



State of Wisconsin Building Commission

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NOTICE OF SPECIAL MEETING

Friday, January 10, 2025

12:30 PM

(Virtual Only)

The State Building Commission will meet to review and act on the UW-System – Comprehensive Budget Adjustments and Authority to Construct item.

All meetings to be broadcast via [WisconsinEye](#) and [YouTube](#).

The agenda for this meeting will be available on the [DFD website](#) after it is finalized.

January 10, 2025

Full Commission

HIGHER EDUCATION

University of Wisconsin System

1. UW-System – Comprehensive Budget Adjustments and Authority to Construct Part 1– Request the following:
 - a) Authority to adjust the project budget for the UW-Eau Claire Science/Health Science and UW-Eau Claire Lower Campus Chiller and Cooling Tower Replacement by decreasing \$45,064,000 SEG REV for a revised estimated total cost of \$299,026,000 (\$181,693,000 SEG REV, \$96,035,000 GFSB, \$5,548,000 PRSB, \$2,041,000 CASH and \$13,709,000 GIFTS); and
 - b) Authority to reallocate \$10,576,000 of the \$45,064,000 SEG REV to increase the project budget for the UW-Whitewater Winther Hall/Heide Hall Entry Additions & Renovations project by \$10,576,000 SEG REV for a revised estimated total cost of \$89,065,000 SEG REV, and authority to approve the Design Report and construct the project; and
 - c) Authority to reallocate \$29,064,000 of the \$45,064,000 SEG REV to increase the project budget for the UW-Madison New Engineering Building by \$72,464,000 (\$29,064,000 SEG REV and \$43,400,000 GIFTS/GRANTS) for a revised estimated total cost of \$419,800,000 (\$226,400,000 SEG REV and \$193,400,000 GIFTS/GRANTS), authority to approve the Design Report and construct the project, and authority to demolish existing Computer Aided Engineering Facility; and
 - d) Authority to reallocate \$5,424,000 of the \$45,064,000 SEG REV to increase the project budget for the UW-Stout Heritage Hall Addition & Renovations project by \$5,424,000 SEG REV for a revised estimated total cost of \$144,311,000 SEG REV.

(See Table on next page)

BUILDING COMMISSION REQUESTS / ITEMS

January 10, 2025

Full Commission

| | | |
|--------------|--|----------------------|
| | Budget Modification/Reallocations | \$43,400,000 |
| EAU | Sci/Health Sci Bldg/Chiller Tower Repl (-\$45,064,000 SEG REV) | (\$45,064,000) |
| WTW | Winther/Heide Hall Entry Addn/Reno (\$10,576,000 SEG REV) | \$10,576,000 |
| MSN | New Engineering Building (\$29,064,000 SEG REV; \$43,400,000 GIFTS/GRANTS) | \$72,464,000 |
| STO | Heritage Hall Addn & Renovation (\$5,424,000 SEG REV) | \$5,424,000 |
| TOTAL | | \$43,400,000 |
| | Authority to Construct | \$508,865,000 |
| WTW | Winther/Heide Hall Entry Addn/Reno (\$89,065,000 SEG REV) | \$89,065,000 |
| MSN | New Engineering Building (\$226,400,000 SEG REV; \$193,400,000 GIFTS/GRANTS) | \$419,800,000 |
| TOTAL | | \$508,865,000 |

UW-Eau Claire Science/Health Science Building:

In December 2023, the SBC approved the Design Report and authorized combining and constructing the Science/Health Science Building and the Lower Campus Chiller/Cooling Tower Replacement for a combined estimated total cost of \$344,090,000 (\$96,035,000 GFSB, \$226,757,000 SEG REV, \$5,548,000 PRSB, 2,041,000 PR-CASH and \$13,709,000 GIFTS).

In October 2023, the SBC approved \$7,825,000 SEG REV to develop preliminary plans and specifications for Science/Health Science Building Phase II & Philips Hall Demolition.

The Science/Health Science Building Completion project was enumerated in 2023 Wisconsin Act 19 for \$231,326,000 (\$226,757,000 SEG REV and \$4,569,000 PRSB).

In May 2022, the SBC approved the demolition of Thomas and Putnam Residence Halls for an estimated total cost of \$1,684,900 PR-CASH to prepare the site for the new Science and Health Sciences Building.

January 10, 2025

Full Commission

(Previous Actions Continued...)

The Science/Health Science Building Completion project was allocated \$1,000,000 BTF-Planning for advanced planning in 2019 Wisconsin Act 9.

The Science/Health Science Building Phase I project was enumerated in 2019 Wisconsin Act 9 for \$109,000,000 (\$93,250,000 GFSB, \$2,041,000 CASH, and \$13,709,000 GIFTS).

The Lower Campus Chiller and Cooling Tower Replacement project was enumerated in the 2019 Wisconsin Act 9 as part of the System-wide – Utility Improvements for \$3,764,000 (\$2,785,000 GFSB and \$979,000 PRSB). This project was later merged with the Science/Health Science Building project for construction.

UW-Whitewater Winther Hall/Heide Hall Entry Additions and Renovations:

The Winther Hall/Heide Hall Entry Additions & Renovations project was enumerated in 2023 Wisconsin Act 102 for an additional \$75,489,000 SEG REV and \$78,489,000 SEG REV total.

In October 2023, the SBC released \$3,000,000 SEG REV to develop preliminary plans and specifications for Winther Hall/Heide Hall Entry Additions & Renovations.

The Winther Hall/Heide Hall Additions & Renovations project was enumerated for planning and design funding of \$3,000,000 SEG REV in 2023 Wisconsin Act 19.

UW-Madison Engineering Building:

The Engineering Building Replacement/Computer Aided Engineering Facility Demolition project was enumerated in 2023 Wisconsin Act 102 for \$347,336,000 (\$197,336,000 SEG REV and \$150,000,000 GIFTS).

January 10, 2025

Full Commission

(Previous Actions Continued...)

In December 2022, the SBC, in accordance with § 13.48(19)(a), authorized to waive certain provisions in Wis. Stat. § 16.855 to allow the use of a Construction Manager (CM) delivery method for the construction of the Engineering Building Replacement.

In June 2022, the SBC released \$1,000,000 BTF-Planning to prepare preliminary plans and a Design Report for the Engineering Building Replacement.

The Engineering Building was allocated \$1,000,000 BTF-Planning for advanced planning in 2021 Wisconsin Act 206.

In August 2021, the SBC released \$500,000 BTF-Planning to complete advanced planning for the Engineering Building Replacement.

The Engineering Building was allocated \$500,000 BTF-Planning for advanced planning in 2019 Wisconsin Act 9.

UW-Stout Heritage Hall Addition and Renovation:

In December 2023, the SBC authorized construction of the Heritage Hall Addition & Renovation project for an estimated total cost of \$138,887,000 SEG REV.

In October 2023, the SBC released \$4,709,500 SEG REV to develop preliminary plans and specifications for the Heritage Hall Addition & Renovation.

The Heritage Hall Addition & Renovation was enumerated in 2023-25 Wisconsin Act 19 for \$138,887,000 SEG REV.

**AGENCY REQUEST FOR
STATE BUILDING COMMISSION ACTION
JANUARY 2025 SPECIAL MEETING
REQUEST #1**

AGENCY: University of Wisconsin System

UWSA CONTACT: Alex Roe, (608) 265-0551, alexandria.roe@wisconsin.edu

DFD CONTACT: Joshua Bernadini, (608) 266-8874, Joshua.Bernadini@wisconsin.gov

LOCATION: UW-System, Statewide

PROJECT REQUEST (PART 1): Request the following:

- a) Authority to adjust the project budget for the UW-Eau Claire Science/Health Science and UW-Eau Claire Lower Campus Chiller and Cooling Tower Replacement by decreasing \$45,064,000 SEG REV for a revised estimated total cost of \$299,026,000 (\$181,693,000 SEG REV, \$96,035,000 GFSB, \$5,548,000 PRSB, \$2,041,000 CASH and \$13,709,000 GIFTS); and
- b) Authority to reallocate \$10,576,000 of the \$45,064,000 SEG REV to increase the project budget for the UW-Whitewater Winther Hall/Heide Hall Entry Additions & Renovations project by \$10,576,000 SEG REV for a revised estimated total cost of \$89,065,000 SEG REV, and authority to approve the Design Report and construct the project; and
- c) Authority to reallocate \$29,064,000 of the \$45,064,000 SEG REV to increase the project budget for the UW-Madison New Engineering Building by \$72,464,000 (\$29,064,000 SEG REV and \$43,400,000 GIFTS/GRANTS) for a revised estimated total cost of \$419,800,000 (\$226,400,000 SEG REV and \$193,400,000 GIFTS/GRANTS), authority to approve the Design Report and construct the project, and authority to demolish existing Computer Aided Engineering Facility; and
- d) Authority to reallocate \$5,424,000 of the \$45,064,000 SEG REV to increase the project budget for the UW-Stout Heritage Hall Addition & Renovations project by \$5,424,000 SEG REV for a revised estimated total cost of \$144,311,000 SEG REV.

| INSTITUTION | PROJ. NO. | PROJECT TITLE | SEG REV | GIFTS/GRANTS | TOTAL |
|--|-----------|---|----------------|---------------------|-----------------------|
| EAU CLAIRE (Eau Claire Co.) | 19J4E | Science/Health Science Building / Chiller & Cooling Tower Repl | (\$45,064,000) | \$0 | (\$45,064,000) |
| WHITEWATER (Walworth Co.) | 19I1L | Winther Hall/Heide Hall Entry Additions/ Renovations | \$10,576,000 | \$0 | \$10,576,000 |
| MADISON (Dane Co.) | 21L3J | New Engineering Building | \$29,064,000 | \$43,400,000 | \$72,464,000 |
| STOUT (Dunn County) | 21D3T | Heritage Hall Addition & Renovations | \$5,424,000 | \$0 | \$5,424,000 |
| BUDGET MODIFICATION/REALLOCATION TOTALS | | | \$0 | \$43,400,000 | \$43,400,000 |

| INSTITUTION | PROJ. NO. | PROJECT TITLE | SEG REV | GIFTS/GRANTS | TOTAL |
|--------------------------------------|-----------|--|----------------------|----------------------|----------------------|
| WHITEWATER (Walworth Co.) | 1911L | Winther Hall/Heide Hall Entry Additions & Renovations | \$89,065,000 | \$0 | \$89,065,000 |
| MADISON (Dane Co.) | 21L3J | New Engineering Building | \$226,400,000 | \$193,400,000 | \$419,800,000 |
| AUTHORITY TO CONSTRUCT TOTALS | | | \$315,465,000 | \$193,400,000 | \$508,865,000 |

UW-Eau Claire – Science/Health Science Building (19J4E):

Project Description:

The Science/Health Science constructs a new home for the Biology, Computer Science, Geography & Anthropology, and Geology programs and includes space for the Psychology and Watershed programs. In addition, this project replaces an existing 650-ton centrifugal chiller with a new nominal 1,000-ton centrifugal chiller that serves the lower campus. The new chiller and controls will be connected to and integrated with an existing 1,400-ton chiller and controls to work in parallel.

Project Justification:

Bids were received in March 2024 and construction is well underway for the new Science Building and Chiller Plant project. Fortunately, bids came in lower than the enumerated estimate and the authorized funding due to a drop in uncertain inflationary pricing. Based on unprecedented inflationary trends at the time and the uncertainty with supply chain and labor market, the original project budget anticipated a much higher inflation factor than what was reflected in the bidding climate at the time of bids. The design team has verified that the post-bid contingency is sufficient for the new Science Building and Chiller Plant project to address outstanding items or facility needs. Therefore, these remaining funds are available for re-allocation as outlined above.

Budget/Schedule:

| | | | |
|--------------|----------------------|------------------------|-------------------|
| Construction | \$210,000,000 | SBC Approval | Dec 2023 |
| Design | \$21,000,000 | A/E Selection | Jul 2020/Apr 2021 |
| DFD Mgt | \$8,800,000 | Design Report | Jul 2023 |
| Contingency | \$35,126,000 | Bid Opening | Feb 2024 |
| Equipment | \$20,100,000 | Start Construction | Jul 2024 |
| Other Fees | \$4,000,000 | Substantial Completion | Apr 2027 |
| TOTAL | \$299,026,000 | Final Completion | Dec 2027 |

Previous Action: In December 2023, the SBC approved the Design Report and authorized combining and constructing the Science/Health Science Building and the Lower Campus Chiller/Cooling Tower Replacement for a combined estimated total cost of \$344,090,000 (\$96,035,000 GFSB, \$226,757,000 SEG REV, \$5,548,000 PRSB, 2,041,000 PR-CASH and \$13,709,000 GIFTS).

In October 2023, the SBC approved \$7,825,000 SEG REV to develop preliminary plans and specifications for Science/Health Science Building Phase II & Philips Hall Demolition.

The Science/Health Science Building Completion project was enumerated in 2023 Wisconsin Act 19 for \$231,326,000 (\$226,757,000 SEG REV and \$4,569,000 PRSB).

In May 2022, the SBC approved the demolition of Thomas and Putnam Residence Halls for an estimated total cost of \$1,684,900 PR-CASH to prepare the site for the new Science and Health Sciences Building.

The Science/Health Science Building Completion project was allocated \$1,000,000 BTF-Planning for advanced planning in 2019 Wisconsin Act 9.

The Science/Health Science Building Phase I project was enumerated in 2019 Wisconsin Act 9 for \$109,000,000 (\$93,250,000 GFSB, \$2,041,000 CASH, and \$13,709,000 GIFTS).

The Lower Campus Chiller and Cooling Tower Replacement project was enumerated in the 2019 Wisconsin Act 9 as part of the System-wide – Utility Improvements for \$3,764,000 (\$2,785,000 GFSB and \$979,000 PRSB). This project was later merged with the Science/Health Science Building project for construction.

UW-Whitewater – Winther Hall/Heide Hall Entry Additions & Renovation (19I1L):

Project Description:

This project renovates Winther Hall for the College of Education and Professional Studies to resolve infrastructure deficiencies, improve instructional and departmental spaces throughout the facility and replaces the Heide Hall roofing and exterior windows, and constructs new entrances/vertical circulation towers on both facilities at UW-Whitewater. The goal of the project is to eliminate critical building infrastructure maintenance and deficiencies, provide improved instructional spaces for the College of Education and Professional Studies, and expand technology capabilities. The project also replaces all roof sections (approximately 25,200 SF), skylights and exterior windows of Heide Hall; and constructs a small addition onto both Heide Hall and Winther Hall to provide accessible restrooms and improve vertical circulation.

The original building circulation cores will be significantly renovated to eliminate obsolete, inaccessible restrooms and replace them with improved accessible circulation and collaborative spaces. General access classrooms, lecture halls, and instructional laboratories in Winther Hall will be reconfigured and expanded to accommodate modern station size square footage per student, instructional technology, and flexible furnishings.

The mechanical, electrical/telecommunications, and plumbing distribution networks will be replaced and reconfigured as necessary to accommodate Winther's new floor plan layouts, and in select areas of Heide Hall as necessary. Both Winther and Heide's mechanical system controls will be replaced and reconnected to the central building automation system. Both building air handling units will be replaced and augmented with new units as required by system capacities, including the new circulation core. Building electrical power and lighting panels, the galvanized domestic water distribution piping, and passenger elevator will be replaced. The cast iron sanitary sewer and storm water piping will be replaced, as necessary. The fire alarm and smoke detection

systems will be upgraded and augmented throughout both buildings as necessary to meet current code requirements. All interior Winther architectural finishes (floors, walls, and ceilings) and built-in casework will be replaced, select areas of Heide will be addressed as needed.

Project Justification:

Winther Hall was constructed in 1969, is configured with three distinct wings, and houses a portion of the College of Education and Professional Studies (CoEPS). The east wing is a four-story entity consisting of classrooms, instructional laboratories, and the Counselor Education laboratory. The tower wing is a six-story entity housing departmental, faculty, and staff offices. The west wing entity consists of two lecture halls and offices on two levels, including the Learning is for Everyone program. Heide Hall was constructed in 1965. This four-story structure contains three floors of general access classrooms (including two lecture halls), and houses the Department of Communication, and the Office of Institutional Research and Planning & Academic Assessment.

There is a nationwide shortage of professional educators and teachers, highlighted and exacerbated by the recent pandemic through career burnout and departures from the field. New education graduates are needed to fill these widening gaps and the UW-Whitewater education programs prepares students for a full breadth of jobs in preschool through postsecondary education fields, including not only PK-12 teachers and non-teaching educational staff, but also school and district administrators, higher education professionals, and early childhood leaders. Despite the pandemic, CoEPS successfully placed 1,142 students in rural field work and student teaching settings throughout the state of Wisconsin between Spring of 2019 to Fall of 2021. To meet regional needs, the student teaching program allows students to return to their home/rural district for a semester of student teaching. This gives the student a jump start on employment back in their home community as well as an opportunity to save money and live at home with family if desired while they complete their semester of student teaching.

The original building infrastructure in Winther Hall is at the end of its useful life. The building systems are failing, architectural finishes are in poor condition, and the single-pane non-insulated windows are not energy efficient. The constant volume cooling system is no longer allowed per current energy codes and State of Wisconsin design guidelines. The system does not have the capability to allow energy savings measures when spaces are unoccupied. The restrooms are not ADA accessible. The restrooms are located in the central core of the facility and cannot be easily modified within these structural limitations. The circulation core is extremely narrow and does not provide adequate space for accessible restrooms or elevators. In addition, there is only one restroom per floor, with gender designation occurring on every other floor, causing hardships for those with mobility conditions.

The single and undersized passenger elevator in Heide Hall is inadequate for its demand and volume of use, has become unreliable due to age and lack of available repair and replacement parts, and has experienced multiple instances of being offline for long periods of time due to equipment failure. Frequent equipment breakdowns have caused scheduled classes to be moved to other locations within the building or elsewhere on campus, alternate work plans to be spontaneously implemented, and disruptions and hardships for those students with disabilities. The built-up roofing system, installed in 1991, and exterior windows, original to the 1965

facility, have well exceeded their useful life expectancy.

The original project budget did not directly address the need to replace underground utilities associated with Winther and Heide Halls. During the building design, the deteriorated state of the conduit system was better understood, which will need to be addressed to ensure the success of the project. The condensate and steam lines, installed in 1967, are rusting and do not meet current standards. The box conduit system that feeds Heide Hall, installed in 1964, is failing structurally due to water intrusion. Steam Pits #28 and #29 have extensive water intrusion causing severe rusting of the structural I-beams and utility piping systems. Both pits are covered in asbestos, limiting university staff's ability to repair or maintain the structures. Due to flooding issues in Winther Hall, the stormwater system was evaluated and determined to need replacement. Although the university has done extensive cleaning of catch basins, during the process staff identified failing piping, buried structures and pipes with no outlets. Poor drainage on the east and north end of Heide Hall have caused safety concerns in winter due to water retention and freezing. As this part of the exterior site is not ADA compliant, the restoration work will ensure that the lack of accessibility will be corrected. During evaluation of the electrical systems in Heide Hall, it was determined that replacement of the original 1965 emergency generator, associated primary electrical equipment, and transfer switches is necessary to provide coverage for the new elevator and ensure the electrical system backup meets code for existing and future building loads. Separate projects to address these issues have been identified, and it was determined that it is more cost effective to replace and repair these systems with the main project.

Budget/Schedule:

| | | | |
|--------------|---------------------|------------------------|----------|
| Construction | \$64,929,000 | SBC Approval | Dec 2024 |
| Design | \$4,141,000 | A/E Selection | Apr 2020 |
| DFD Mgt | \$2,987,000 | Design Report | Dec 2024 |
| Contingency | \$11,315,000 | Bid Opening | Sep 2025 |
| Equipment | \$4,975,000 | Start Construction | Apr 2026 |
| Other Fees | \$718,000 | Substantial Completion | Jul 2028 |
| TOTAL | \$89,065,000 | Final Completion | Dec 2028 |

Previous Action: The Winther Hall/Heide Hall Entry Additions & Renovations project was enumerated in 2023 Wisconsin Act 102 for an additional \$75,489,000 SEG REV and \$78,489,000 SEG REV total.

In October 2023, the SBC released \$3,000,000 SEG REV to develop preliminary plans and specifications for Winther Hall/Heide Hall Entry Additions & Renovations.

The Winther Hall/Heide Hall Additions & Renovations project was enumerated for planning and design funding of \$3,000,000 SEG REV in 2023 Wisconsin Act 19.

UW-Madison New Engineering Building (21L3J):

Project Description:

This project demolishes the Computer Aided Engineering Facility (1410 Engineering Drive) and constructs a new and expanded replacement academic and research facility for the College of Engineering (COE) to provide flexible and modern engineering space; allow the expansion of enrollment, degrees, and program offerings; and begin recovery of the competitive edge lost due to the current condition, inadequacies, and functionality of the existing facilities. It is anticipated that the new facility will be eight floors total plus a mechanical penthouse (seven floors above grade and one floor below grade) and provide modern classrooms and instructional laboratories, research laboratories, shared collaboration and support spaces, and offices. The new space is projected to accommodate the strategic growth of undergraduate engineering students, graduate engineering students, and faculty.

Project Justification:

The 1410 Engineering Drive building (63,561 GSF) was constructed in 1938 with an addition in 1987 and is a composition of two different eras of construction and capability. The original structure, designed as a transportation building, has reached the end of useful life for many systems and its ability to support the functions of research are limited and costly to sustain. The introduction of contemporary classroom capabilities and instructional laboratories would require continued investment and reconfiguration. The facility was identified in the 2005 and 2015 campus master plans for elimination, and regular capital maintenance has been deferred. Most of the existing building infrastructure systems are in poor and unsatisfactory condition and continued use as a research facility would require a significant capital reinvestment. The current facility cannot structurally provide the open and flexible spaces required for modern instructional or research spaces; the low floor-to-floor clearance impedes widespread implementation of instructional technology, instrumentation, or equipment in all but the smallest of rooms; and the uninsulated exterior envelope cannot be retrofitted to meet current energy efficiency or sustainability goals. Of the eight engineering buildings on campus only three have fire suppression systems, which limits the occupancy and number of wet instructional and research laboratories. The maximum number of wet labs in the Engineering Hall and Engineering Research Building (ERB) are already at capacity as are the number of gas cylinders that can be deployed throughout these buildings. Exhaust gases from ERB are still being recaptured by the air handling system and reintroduced to the building, which poses a significant safety hazard. The research group growth in specific areas housed in ERB is restricted, which negatively impacts the progress in fusion energy, plasma science, and nuclear reactor systems. These research programs are recognized as among the best in the nation, but the state of the infrastructure places that recognition at risk.

The research spaces in the proposed Engineering Replacement Building will be designed for specific research focuses and will be occupied by researchers from different disciplines. This approach optimizes space utilization and resources and creates opportunities for collaborative thinking, increasing the chance for success. Similarly, future graduates must have disciplinary depth, knowledge of other disciplines, and the ability to operate effectively and efficiently in diverse multidisciplinary teams. The proposed instructional facilities will be designed to provide engineers with these skills.

The nature of organizational, physical, and social environments that support engineering research activities has changed dramatically over the past several decades, outpacing the outdated, individual research laboratories within Engineering Hall. The speed of change continues to increase along with growing competition for limited resources. This results in continual research program evolution to remain at the forefront. Success of an academic institution, its principal investigators, and its potential for discoveries and transformational impacts on society is largely contingent on the ability of the research program to adapt to these changes. The focus of a modern engineering instructional program is to produce students with the necessary soft and technical skills to enable them to assume responsibility, creatively innovate, and develop rapid solutions. This proposed project intends to restore the engineering competitiveness for Wisconsin-based companies by meeting their workforce demands, resolving research needs, and providing the educational opportunities to retrain the workforce as new technologies emerge.

The capital budget estimate was established prior to an A/E of Record and Construction Manager being on board to develop a full program and cost estimate based on an actual design. This budget increase is requested to accommodate several changes since the design team (A/E of record and Construction Manager) have completed the preliminary design. This includes increasing the footprint of the facility and the addition of one floor to support university-industry partnership space. These space increases help maintain the original scope and intent of the project and to meet the goal of increasing the student enrollment by 1,000 in the engineering program. In addition, the industry partnership space will significantly enhance the research enterprise and enable an interdisciplinary approach to translational R&D, which is essential for major research initiatives today. It will also facilitate industry engagement with students throughout their education, providing students career pathways to industry jobs. The changes above also necessitate increases in budgeted soft costs such as insurance, contingency, management, and design fees.

Budget/Schedule:

| | | | |
|--------------|----------------------|----------------------------|---------------|
| Construction | \$310,455,400 | SBC Approval | Dec 2024 |
| Design | \$27,926,500 | A/E Selection | May 2022 |
| DFD Mgt | \$14,188,000 | Design Report | Dec 2024 |
| Contingency | \$44,244,800 | Bid Opening - Demo | Feb 2025 |
| Equipment | \$18,767,200 | Bid Opening – New Building | May/June 2025 |
| Other Fees | \$4,218,100 | Start Construction | Mar 2025 |
| TOTAL | \$419,800,000 | Substantial Completion | Mar 2028 |
| | | Final Completion | Nov 2028 |

Previous Action: The Engineering Building Replacement/Computer Aided Engineering Facility Demolition project was enumerated in 2023 Wisconsin Act 102 for \$347,336,000 (\$197,336,000 SEG REV and \$150,000,000 GIFTS).

In December 2022, the SBC, in accordance with § 13.48(19)(a), authorized to waive certain provisions in Wis. Stat. § 16.855 to allow the use of a Construction Manager (CM) delivery method for the construction of the Engineering Building Replacement.

In June 2022, the SBC released \$1,000,000 BTF-Planning to prepare preliminary plans and a Design Report for the Engineering Building Replacement.

The Engineering Building was allocated \$1,000,000 BTF-Planning for advanced planning in 2021 Wisconsin Act 206.

In August 2021, the SBC released \$500,000 BTF-Planning to complete advanced planning for the Engineering Building Replacement.

The Engineering Building was allocated \$500,000 BTF-Planning for advanced planning in 2019 Wisconsin Act 9.

UW-Stout – Heritage Hall Addition and Renovation (21D3T):

Project Description:

This project creates a new, unified home for the College of Arts and Human Sciences (CAHS) within Heritage Hall by consolidating and co-locating spaces currently spread across several facilities. The proposed new north building entrance provides for direct community access, adjacent parking, and public visibility to the community. All interior floor layouts will be reconfigured for the new program occupancy and adjacency requirements; all building infrastructure (mechanical, electrical, telecommunication, plumbing) systems will be replaced; a new fire suppression system will be installed; the roofing system and all exterior doors and windows will be replaced; and site grading and landscaping will be modified and improved. The new ventilation systems will be adequately sized, configured, and balanced for performance, energy efficiency, and to meet applicable air exchange codes and standards.

Project Justification:

The College of Arts and Human Sciences (CAHS) programs, space needs, and enrollments have evolved and progressed far beyond the 1970s era home economics ethos. CAHS programs in the Fall 2019 semester served more than 2,400 students. In addition, the programs housed in Heritage Hall served more than 2,000 students. The programs, now collectively and nationally referred to as Family and Consumer Sciences, focus on nutrition, hospitality and food service, family health, and child development. Between January 2020 and February 2022, there were more than 57,000 unique job postings within the region supported by the programs housed within this building. The number of job openings in these areas are predicted to increase in Wisconsin between 2020-2025 and job openings in education are predicted to decline less than one percent.

A budget increase is requested to strengthen the allocated project contingency due to unforeseen circumstances discovered after this project was approved for construction in December of 2023. These circumstances include the discovery of conditions behind the walls not identified during design destructive testing and substandard soil conditions on the campus in close proximity to the building and concerns about relocating adjacent underground utility conduit during demolition. To ensure the building is completed according to its approved scope and to

safeguard the budget against unforeseen circumstances, an increase to the project contingency is requested.

Budget/Schedule:

| | |
|--------------|----------------------|
| Construction | \$102,860,000 |
| Design | \$6,517,000 |
| DFD Mgt | \$4,731,600 |
| Contingency | \$20,853,000 |
| Equipment | \$6,447,000 |
| Other Fees | \$2,902,400 |
| TOTAL | \$144,311,000 |

| | |
|------------------------|----------|
| SBC Approval | Dec 2023 |
| A/E Selection | Feb 2022 |
| Design Report | Sep 2023 |
| Bid Opening | Feb 2025 |
| Start Construction | Aug 2025 |
| Substantial Completion | Jun 2029 |
| Final Completion | Oct 2029 |

Previous Action: In December 2023, the SBC authorized construction of the Heritage Hall Addition & Renovation project for an estimated total cost of \$138,887,000 SEG REV.

In October 2023, the SBC released \$4,709,500 SEG REV to develop preliminary plans and specifications for the Heritage Hall Addition & Renovation.

The Heritage Hall Addition & Renovation was enumerated in 2023-25 Wisconsin Act 19 for \$138,887,000 SEG REV.

January 10, 2025

Full Commission

2. UW-System – Comprehensive Budget Adjustments

Part 2 – Request the following:

- a) Authority to adjust the project budget for the UW-Eau Claire Science/Health Science and UW-Eau Claire Lower Campus Chiller and Cooling Tower Replacement by decreasing \$25,000,000 SEG REV for a revised estimated total cost of \$274,026,000 (\$156,693,000 SEG REV, \$96,035,000 GFSB, \$5,548,000 PRSB, \$2,041,000 CASH and \$13,709,000 GIFTS); and
- b) Authority to reallocate and release \$25,000,000 SEG REV to the 2023-25 All Agency Small Project allocation.

UW-Eau Claire Science/Health Science Building:

In December 2023, the SBC approved the Design Report and authorized combining and constructing the Science/Health Science Building and the Lower Campus Chiller/Cooling Tower Replacement for a combined estimated total cost of \$344,090,000 (\$96,035,000 GFSB, \$226,757,000 SEG REV, \$5,548,000 PRSB, 2,041,000 PR-CASH and \$13,709,000 GIFTS).

In October 2023, the SBC approved \$7,825,000 SEG REV to develop preliminary plans and specifications for Science/Health Science Building Phase II & Philips Hall Demolition.

The Science/Health Science Building Completion project was enumerated in 2023 Wisconsin Act 19 for \$231,326,000 (\$226,757,000 SEG REV and \$4,569,000 PRSB).

In May 2022, the SBC approved the demolition of Thomas and Putnam Residence Halls for an estimated total cost of \$1,684,900 PR-CASH to prepare the site for the new Science and Health Sciences Building.

BUILDING COMMISSION REQUESTS / ITEMS

January 10, 2025

Full Commission

(Previous Actions Continued...)

The Science/Health Science Building Completion project was allocated \$1,000,000 BTF-Planning for advanced planning in 2019 Wisconsin Act 9.

The Science/Health Science Building Phase I project was enumerated in 2019 Wisconsin Act 9 for \$109,000,000 (\$93,250,000 GFSB, \$2,041,000 CASH, and \$13,709,000 GIFTS).

The Lower Campus Chiller and Cooling Tower Replacement project was enumerated in the 2019 Wisconsin Act 9 as part of the System-wide – Utility Improvements for \$3,764,000 (\$2,785,000 GFSB and \$979,000 PRSB). This project was later merged with the Science/Health Science Building project for construction.

Small Project Allocation:

To date, the SBC has released \$97,033,000 for the 2023-25 Small Projects Program with the last release in August 2024.

**AGENCY REQUEST FOR
STATE BUILDING COMMISSION ACTION
JANUARY 2025 SPECIAL MEETING
REQUEST #2**

AGENCY: University of Wisconsin System

UWSA CONTACT: Alex Roe, (608) 265-0551, alexandria.roe@wisconsin.edu

DFD CONTACT: Joshua Bernadini, (608) 266-8874, Joshua.Bernadini@wisconsin.gov

LOCATION: UW-System, Statewide

PROJECT REQUEST (PART 2): Request the following:

- a) Authority to adjust the project budget for the UW-Eau Claire Science/Health Science and UW-Eau Claire Lower Campus Chiller and Cooling Tower Replacement by decreasing \$25,000,000 SEG REV for a revised estimated total cost of \$274,026,000 (\$156,693,000 SEG REV, \$96,035,000 GFSB, \$5,548,000 PRSB, \$2,041,000 CASH and \$13,709,000 GIFTS); and
- b) Authority to reallocate and release \$25,000,000 SEG REV to the 2023-25 All Agency Small Project allocation.

UW-Eau Claire – Science/Health Science Building (19J4E):

Project Description:

The Science/Health Science constructs a new home for the Biology, Computer Science, Geography & Anthropology, and Geology programs and includes space for the Psychology and Watershed programs. In addition, this project replaces an existing 650-ton centrifugal chiller with a new nominal 1,000-ton centrifugal chiller that serves the lower campus. The new chiller and controls will be connected to and integrated with an existing 1,400-ton chiller and controls to work in parallel.

Project Justification:

Bids were received in March 2024 and construction is well underway for the new Science Building and Chiller Plant project. Fortunately, bids came in lower than the enumerated estimate and the authorized funding due to a drop in uncertain inflationary pricing. Based on unprecedented inflationary trends at the time and the uncertainty with supply chain and labor market, the original project budget anticipated a much higher inflation factor than what was reflected in the bidding climate at the time of bids. The design team has verified that the post-bid contingency is sufficient for the new Science Building and Chiller Plant project to address outstanding items or facility needs. Therefore, these remaining funds are available for re-allocation as outlined above.

Budget/Schedule:

| | | | |
|--------------|----------------------|------------------------|-------------------|
| Construction | \$185,000,000 | SBC Approval | Dec 2023 |
| Design | \$21,000,000 | A/E Selection | Jul 2020/Apr 2021 |
| DFD Mgt | \$8,800,000 | Design Report | Jul 2023 |
| Contingency | \$35,126,000 | Bid Opening | Feb 2024 |
| Equipment | \$20,100,000 | Start Construction | Jul 2024 |
| Other Fees | \$4,000,000 | Substantial Completion | Apr 2027 |
| TOTAL | \$274,026,000 | Final Completion | Dec 2027 |

Previous Action: In December 2023, the SBC approved the Design Report and authorized combining and constructing the Science/Health Science Building and the Lower Campus Chiller/Cooling Tower Replacement for a combined estimated total cost of \$344,090,000 (\$96,035,000 GFSB, \$226,757,000 SEG REV, \$5,548,000 PRSB, 2,041,000 PR-CASH and \$13,709,000 GIFTS).

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The Science/Health Science Building Completion project was allocated \$1,000,000 BTF-Planning for advanced planning in 2019 Wisconsin Act 9.

The Science/Health Science Building Phase I project was enumerated in 2019 Wisconsin Act 9 for \$109,000,000 (\$93,250,000 GFSB, \$2,041,000 CASH, and \$13,709,000 GIFTS).

The Lower Campus Chiller and Cooling Tower Replacement project was enumerated in the 2019 Wisconsin Act 9 as part of the System-wide – Utility Improvements for \$3,764,000 (\$2,785,000 GFSB and \$979,000 PRSB). This project was later merged with the Science/Health Science Building project for construction.

Increase All Agency Small Project Allocation:**Request Description:**

Request reallocation of surplus \$25,000,000 SEG REV funding to the Small Projects Program and increasing the 2023-25 All Agency allocation.

Request Justification:

Of the \$295,000,000 SEG REV funding categorically enumerated statewide for the All Agency and Small Projects Programs, \$89,500,000 (\$74,500,000 All Agency Projects and \$15,000,000 Small Projects) was allocated to the University of Wisconsin System. From the start of the 2023-

25 biennium through the end of October 2024, universities had requested 256 unique Small Projects with an estimated value of more than \$50 million, including more than \$11 million of GFSB funding and more than \$17 million of SEG REV funding. The University of Wisconsin System Administration has deferred more than \$11 million of these requests for not meeting its standards for critical infrastructure needs, more than \$10 million of which were seeking GPR fund sources (either GFSB or SEG REV). Despite this scrutiny, the University of Wisconsin System has exceeded its All Agency SEG REV allocation for the Small Project Program less than a year into the biennium. Additional funding is required to allow the University of Wisconsin System to continue approving critical infrastructure demand requests.

Previous Action: To date, the SBC has released \$97,033,000 for the 2023-25 Small Projects Program, with the last release in August 2024.