and March 23, 2023.

No action required.

Approved the Minutes
8-0-0

MOVED BY SENATOR BALLWEG, SECONDED BY REPRESENTATIVE SWEARINGEN TO APPROVE THE MINUTES. MOTION CARRIED.

DEBT MANAGEMENT

1. Environmental Improvement Fund Revenue Bond Authorizing Resolution – 2023 State of Wisconsin Building Commission Resolution 2 authorizes the sale and issuance of Environmental Improvement Fund Revenue Bonds in an amount not to exceed \$150,000,000 for providing State match on federal capitalization grants and funding or refinancing loans under the clean water fund and safe drinking water loan programs.

No action required.

Approved the Resolution
8-0-0

MOVED BY SENATOR HESSELBEIN, SECONDED BY SENATOR BALLWEG TO APPROVE THE RESOLUTION. MOTION CARRIED.

2. General Obligation Refunding Authorizing Resolution – 2023 State of Wisconsin Building Commission Resolution 3 authorizes the sale and issuance of General Obligations in an amount not to exceed \$500,000,000, 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.

Approved the Resolution
8-0-0

MOVED BY REPRESENTATIVE WITTKKE, SECONDED BY SENATOR HESSELBEIN TO APPROVE THE RESOLUTION. MOTION CARRIED.

3. Transportation Revenue Refunding Authorizing Resolution – 2023 State of Wisconsin Building Commission Resolution 4 authorizes the sale and issuance of Transportation Revenue Refunding Obligations in an amount not to exceed \$300,000,000 to refund outstanding transportation revenue bonds.

No action required.

Approved the Resolution
8-0-0

BUILDING COMMISSION REQUESTS / ITEMS

May 3, 2023

Subcommittee	Full Commission
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MOVED BY SENATOR HESSELBEIN, SECONDED BY SENATOR BALLWEG TO APPROVE THE RESOLUTION. MOTION CARRIED.

Department of Administration

4. Department of Administration Space Rental Rates – Request approval to maintain the existing FY23 uniform space rental rates for all state-owned facilities whose operation and maintenance costs are financed by the 20.505(5) (ka) appropriation (DOA Space Rental Program). The current rates are in effect until June 30, 2023. The requested implementation date is July 1, 2023 and covers one year ending on June 30, 2024 (FY24).

In May 2022, the SBC approved to adjust/decrease the existing FY22 uniform space rental rates for all state-owned facilities by 5% until June 30, 2023.

In May 2021, the SBC approved maintaining the existing FY21 uniform space rental rates for all state-owned facilities until June 30, 2022.

In October 2016, September 2013 and April 2010, the SBC approved revised space rental rates for DOA managed state facilities for all space classifications.

MOVED BY BARB WORCESTER, SECONDED BY SENATOR BALLWEG TO APPROVE THE REQUEST. MOTION CARRIED.

Approved the Request
4-0-0

Approved the Request
8-0-0

BUILDING COMMISSION REQUESTS / ITEMS

May 3, 2023

5. Milwaukee WisCraft Building Sale – Request the following:

- a) Authority to sell 53,319 SF (1.18 acres) and improvements at 5316 West State Street, Milwaukee to Tadisch Properties III, LLC for \$1,250,000; and
- b) Authority to sell 16,533 SF (0.38 acres) at 5504 West State Street Milwaukee to LUNA LLC for \$265,000.

In May 2020, the SBC approved two lease agreements with Wiscraft at 5316 and 5504 West State Street in Milwaukee for a combined total of 42,562 GSF at \$0.11/GSF for total annual revenue of \$4,613.96 that covered building operational expenses.

In June 2008, the SBC approved the transfer of 5316 and 5504 West State Street, Milwaukee from the Department of Health Services to the Department of Administration and allowed DOA to enter into a lease amendment with Wiscraft for the lease of the property and buildings.

MOVED BY BARB WORCESTER, SECONDED BY SENATOR HESSELBEIN TO APPROVE THE REQUEST. MOTION CARRIED.

Subcommittee	Full Commission
<p>Approved the Request 4-0-0</p>	<p>Approved the Request 8-0-0</p>

BUILDING COMMISSION REQUESTS / ITEMS

May 3, 2023

6. Various All Agency Projects – Request the following:
- a) Authority to construct the All Agency maintenance and repair request(s) listed below; and
 - b) Permit the Division of Facilities Development to adjust individual project budgets.

Facility Maintenance and Repair		\$4,816,500
ECSOB	AHU & Distribution System Upgrades	\$2,330,600
	(\$2,330,600 PRSB)	
GBSOB	AHU & Distribution System Upgrades	\$2,485,900
	(\$2,485,900 PRSB)	

MOVED BY BARB WORCESTER, SECONDED BY SENATOR HESSELBEIN TO APPROVE THE REQUEST. MOTION CARRIED.

Subcommittee

Full Commission

Approved the Request
4-0-0

Approved the Request
8-0-0

BUILDING COMMISSION REQUESTS / ITEMS

May 3, 2023

Subcommittee

Full Commission

Department of Corrections

7. Various All Agency Projects – Request the following:
- a) Authority to construct the All Agency maintenance and repair request(s) listed below;
 - b) Transfer all approved GFSB to the agency’s Infrastructure Maintenance Account; and
 - c) Permit the Division of Facilities Development to adjust individual project budgets.

Approved the Request
4-0-0

Approved the Request
8-0-0

Facility Maintenance and Repair		\$1,401,800
RYOCF	Lobby Hardening (\$598,100 GFSB)	\$598,100
TCC	Roof Replacement (\$803,700 GFSB)	\$803,700
Utility Repair and Renovation		\$3,219,400
SCI	Boiler Replacement (\$3,219,400 GFSB)	\$3,219,400
TOTAL		\$4,621,200

MOVED BY BARB WORCESTER, SECONDED BY SENATOR HESSELBEIN TO APPROVE THE REQUEST. MOTION CARRIED.

BUILDING COMMISSION REQUESTS / ITEMS

May 3, 2023

Subcommittee	Full Commission
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Department of Military Affairs

8. Milwaukee Readiness Center – Readiness Center Remodel, Phase III – Request the following:
- a) Approve the Design Report; and
 - b) Authority to construct the Readiness Center Remodel, Phase III project for an estimated total cost of \$6,494,000 (\$3,247,000 GFSB and \$3,247,000 FED).

In October 2021, the SBC released \$172,900 Building Trust Funds (BTF)-Planning to prepare preliminary plans and a Design Report for the Milwaukee Readiness Center Remodel, Phase III project.

This project was enumerated in 2019 Wisconsin Act 9 for \$6,494,000 (\$3,247,000 GFSB and \$3,247,000 FED).

MOVED BY BARB WORCESTER, SECONDED BY SENATOR JACQUE TO APPROVE THE REQUEST. MOTION CARRIED.

Approved the Request
4-0-0

Approved the Request
8-0-0

BUILDING COMMISSION REQUESTS / ITEMS

May 3, 2023

9. Statewide Tower Updates – Request the following:
- a) Approve the Design Report; and
 - b) Authority to construct the Statewide Towers Updates projects for an estimated total cost of \$11,540,600 (\$10,556,400 GFSB and \$984,200 PR-CASH).

This project was enumerated in 2021 Wisconsin Act 58 for \$10,556,400 GFSB.

MOVED BY BARB WORCESTER, SECONDED BY SENATOR JACQUE TO APPROVE THE REQUEST. MOTION CARRIED.

Subcommittee

Full Commission

Approved the Request
4-0-0

Approved the Request
8-0-0

BUILDING COMMISSION REQUESTS / ITEMS

May 3, 2023

10. Various All Agency Projects – Request the following:

- a) Authority to construct the All Agency maintenance and repair request(s) listed below;
- b) Transfer all approved GFSB to the agency’s Infrastructure Maintenance Account; and
- c) Permit the Division of Facilities Development to adjust individual project budgets.

Facility Maintenance and Repair		\$809,200
Fort	Replace Roof	\$809,200
Atkinson	(\$428,900 GFSB; \$380,300 FED)	
Utility Repair and Renovation		\$866,800
Camp	Rehabilitate Lift Stations 1 & 2	\$355,000
Williams	(\$27,900 GFSB; \$327,100 FED)	
Reedsburg	Replace POV Parking	\$511,800
	(\$255,900 GFSB; \$255,900 FED)	
TOTAL	\$712,700 GFSB \$963,300 FED	\$1,676,000

MOVED BY BARB WORCESTER, SECONDED BY SENATOR HESSELBEIN TO APPROVE THE REQUEST. MOTION CARRIED.

Subcommittee	Full Commission
<p>Approved the Request 4-0-0</p>	<p>Approved the Request 8-0-0</p>

May 3, 2023

Subcommittee	Full Commission
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Department of Natural Resources

11. Peninsula State Park – Renovate Flush Toilet and Shower Facilities BTF Release – Request the release of \$163,000 Building Trust Funds (BTF)-Planning to prepare preliminary plans and a Design Report to Renovate Flush Toilet and Shower Facilities at Peninsula State Park.

The Welcker’s Campground portion of this project was enumerated in 2021 Wisconsin Act 58 for \$2,091,400 GFSB.

The Nicolet Campground portion of this project was enumerated in 2017 Wisconsin Act 59 for \$839,300 STWD.

MOVED BY BARB WORCESTER, SECONDED BY SENATOR JACQUE TO APPROVE THE REQUEST. MOTION CARRIED.

Approved the Request
4-0-0

Approved the Request
8-0-0

BUILDING COMMISSION REQUESTS / ITEMS

May 3, 2023

Subcommittee	Full Commission
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12. Various All Agency Projects – Request the following:
- a) Authority to construct the All Agency maintenance and repair request(s) listed below;
 - b) Transfer all approved GFSB to the agency’s Infrastructure Maintenance Account; and
 - c) Permit the Division of Facilities Development to adjust individual project budgets.

Approved the Request
4-0-0

Approved the Request
8-0-0

Utility Repair and Renovation		\$2,164,100
Wyalusing	Water System Upgrade (\$402,900 STWD)	\$402,900
Point Beach	Reconstruct Campground Roads (\$1,530,200 GFSB; \$231,000 STWD)	\$1,761,200
TOTAL	\$1,530,200 GFSB \$633,900 STWD	\$2,164,100

MOVED BY BARB WORCESTER, SECONDED BY SENATOR JACQUE TO APPROVE THE REQUEST. MOTION CARRIED.

BUILDING COMMISSION REQUESTS / ITEMS

May 3, 2023

Subcommittee

Full Commission

Department of Transportation

13. Various All Agency Projects – Request the following:
- a) Authority to construct the All Agency maintenance and repair request(s) listed below; and
 - b) Permit the Division of Facilities Development to adjust individual project budgets.

Utility Repair and Renovation	\$970,400
Neillsville Tower Replacement	\$970,400
((\$970,400 SEGRB)	

MOVED BY BARB WORCESTER, SECONDED BY SENATOR HESSELBEIN TO APPROVE THE REQUEST. MOTION CARRIED.

Approved the Request
4-0-0

Approved the Request
8-0-0

BUILDING COMMISSION REQUESTS / ITEMS

May 3, 2023

Subcommittee

Full Commission

Department of Veterans Affairs

14. Various All Agency Projects – Request the following:
- a) Authority to construct the All Agency maintenance and repair request(s) listed below; and
 - b) Permit the Division of Facilities Development to adjust individual project budgets.

Facility Maintenance and Repair	\$391,600
Union EHRM Infrastructure Upgrades	\$391,600
Grove (\$391,600 FED)	

MOVED BY BARB WORCESTER, SECONDED BY SENATOR HESSELBEIN TO APPROVE THE REQUEST. MOTION CARRIED.

Approved the Request
4-0-0

Approved the Request
8-0-0

May 3, 2023

Subcommittee	Full Commission
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Wisconsin Historical Society

15. Old World Wisconsin – Immersive Welcome Experience, Phase II - Request the following:
- a) Approve the Design Report; and
 - b) Authority to construct Phase II of the Immersive Welcome Experience as part of the Old World Wisconsin Guest Entry Experience for an estimated total cost of \$14,321,000 (\$8,321,000 GFSB and \$6,000,000 GIFTS/GRANTS).

This project was enumerated in 2021 Wisconsin Act 58 for \$14,321,000 (\$8,321,000 GFSB and \$6,000,000 GIFTS/GRANTS).

MOVED BY BARB WORCESTER, SECONDED BY SENATOR JACQUE TO APPROVE THE REQUEST. MOTION CARRIED.

Approved the Request
4-0-0

Approved the Request
8-0-0

BUILDING COMMISSION REQUESTS / ITEMS

May 3, 2023

16. Various All Agency Projects – Request the following:
- a) Authority to construct the All Agency maintenance and repair request(s) listed below;
 - b) Transfer all approved GFSB to the agency’s Infrastructure Maintenance Account; and
 - c) Permit the Division of Facilities Development to adjust individual project budgets.

Facility Maintenance and Repair		\$2,995,000
Circus	Ringling Bros Business Office Restore	\$2,995,000
World	(\$2,495,001 GFSB; \$499,999 FED)	

MOVED BY BARB WORCESTER, SECONDED BY SENATOR HESSELBEIN TO APPROVE THE REQUEST. MOTION CARRIED.

Subcommittee	Full Commission
<p>Approved the Request 4-0-0</p>	<p>Approved the Request 8-0-0</p>

BUILDING COMMISSION REQUESTS / ITEMS

May 3, 2023

Subcommittee	Full Commission
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State Fair Park

17. Various All Agency Projects – Request the following:
- a) Authority to construct the All Agency maintenance and repair request(s) listed below;
 - b) Transfer all approved GFSB to the agency’s Infrastructure Maintenance Account; and
 - c) Permit the Division of Facilities Development to adjust individual project budgets.

Approved the Request
4-0-0

Approved the Request
8-0-0

Utility Repair and Renovation		\$7,950,000
SFP	North Point Improvements (\$5,000,000 GFSB)	\$5,000,000
SFP	Track Safety Improvements, Ph II (\$1,475,000 GFSB; \$975,000 PRSB; and \$500,000 PR-CASH)	\$2,950,000
TOTALS	\$6,475,000 GFSB \$975,000 PRSB	
	\$500,000 PR-CASH	\$7,950,000

MOVED BY BARB WORCESTER, SECONDED BY SENATOR HESSELBEIN TO APPROVE THE REQUEST. MOTION CARRIED.

May 3, 2023

Subcommittee	Full Commission
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HIGHER EDUCATION

University of Wisconsin System

18. UW-Madison – South Campus Utility Improvements – Request authority to increase the project budget by \$1,552,200 (\$1,133,100 EX-GFSB and \$419,100 PRSB) for a revised estimated total cost of \$24,312,200 (\$16,115,600 GFSB, \$6,509,600 PRSB and \$1,687,000 PR-CASH).

In August 2018, the SBC granted authority to increase the project budget by \$5,585,000 (\$3,676,500 EX-GFSB and \$1,908,500 EX-PRSB) for a revised estimated total project cost of \$22,760,000 (\$14,982,500 GFSB, \$6,090,500 PRSB, and \$1,687,000 PR-CASH).

In December 2017, the SBC granted authority to increase the project budget by \$1,687,000 PR-CASH, 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 DFD to report back to the SBC on bidding results and completion of the project.

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

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

Approved the Request
4-0-0

Approved the Request
8-0-0

May 3, 2023

19. UW-System – 2021-23 Minor Facilities Renewal Program Groups 1 and 2 – Request the following:

- a) Authority to release \$14,800,000 GFSB of the total \$56,629,000 (\$55,216,000 GFSB and \$1,413,000 PRSB) allocation of the 2021-23 Minor Facilities Renewal Program Group 1;
- b) Authority to release \$7,400,000 GFSB of the total \$43,798,000 (\$36,457,000 GFSB and \$7,341,000 PRSB) allocation of the 2021-23 Minor Facilities Renewal Program Group 2;
- c) Authority to construct the specified projects for an estimated total cost of \$22,200,000 GFSB; and
- d) Permit the Division of Facilities Development to adjust individual project budgets within the 2021-23 Minor Facilities Renewal Program Groups 1 and 2.

2021-23 Minor Facilities Renewal, Group 1		\$14,800,000
MSN	Multi-Bldg Fire Alarm Sys Reno, X-XI (\$7,400,000 GFSB)	\$7,400,000
MSN	Multi-Bldg Fire Protection Sys Reno (\$7,400,000 GFSB)	\$7,400,000
2021-23 Minor Facilities Renewal, Group 2		\$7,400,000
MSN	Multi-Bldg Elevator Modern & Repl (\$7,400,000 GFSB)	\$7,400,000
TOTAL		\$22,200,000

2021 Wisconsin Act 58 authorized approximately \$100 million for UW Minor Facility Renewal projects in two categories, Groups 1 and 2. To date, the SBC has authorized approximately \$30.4 million from these enumerations.

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

Subcommittee	Full Commission
<p>Approved the Request 4-0-0</p>	<p>Approved the Request 8-0-0</p>

BUILDING COMMISSION REQUESTS / ITEMS

May 3, 2023

		Subcommittee	Full Commission
20. <u>UW-System – Various All Agency Projects</u> – Request the following:		Approved the Request 4-0-0	Approved the Request 8-0-0
a) Authority to construct the All Agency maintenance and repair request(s) listed below;			
b) Transfer all approved GFSB to the agency’s Infrastructure Maintenance Account; and			
c) Permit the Division of Facilities Development to adjust individual project budgets.			
Facility Maintenance and Repair			
	\$8,280,500		
MSN	Hay Storage Bldg Reconstruction (\$100,000 GFSB; \$755,000 PR-CASH)	\$855,000	
MSN	Witte B Tower Ventilation Reno (\$2,955,000 PRSB)	\$2,955,000	
RVF	Mann Valley Farm Swine Fac Repl (\$2,999,500 GFSB)	\$2,999,500	
STP	Champions Hall Elevator Installation (\$1,471,000 GFSB)	\$1,471,000	
Utility Repair and Renovation			
	\$3,964,200		
MSN	Eagle Heights Fiber Optic Installation (\$1,464,200 PR-CASH)	\$1,464,200	
MSN	University Ridge Irrigation Sys Repl (\$2,500,000 PR-CASH)	\$2,500,000	
Programmatic Remodeling and Renovation			
	\$6,946,100		
MSN	Phillips Hall Renovation (\$2,999,900 PR-CASH)	\$2,999,900	
MSN	University Health Services Fl 7-8 Reno (\$2,999,600 PR-CASH)	\$2,999,600	
MIL	Norris Infrastructure Reno (Increase) (\$946,600 PRSB)	\$946,600	
Energy Conservation			
	\$1,917,300		
SUP	Multi-Bldg Rooftop Solar Array Install (\$640,000 PRSB; \$1,277,300 PR-CASH)	\$1,917,300	
TOTAL	\$4,570,500 GFSB \$4,541,600 PRSB \$11,996,000 PR-CASH		\$21,108,100

In May 2022, the SBC approved the UW-Milwaukee Norris Infrastructure Renovation project for \$2,029,000 PRSB.

BUILDING COMMISSION REQUESTS / ITEMS

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May 3, 2023

Subcommittee

Full Commission

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

There being no further business to come before the
Commission, the meeting was adjourned at 3:17 PM on
Wednesday, May 3, 2023.

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

Respectfully submitted,



Naomi De Mers
Secretary