



State of Wisconsin Building Commission

SCOTT WALKER
Governor

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The meeting of the State of Wisconsin Building Commission was called to order by Governor Walker at 11:35 a.m. on Wednesday, October 19, 2011, in the Governor's Conference Room, 115 East, State Capitol. The roll was taken.

Members Present:

Governor Scott Walker

Senator Dale Schultz

Senator Bob Cowles

Senator Fred Risser

Representative Dean Kaufert

Representative Joan Ballweg

Representative Gordon Hintz

Mr. Bob Brandherm

BUILDING COMMISSION REQUESTS / ITEMS

October 19, 2011

Subcommittee

Full Commission

The Secretary requests approval of the minutes of September 28, 2011.

No action required.

Approved the minutes of 9/28/11. 8-0-0

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

ADMINISTRATIVE AFFAIRS SUBCOMMITTEE

Department of Administration

- 1. Various Locations, Madison – Request the following:
 - a) Authority to construct various maintenance and repair projects at an estimated total cost of \$657,200 (\$472,800 Program Revenue Supported Borrowing and \$184,400 Agency Cash); and
 - b) Permit the Division of State Facilities to adjust individual project budgets.

Approved the request. 4-0-0

Approved the request. 8-0-0

Total		\$ 657,200
1 W Wilson Bldg	B4 HVAC Upgrades (PRSB)	257,000
Revenue Bldg	3 rd Floor ETF Remodel	400,200
	(\$215,800 PRSB, \$184,400 Cash)	

MOVED BY SENATOR SCHULTZ, SECONDED BY REPRESENTATIVE KAUFERT TO APPROVE THE REQUEST. MOTION CARRIED.

October 19, 2011

Subcommittee

Full Commission

Department of Corrections

2. Chippewa Valley Correctional Treatment Facility – Request the following:
- a) Authority to design and construct a Pod Wall Repair project at Chippewa Valley Correctional Facility for an estimated total cost of \$285,360 General Fund Supported Borrowing – Facilities Maintenance and Repair;
 - b) Transfer all approved GFSB All Agency allocations to the DOC Infrastructure Maintenance Appropriation [Z480]; and
 - c) Permit the Division of State Facilities to adjust individual project budgets.

MOVED BY SENATOR SCHULTZ, SECONDED BY SENATOR RISSER TO APPROVE THE REQUEST. MOTION CARRIED.

Approved the request.
4-0-0

Approved the request.
8-0-0

October 19, 2011

Subcommittee

Full Commission

Department of Health Services

3. Southern Wisconsin Center, Union Grove and Mendota Mental Health Institution, Madison – Request authority to:
- a) Construct Facility Maintenance and Repair projects at Southern Wisconsin Center and Mendota Mental Health Institution for an estimated total cost of \$759,800 (\$509,000 General Fund Supported Borrowing – Utilities Repair and Renovation [to be shared by DHS, DVA and DOC] and \$250,800 General Fund Supported Borrowing - Facility Maintenance and Repair);
 - b) Transfer all approved GFSB All Agency Allocations to the DHS Infrastructure Maintenance Appropriation: and
 - c) Permit the Division of State Facilities to adjust individual project budgets.

Facility Maintenance and Repair		\$759,800
SWC	Roadway Improvements Ph II	509,000
MMHI	Heating Plant Chimney Repair	250,800

MOVED BY SENATOR SCHULTZ, SECONDED BY SENATOR RISSER TO APPROVE THE REQUEST. MOTION CARRIED.

Approved the request.
4-0-0

Approved the request.
8-0-0

October 19, 2011

Subcommittee

Full Commission

Department of Military Affairs

4. Army Aviation Support Facility, Madison – Request authority to increase the budget for the Repair/Expand Helicopter Parking and Taxiways project by \$627,104 Federal Funds for a revised total of project cost of \$6,663,104 (\$6,359,604 Federal Funds and \$303,500 General Fund Supported Borrowing), to accept bids received.

Approved the request.
4-0-0

Approved the request.
8-0-0

In April 2010, the Building Commission approved the design report and provided authority to construct the project for \$6,036,000 (\$303,500 General Fund Supported Borrowing and \$5,732,500 Federal Funds).

The project is part of a project at the Army Aviation Support Facility, which was enumerated in 2009 Wisconsin Act 28 for an estimated cost of \$54,589,200 (\$600,000 Existing General Fund Supported Borrowing, \$4,429,100 General Fund Supported Borrowing, and \$49,560,100 Federal Funds).

MOVED BY SENATOR SCHULTZ, SECONDED BY SENATOR RISSER TO APPROVE THE REQUEST. MOTION CARRIED.

State Historical Society

5. Wade House Historic Site, Greenbush – Request authority to sell 3.658 acres (2.0 acres of highland; 1.658 acres of lowland) of vacant frontage land located at the Historical Society’s Wade House property, to the Department of Transportation for \$8,900.

Approved the request.
4-0-0

Approved the request.
8-0-0

MOVED BY SENATOR SCHULTZ, SECONDED BY SENATOR RISSER TO APPROVE THE REQUEST. MOTION CARRIED.

BUILDING COMMISSION REQUESTS / ITEMS

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Non-State

6. Marquette University, Milwaukee – Request the release of \$8,000,000 General Fund Supported Borrowing to assist in the expansion of the Marquette University School of Dentistry facility, in accordance with provision of 2011 Wisconsin Act 32.

MOVED BY SENATOR SCHULTZ, SECONDED BY SENATOR RISSER TO APPROVE THE REQUEST. MOTION CARRIED.

Approved the request.
4-0-0

Approved the request.
8-0-0

HIGHER EDUCATION SUBCOMMITTEE

The University of Wisconsin System

7. UW- Madison – Request approval for the Department of Administration to execute a lease for 30,000 GSF of clinic space for the UW-Madison School of Medicine and Public Health, Department of Family Medicine Wingra Clinic at 1102 South Park Street, Madison, for an annual lease cost of \$928,500.

MOVED BY REPRESENTATIVE KAUFERT, SECONDED BY REPRESENTATIVE BALLWEG TO APPROVE THE REQUEST. MOTION CARRIED.

Approved the request.
4-0-0

Approved the request.
8-0-0

BUILDING COMMISSION REQUESTS / ITEMS

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8. UW-Madison – Request the following:
- a) Approval of the Design Report for the School of Nursing project;
 - b) Waiver of Wis. Stats s.16.855 under the provisions of s.13.48(19) to allow single prime bidding:
 - i) Require general contractors to identify as part of their bid, the name of sub-contractors as defined by DSF in the bid packages;
 - ii) Include administrative safeguards in the contracts so that major sub-contractors on these single-prime contracts are paid in a timely manner; and
 - c) Increase the project scope and budget by \$622,000 (\$250,000 Grant Funds and \$372,000 Existing General Fund Supported Borrowing; and
 - d) Authority to construct the project for an estimated total cost of \$52,862,000 (\$17,413,500 2011-13 General Fund Supported Borrowing, \$17,413,500 2013-15 General Fund Supported Borrowing, \$372,000 Existing General Fund Supported Borrowing, \$17,413,000 Gift Funds, and \$250,000 Grant Funds).

Approved the request.
4-0-0

Approved the request.
8-0-0

The project was enumerated at \$52,240,000 ((\$17,413,500 2011-13 General Fund Supported Borrowing, \$17,413,500 2013-15 General Fund Supported Borrowing) in 2011 Wisconsin Act 32.

MOVED BY REPRESENTATIVE KAUFERT,
SECONDED BY SENATOR SCHULTZ TO
APPROVE THE REQUEST. MOTION CARRIED.

BUILDING COMMISSION REQUESTS / ITEMS

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9. UW-Madison – Request the following:
- a) Approval of the Design Report for Phase I of the Student Athlete Performance Center project; and
 - b) Authority to construct Phase I of the project at a cost of \$17,870,000 Program Revenue Supported Borrowing, as a portion of the total estimated project cost of \$76,800,000 (\$49,200,000 Program Revenue Supported Borrowing and \$27,600,000 Gift Funds).

The project was enumerated at \$76,800,000 (\$49,200,000 Program Revenue Supported Borrowing and \$27,600,000 Gift Funds) in 2011 Wisconsin Act 32.

In June 2011, the Building Commission granted authority, contingent upon enumeration, to allow selection, through a Request for Proposal process, of a Construction-Manager-at Risk (CMAR) for construction of the UW Athletics Badger Performance Center at a preliminary estimated budget of \$76,800,000 (\$49,200,000 Program Revenue Supported Borrowing and \$27,600,000 Gifts) in which all of the work shall be publically bid at the direction of the Division of State Facilities.

**MOVED BY REPRESENTATIVE KAUFERT,
SECONDED BY SENATOR SCHULTZ TO
APPROVE THE REQUEST. MOTION CARRIED.**

Approved the request.
4-0-0

Approved the request.
8-0-0

BUILDING COMMISSION REQUESTS / ITEMS

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Subcommittee	Full Commission
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10. UW-Milwaukee – Request the following:
- a) Approval of the Design Report for the School of Freshwater Sciences project;
 - b) Authority to increase the project scope and budget by \$3,013,800 (\$350,000 Existing General Fund Supported Borrowing, \$100,000 Program Revenue – Cash, \$438,800 Existing General Fund Supported Borrowing All Agency - Infrastructure and \$2,125,000 General Fund Supported Borrowing All Agency – Utilities);
 - c) Waiver of Wis. Stats s. 16.855 under the provisions of s. 13.48 to allow single prime bidding:
 - i) Require general contractors to identify as part of their bid, the name of sub-contractors as defined by DSF in the bid packages;
 - ii) Include administrative safeguards in the contracts so that major sub-contractors on these single-prime contracts are paid in a timely manner; and
 - d) Authority to construct the project for an estimated total cost of \$53,013,800 (\$50,000,000 General Fund Supported Borrowing, \$350,000 Existing General Fund Supported Borrowing; , \$100,000 Program Revenue – Cash, \$438,800 Existing General Fund Supported Borrowing All Agency - Infrastructure and \$2,125,000 General Fund Supported Borrowing All Agency – Utilities).

Approved the request.
4-0-0

Approved the request.
8-0-0

The project was enumerated at \$50,000,000 General Fund Supported Borrowing in 2009 Wisconsin Act 28.

MOVED BY REPRESENTATIVE KAUFERT,
SECONDED BY SENATOR SCHULTZ TO
APPROVE THE REQUEST. MOTION CARRIED.

BUILDING COMMISSION REQUESTS / ITEMS

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<p>11. <u>UW-River Falls</u> – Request, in association with projects to improve Cascade Avenue and expand a parking lot, authority to:</p> <p>a) Convey 1.567 acres of Board or Regents-owned land for use as right-of-way in exchange for the receipt from the city of River Falls 2.013 acres of land, which is currently used as a right-of-way;</p> <p>b) Reimburse the city of River Falls for assessable improvements valued at \$1,729,706 using \$607,369 2011-13 General Fund Supported Borrowing, \$309,375 2009-11 General Fund Supported Borrowing and \$253,125 Residual Funds from a utility project, and \$559,837 Program Revenue – Cash; and</p> <p>c) Reimburse the city of River Falls for discretionary improvements that will be undertaken to further improve the roadway, which are valued at \$564,449, using \$564,449 Program Revenue – Cash.</p> <p>MOVED BY REPRESENTATIVE KAUFERT, SECONDED BY SENATOR SCHULTZ TO APPROVE THE REQUEST. MOTION CARRIED.</p>	<p>Approved the request. 4-0-0</p>	<p>Approved the request. 8-0-0</p>
<p>12. <u>UW-System</u> – Request authority to seek release of \$2,330,000 Building Trust Funds –Planning (\$1,000,000 to be made available in October 2011 and the balance to be made available as the project requires) for the preparation of pre-design and preliminary design documents for project pursued under the categorical enumeration of the Facility Renewal Program: UW-Stout Harvey Hall Renovation Phase II and UW-Oshkosh Clow Hall Renovation.</p> <p>MOVED BY REPRESENTATIVE KAUFERT, SECONDED BY SENATOR SCHULTZ TO APPROVE THE REQUEST. MOTION CARRIED.</p>	<p>Approved the request. 4-0-0</p>	<p>Approved the request. 8-0-0</p>

October 19, 2011

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OTHER BUSINESS

Other business which may be brought before the Commission which has not been submitted prior to the printing of this agenda and any matters referred to the Building Commission by either subcommittee.

13. Approval of the UW System Procedures for Construction of Gift/Grant Funded Projects under \$500,000.

No action required.

Approved the revised motion.
8-0-0

MOVED BY SENATOR SCHULTZ, SECONDED BY REPRESENTATIVE BALLWEG TO APPROVE THE REVISED MOTION :

Approval of the UW System Procedures for Construction of Gift/Grant Funded Projects under \$500,000 with changes outlined below:

3.2 (c) The university shall require performance and payment bonds by the contractors in a cumulative amount equal to 100% of the cost of the construction project.

4.3 Changes may be made in the list of subcontractors, with the agreement of the university and the prime contractor. Allowable reasons to change the list of subcontractors include:

1. A business failure;
2. Failure to secure bonding or insurance;
3. Inability to meet contractor qualifications;
4. Refusal to execute the contract; or
5. Other reasons deemed to be in the best interest of the State.

4.6 The university shall report to the Building Commission on the projects authorized by these procedures:

1. After the project bids; and
2. When the project is completed.

MOTION CARRIED.

BUILDING COMMISSION REQUESTS / ITEMS

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Subcommittee

Full Commission

There being no further business to come before the Commission, the meeting was adjourned at 12:20 p.m. on Wednesday, October 19, 2011.

These minutes are subject to ratification at the next Building Commission Meeting

Respectfully submitted,

Summer Shannon-Bradley
Interim Secretary