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

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.

   Total $ 657,200
   1 W Wilson Bldg B4 HVAC Upgrades (PRSB) 257,000
   Revenue Bldg 3rd 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.
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.
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
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.

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.

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

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.
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).

   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.**
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.**
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).

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.
11. **UW-River Falls** – Request, in association with projects to improve Cascade Avenue and expand a parking lot, authority to:
   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;
   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
   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.

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

12. **UW-System** – 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.

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

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.

No action required. Approved the revised motion. 8-0-0
October 19, 2011

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