



State of Wisconsin Building Commission

TONY EVERS
Governor

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The ADMINISTRATIVE AFFAIRS SUBCOMMITTEE will meet to review and make recommendations on requests submitted by the state agencies.

Wednesday, May 4, 2022

10:00 a.m.

To be broadcast via WisconsinEye: wiseeye.org/live

The HIGHER EDUCATION SUBCOMMITTEE will meet to review and make recommendations on requests submitted by the state agencies.

Wednesday, May 4, 2022

11:00 a.m.

To be broadcast via WisconsinEye: wiseeye.org/live

The STATE BUILDING COMMISSION will meet to review and act upon agency requests and other business and any matters referred by either subcommittee.

Wednesday, May 4, 2022

3:00 p.m.

To be broadcast via WisconsinEye: wiseeye.org/live

BUILDING COMMISSION REQUESTS / ITEMS

May 4, 2022

Subcommittee

Full Commission

The Secretary requests approval of the minutes of February 9, 2022.

No action required.

DEBT MANAGEMENT

1. General Obligation New Money Authorizing Resolution - 2022 State of Wisconsin Building Commission Resolution 1 authorizes the sale and issuance of General Obligations in an amount not to exceed \$342,515,000, in fixed or variable rate form, to fund the construction or improvements of facilities, grants, and acquisition of land for state-wide purposes, and amends borrowing purposes of prior authorizing resolutions.

2. General Obligation Refunding Authorizing Resolution - 2022 State of Wisconsin Building Commission Resolution 2 authorizes the issuance and sale 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.

3. Environmental Improvement Fund Revenue Bond Authorizing Resolution — 2022 State of Wisconsin Building Commission Resolution 3 authorizes the issuance and sale 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.

No action required.

No action required.

May 4, 2022

Subcommittee

Full Commission

Department of Administration

4. Department of Administration Space Rental Rates – Request authority to adjust/decrease the existing FY22 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, 2022. The requested implementation date is July 1, 2022 and covers one year ending on June 30, 2023 (FY23).

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.

	Subcommittee	Full Commission
<p>4. <u>Department of Administration Space Rental Rates</u> – Request authority to adjust/decrease the existing FY22 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, 2022. The requested implementation date is July 1, 2022 and covers one year ending on June 30, 2023 (FY23).</p> <p>In May 2021, the SBC approved maintaining the existing FY21 uniform space rental rates for all state-owned facilities until June 30, 2022.</p> <p>In October 2016, September 2013 and April 2010, the SBC approved revised space rental rates for DOA managed state facilities for all space classifications.</p>		

**AGENCY REQUEST FOR
STATE BUILDING COMMISSION ACTION
MAY 2022
REQUEST #4**

AGENCY: Department of Administration

DOA CONTACT: Paula Veltum, (608) 266-3086, paula.veltum@wisconsin.gov

DFD CONTACT: Laura Larsen, (608) 261-2435, laura.larsen@wisconsin.gov

LOCATION: Statewide

PROJECT REQUEST: Request authority to adjust/decrease the existing FY22 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, 2022. The requested implementation date is July 1, 2022 and covers one year ending on June 30, 2023 (FY23). The below table shows the existing (FY22) and proposed (FY23) space rental rates:

SPACE CLASSIFICATION	FY22 RATES	PROPOSED FY23 RATES	\$ DIFFERENCE	% DIFFERENCE
Class A – Office	\$27.57	\$26.24	(\$1.33)	-5%
Class B – Office	\$19.00	\$18.09	(\$0.91)	-5%
Class C – Storage	\$7.90	\$7.52	(\$0.38)	-5%
Class D – Rec Ctr Storage	\$9.05	\$8.61	(\$0.44)	-5%
LAB	\$36.32	\$34.57	(\$1.75)	-5%
Data Center	\$59.62	\$56.75	(\$2.87)	-5%

PROJECT DESCRIPTION:

In accordance with s. 16.84(12), the Division of Facilities & Transportation Services (DFTS) reviewed expenditure projections for the space rental program and determined the need to decrease existing space rental rates for the upcoming fiscal year to coincide with the decreased FY23 debt service projection from the State Capital Finance Office.

The Department’s space rental rates apply to state agencies occupying space in DOA-owned and operated facilities in Madison and six outer cities. The Department would like to keep the proposed space rate structure in place for one year – until June 30, 2023. Prior to that date, we will receive the results of a state-wide study for the revitalization and consolidation of state office space. DOA will review recommendations from the study, re-examine expenditure projections, and evaluate what space rate adjustments may be needed for the following fiscal year beginning July 1, 2023 (FY24).

PROJECT JUSTIFICATION:

The current space rental rates are in effect until June 30, 2022. SBC approval is needed to ensure that the 20.505(5) (ka) appropriation (DOA Space Rental Program) has funding to properly maintain and operate state-owned facilities for the upcoming fiscal year.

The space rental program supports all facility related costs including debt service. Operational costs have remained fairly level during the last two years, except for utility cost increases. However, DOA feels that any FY23 utility cost increases will be covered by the projected FY23 debt service reduction for the DOA Space Rental Program. The Capital Finance Office estimates savings of \$5.8 million will be achieved in FY23 when compared to FY22 through debt re-financing or re-structuring activities.

BUDGET/SCHEDULE: N/A

PREVIOUS ACTION: 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.

BUILDING COMMISSION REQUESTS / ITEMS

May 4, 2022

Subcommittee

Full Commission

5. 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	\$2,401,400
Revenue Parking Lot Resurfacing	\$2,401,400
SOB (\$2,401,400 PRSB)	

**AGENCY REQUEST FOR
STATE BUILDING COMMISSION ACTION
MAY 2022
REQUEST #5**

AGENCY: Department of Administration

DOA CONTACT: Paula Veltum, (608) 266-3086, paula.veltum@wisconsin.gov

DFD CONTACT: Laura Larsen, (608) 261-2435, laura.larsen@wisconsin.gov

LOCATION: Revenue State Office Building, Dane County

PROJECT REQUEST: 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			
LOCATION	PROJ. NO.	PROJECT TITLE	PRSB
Revenue State Office Building (Dane Co.)	21H1K	Parking Lot Resurfacing	\$2,401,400
Utility Repair and Renovation Total			\$2,401,400

PROJECT DESCRIPTION:

This project replaces the parking lot at the Revenue State Office Building (RSOB). The project area includes the parking lot area and the entrance and exit from Rimrock Road onto the RSOB parking lot, and project sequencing will allow for continued access and use of the parking lot and loading dock.

The project scope includes removing and replacing the 26,745 square yard asphalt parking lot. The new parking lot will have 4-inch pavement throughout the lot with 5-inch pavement near the loading dock area. The project also includes drainage improvements and grading for stormwater management. The project will replace 18 exterior lights with a new LED lighting system. All curbs, gutters, and sidewalks will also be replaced. The project also includes pavement marking, signage replacement, plant landscaping, and painting existing bike racks.

PROJECT JUSTIFICATION:

The RSOB is located at 2135 Rimrock Road and the facility was constructed in 2000. The 247,224 GSF facility has six stories above ground and is sited on approximately 6.8 acres. Current tenants include the Departments of Revenue, Children & Families, and Veterans Affairs. This facility has 667 on-site parking stalls; 40 of these are allocated for visitor parking and include four handicap parking stalls, while the remaining 627 stalls are assigned to state tenant agencies.

The existing 22-year-old pavement system is original to the building and has exceeded its useful service life, and has considerable amounts of fatigue cracking, and longitudinal and transverse

cracking. In the past, staff has sealed the cracking pavement as a short-term solution; however, the degree of degradation in the parking lot now requires a long-term solution for a full depth asphalt pavement replacement.

The project includes the replacement of the inefficient high-pressure sodium lighting fixtures (2006) with new LED lighting technology that will provide energy and maintenance cost savings. Additionally, the original concrete curbs, gutters and sidewalks at the building will be replaced as needed to reduce the potential for tripping hazards to pedestrians.

BUDGET/SCHEDULE:

Construction	\$1,823,100
Design	\$211,900
DFD Mgt	\$83,900
Contingency	\$273,500
Other Fees	\$9,000
TOTAL	\$2,401,400

SBC Approval	May 2022
A/E Selection	Oct 2021
Design Report	May 2022
Bid Opening	Jul 2022
Start Construction	Sep 2022
Substantial Completion	Jan 2023
Final Completion	Feb 2023

PREVIOUS ACTION: None.

May 4, 2022

Subcommittee	Full Commission
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Department of Corrections

6. Milwaukee Secure Detention Facility – Ventilation Improvements – Request authority to increase the project budget for the Ventilation Improvements project by \$1,343,264 GFSB for a revised estimated total cost of \$10,765,464 GFSB.

In May 2021, the SBC approved the Design Report, granted authority to construct, and authorized a budget increase of \$1,322,200 GFSB for a revised estimated total cost of \$9,422,200 GFSB.

In May 2020, the SBC approved \$243,000 BTF-Planning to prepare preliminary plans and a Design Report for this project.

This project was enumerated in 2019 Wisconsin Act 9 for \$8,100,000 GFSB.

**AGENCY REQUEST FOR
STATE BUILDING COMMISSION ACTION
MAY 2022
REQUEST #6**

AGENCY: Department of Corrections

DOC CONTACT: Steve Krallis, (608) 240-5405, stefanos.krallis@wisconsin.gov

DFD CONTACT: Laura Larsen, (608) 261-2435, laura.larsen@wisconsin.gov

LOCATION: Milwaukee Secure Detention Facility, Milwaukee County

PROJECT REQUEST: Request authority to increase the project budget for the Ventilation Improvements project by \$1,343,264 GFSB for a revised estimated total cost of \$10,765,464 GFSB.

PROJECT NUMBER: 19G2Z

PROJECT DESCRIPTION:

This project will replace the ventilation system at Milwaukee Secure Detention Facility (MSDF) in order to address identified deficiencies. The project's scope includes replacing and modifying air handling units, modifying and adding capacity to the chilled water system (including removing obsolete chilled water units), modernizing HVAC controls, and upgrading pneumatic controlled devices.

PROJECT JUSTIFICATION:

MSDF is a unique, 15-story building in the heart of downtown Milwaukee. The building has sealed (fixed) exterior windows and no outdoor recreation space, making the Heating and Ventilation (HV) system the only source of cooling and fresh air for inmates and staff. With a population exceeding 1,100 inmates, more than half suffer from serious mental illness and around three quarters receive psychotropic drugs daily. These drugs often create additional health concerns for inmates in high heat index situations.

The SBC granted authority to construct this project in May 2021. That request included increasing the project budget by \$1.3 million to fund scope changes that were added to project following its enumeration in the 2019-21 Capital Budget. The scope changes included: upgrading air filtration, replacing deficient electrical panels, replace air handling unit, steam coils, and replacing the air conditioning unit in the security office. Following SBC approval, design on the project continued until the project was ready to bid. Bids for this project were opened on March 22, 2022. There were insufficient funds in the project budget to accept the bids received. This increase will allow the bids to be accepted for the previously approved scope and provide for an appropriate post-bid contingency needed to address any unforeseen conditions that may arise during construction. The proposed budget increase will be funded by remaining bonding authority available for this project.

BUDGET/SCHEDULE:

Construction	\$9,425,964
Design	\$612,000
DFD Mgt	\$395,000
Contingency	\$332,500
TOTAL	\$10,765,464

SBC Approval	May 2021
A/E Selection	Dec 2019
Design Report	Mar 2021
Bid Opening	Mar 2022
Start Construction	Jun 2022
Substantial Completion	Jun 2023
Final Completion	Nov 2023

PREVIOUS ACTION: In May 2021, the SBC approved the Design Report, granted authority to construct, and authorized a budget increase of \$1,322,200 GFSB for a revised estimated total cost of \$9,422,200 GFSB.

In May 2020, the SBC approved \$243,000 BTF-Planning to prepare preliminary plans and a Design Report for this project.

This project was enumerated in 2019 Wisconsin Act 9 for \$8,100,000 GFSB.

BUILDING COMMISSION REQUESTS / ITEMS

May 4, 2022

Subcommittee	Full Commission
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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.

Health, Safety & Environmental Protection		\$2,799,000
CCI	Fire Alarm Upgrade	\$2,799,000
	(\$2,799,000 GFSB)	

**AGENCY REQUEST FOR
STATE BUILDING COMMISSION ACTION
MAY 2022
REQUEST #7**

AGENCY: Department of Corrections

DOC CONTACT: Dave Sumwalt, (608) 225-9652, Davida.sumwalt@wi.gov

DFD CONTACT: Laura Larsen (608) 261-2435, Laura.Larsen@wisconsin.gov

LOCATION: Columbia Correctional Institution, Columbia County

PROJECT REQUEST: Request the following:

- a) Authority to construct the All Agency maintenance and repair project(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.

Health, Safety and Environmental Protection			
LOCATION	PROJ. NO.	PROJECT TITLE	GFSB
Columbia Correctional Institution (Columbia Co.)	19L1X	Fire Alarm Upgrade	\$2,799,000
Health, Safety and Environmental Protection Total			\$2,799,000

PROJECT DESCRIPTION:

This project replaces the campus-wide fire alarm system at the Columbia Correctional Institution. The project scope includes installing a new voice system including initiation and notification appliances, annunciator panels and control panels. The system will be linked together via existing fiber optic cable to a central monitoring point at the main control station.

PROJECT JUSTIFICATION:

This project updates and replaces outdated fire alarm systems bringing systems up to current codes. The existing 35-year-old system has exceeded its useful life and cost prohibitive to continue to maintain and repair. The strobes and locations do not meet disability codes, and there is not enough detail in the current system to know where an alarm is coming from.

BUDGET/SCHEDULE:

Construction	\$2,137,900
Design	\$205,000
DFD Mgt	\$99,800
Contingency	\$356,300
TOTAL	\$2,799,000

SBC Approval	May 2022
A/E Selection	Feb 2020
Bid Opening	Aug 2022
Start Construction	Oct 2022
Substantial Completion	Oct 2023
Final Completion	Dec 2023

PREVIOUS ACTION: None.

BUILDING COMMISSION REQUESTS / ITEMS

May 4, 2022

Subcommittee

Full Commission

Department of Health Services

8. Mendota Mental Health Institute – Food Service Renovation Project – Request the following:
- a) Approve the Design Report; and
 - b) Authority to construct the Food Service Renovation project for an estimated total cost of \$28,923,900 GFSB.

In May 2021, the SBC approved the release of \$950,000 BTF-Planning to complete preliminary plans and a Design Report for a Food Service Renovation project.

This project was enumerated in 2019 Wisconsin Act 9 for \$28,923,900 GFSB.

**AGENCY REQUEST FOR
STATE BUILDING COMMISSION ACTION
MAY 2022
REQUEST #8**

AGENCY: Department of Health Services

DHS CONTACT: Mark Zaccagnino, (608) 266-2902, Mark.Zaccagnino@wisconsin.gov

DFD CONTACT: Laura Larsen, (608) 261-2435, Laura.Larsen@wisconsin.gov

LOCATION: Mendota Mental Health Institute, Dane County

PROJECT REQUEST: Request the following:

- a) Approve the Design Report; and
- b) Authority to construct the Food Service Renovation project for an estimated total cost of \$28,923,900 GFSB.

PROJECT NUMBER: 19J1D

PROJECT DESCRIPTION:

This project renovates the Food Service building at Mendota Mental Health Institute (MMHI). The project will construct a new kitchen in an existing conference area space in the existing building. A new mechanical room will be constructed in the basement to house new HVAC equipment allowing meal preparation to continue while the new kitchen is constructed. Abandoned built-in coolers and freezers will be demolished to allow for better food and material storage in the lower level. An accessible entrance and lift will be added to the southwest building entrance. The bathrooms on each floor will be remodeled to be ADA accessible. All room finishes will be replaced or upgraded. All mechanical, electrical, and plumbing (MEP) systems and associated controls, telecommunications, security, and life safety systems will be replaced. All exterior windows, doors, frames, and door hardware will be replaced. All roofing systems will be replaced, including increasing the insulation. Exterior masonry repair, tuck-pointing, and caulking will be performed on the building envelope to restore the integrity and improve energy efficiency. The fire alarm and smoke detection system will be replaced and augmented as needed to meet current code requirements, and a new automatic sprinkler system will be installed.

PROJECT JUSTIFICATION:

This project is needed to maintain reliable food service operations at MMHI. The Food Service building was constructed in 1952 and there have been no major remodeling projects since that time. The existing kitchen floor is failing. The air handling units that service the building especially the kitchen require replacement. There is no practical way to replace these and other systems while the existing kitchen is in operation. MMHI provides meals to over 300 patients every day. This population will increase as the forensic population increases. An expansion of the Juvenile Treatment Center as directed by 2017 Wisconsin Act 185 will further increase demands on the existing Food Service building. Finally, the conference area in the Food Service building is the Continuity of Operations site for the Department of Health Services. It is

important to maintain this building so that it can meet its present and future meal demands and be a backup site for the Department in the event of an emergency.

BUDGET/SCHEDULE:

Construction	\$21,245,300
Design	\$1,952,600
DFD Mgt	\$978,000
Contingency	\$3,203,000
Equipment	\$1,289,000
Other Fees	\$256,000
TOTAL	\$28,923,900

SBC Approval	May 2022
A/E Selection	Aug 2020
Design Report	May 2022
Bid Opening	Oct 2022
Start Construction	Jan 2023
Substantial Completion	Feb 2025
Final Completion	Oct 2025

PREVIOUS ACTION: In May 2021, the SBC approved the release of \$950,000 BTF-Planning to complete preliminary plans and a Design Report for a Food Service Renovation project.

This project was enumerated in 2019 Wisconsin Act 9 for \$28,923,900 GFSB.

DESIGN REPORT

DIVISION OF FACILITIES DEVELOPMENT
101 East Wilson Street, 7th Floor
Post Office Box 7866
Madison, WI 53707

May 4, 2022

Food Service Building Renovation
Mendota Mental Health Institute
Madison, WI

Project Number: 19J1D

For the: Department of Health Services

Project Manager: Lois Braun-Oddo

Architect/Engineer: Ramlow/Stein, Inc.
Milwaukee, WI

1. Project Description:

This project will renovate the Food Service and Conference Center building built in 1952 at Mendota Mental Health Institute. A new kitchen will be constructed in the location of the present Conference Center space. A new mechanical room will be constructed in the basement to house new HVAC equipment. This will allow meal preparation to continue while the new kitchen is constructed. Abandoned built in coolers and freezers will be demolished to allow for better food and material storage in the lower level. An accessible entrance and lift will be added to the southwest building entrance.

The bathrooms on each floor will be remodeled to be ADA accessible. All room finishes will be replaced or upgraded. All interior doors and door hardware will be replaced. All mechanical, electrical, and plumbing (MEP) systems and associated controls; telecommunications; and security and life safety systems will be replaced. All exterior windows, doors, frames, and door hardware will be replaced. All roofing systems will be replaced, including increasing the insulation. Exterior masonry repair, tuck-pointing, and caulking will be performed on the building envelope to restore the integrity and improve energy efficiency. Asbestos abatement will be performed, as necessary. New telecommunication rooms will be constructed. The fire alarm and smoke detection system will be replaced and augmented as needed to meet current code requirements, and a new automatic sprinkler system will be installed.

2. Authorized Budget and Funding Source:

This project was enumerated in 2019 Wisconsin Act 9 for \$28,923,900 GFSB.

3. Schedule:

Bid Opening:	Oct 2022
Start of Construction:	Jan 2023
Substantial Completion / Occupancy:	Feb 2025

4. Budget Summary:

Construction:	\$21,245,300
A/E Fees:	\$1,952,600
DFD Mgt:	\$978,000
Contingency:	\$3,203,000
Equipment:	\$1,289,000
Other Fees:	\$256,000
Total Project Cost:	\$28,923,900

BUILDING COMMISSION REQUESTS / ITEMS

May 4, 2022

Subcommittee	Full Commission
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9. 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	\$2,677,200
SWC CRSP Bathroom/Program Space Remodel	\$2,677,200
	(\$2,677,200 GFSB)

**AGENCY REQUEST FOR
STATE BUILDING COMMISSION ACTION
MAY 2022
REQUEST #9**

AGENCY: Department of Health Services

DHS CONTACT: Mark Zaccagnino, (608) 266-902, mark.zaccagnino@dhs.wisconsin.gov

DFD CONTACT: Laura Larsen, (608) 261-2435, laura.larsen@wisconsin.gov

LOCATION: Town of Dover, Racine County

PROJECT REQUEST: 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			
LOCATION	PROJ. NO.	PROJECT TITLE	GFSB
Southern Wisconsin Center (Racine Co.)	21A3J	Residential Services Bathroom and Program Space Remodel	\$2,677,200
Facility Maintenance and Repair Total			\$2,677,200

PROJECT DESCRIPTION:

This project remodels bathroom and program spaces in the Center for Residential Services and Programming (CRSP) at the Southern Wisconsin Center. The project scope includes removing and extending walls, modifying doors and doorways, and replacing all bathroom and plumbing fixtures. Existing domestic water, waste piping, and vent piping will be replaced. This project will also fill and cover an abandoned in-ground swimming pool that is no longer used. Select classrooms will be modified to convert smaller individual areas into larger programming spaces. Upon completion these spaces will be ADA compliant and better meet the accessibility needs for an aging population.

PROJECT JUSTIFICATION:

This project is needed to align spaces in the CRSP facility with current programming and resident needs. The CRSP building was built in the mid-1950s and designed as a school for ambulatory children; however, in the 1980s the programming needs shifted to providing services to an older population that involves resident skills training. The existing bathrooms were designed to accommodate children. They are too small and inadequate to support the existing resident needs and do not meet current ADA standards.

BUDGET/SCHEDULE:

Construction	\$2,182,700
Design	\$178,000
DFD Mgt	\$96,200
Contingency	\$220,300
TOTAL	\$2,677,200

SBC Approval	May 2022
A/E Selection	Mar 2021
Bid Opening	Nov 2022
Start Construction	Jan 2023
Substantial Completion	Aug 2023
Final Completion	Jan 2024

PREVIOUS ACTION: None.

BUILDING COMMISSION REQUESTS / ITEMS

May 4, 2022

Subcommittee

Full Commission

Department of Military Affairs

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	\$928,500
Camp Building Automation System Repl	\$928,500
Williams (\$232,125 GFSB; \$696,375 FED)	

**AGENCY REQUEST FOR
STATE BUILDING COMMISSION ACTION
MAY 2022
REQUEST #10**

AGENCY: Department of Military Affairs

DMA CONTACT: COL Eric J. Leckel, (608) 242-3365, eric.j.leckel.mil@mail.mil

DFD CONTACT: Laura Larsen, (608) 261-2435, laura.larsen@wisconsin.gov

LOCATION: Camp Williams, Juneau County

PROJECT REQUEST: 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					
LOCATION	PROJ. NO.	PROJECT TITLE	GFSB	FED	TOTAL
Camp Williams (Juneau Co.)	20A1D	Building Automation System (BAS) Replacement	\$232,125	\$696,375	\$928,500
Facility Maintenance and Repair Total			\$232,125	\$696,375	\$928,500

PROJECT DESCRIPTION:

This project performs a series of updates to electric meters and thermostats at various buildings on the Camp Williams campus. The project scope includes replacing electric meters with new IP electric meters equipped with functionality to connect to the State's network. The project will also replace electric thermostats with new Direct Digital Controls (DDC) for air handling units/furnaces, energy recovery units, unit heaters and fin tube radiation, and connecting them to the State IT network. In spaces where existing temperature controls will remain, new temperature sensors will be provided for monitoring and alarming purposes. Hot water fin tube radiation will have their control valves replaced. Existing DDC controllers that will no longer be required will be demolished. The humidifier in Building 101 will be replaced.

PROJECT JUSTIFICATION:

The existing BAS and temperature controls are a mix of aging systems at or near the end of their normal life expectancy. Elements of the existing systems have failed, perform poorly and/or replacement parts are difficult to obtain anymore. Additionally, the method of assigning electric usage to individual buildings is based on outdated statistical models that have not been used since 2014 (electricity is provided through a single primary meter and individual usage must be determined after the fact). Providing a new centralized BAS that includes all facilities will improve capabilities and efficiencies for the maintenance staff, temperature balance for occupants, overall campus energy efficiency and provide accurate building electrical usage.

BUDGET/SCHEDULE:

Construction	\$728,000
Design	\$57,800
DFD Mgt	\$33,500
Contingency	\$109,200
TOTAL	\$928,500

SBC Approval	May 2022
A/E Selection	Mar 2021
Bid Opening	Sep 2022
Start Construction	Nov 2022
Substantial Completion	Aug 2023
Final Completion	Oct 2023

PREVIOUS ACTION: None.

BUILDING COMMISSION REQUESTS / ITEMS

May 4, 2022

Subcommittee

Full Commission

Department of Natural Resources

11. BTF Release – Request to release of \$173,200 Building Trust Funds (BTF)-Planning to prepare preliminary plans and Design Reports for the projects listed below.

BTF Release		\$173,200
Yellowstone Lake SP	Replace Toilet/Shower Bldg (\$63,200 BTF)	\$63,200
Mirror Lake SP	Cliffwood Camp T/S Bldg Repl (\$110,000 BTF)	\$110,000

The project at Yellowstone Lake State Park was enumerated in 2019 Wisconsin Act 9 for \$1,046,900 GFSB.

The project at Mirror Lake State Park was enumerated in 2021 Wisconsin Act 58 for \$1,462,200 EX-STWD.

**AGENCY REQUEST FOR
STATE BUILDING COMMISSION ACTION
MAY 2022
REQUEST #11**

AGENCY: Department of Natural Resources

DNR CONTACT: Dan Olson, (608) 293-1662, daniel.olson@wisconsin.gov

DFD CONTACT: Laura Larsen, (608) 261-2435, laura.larsen@wisconsin.gov

PROJECT REQUEST: Request to release of \$173,200 Building Trust Funds (BTF)-Planning to prepare preliminary plans and Design Reports for the projects listed below.

BTF Request			
LOCATION	PROJ. NO.	PROJECT TITLE	BTF
Yellowstone Lake State Park (Lafayette Co.)	21C1O	Replace Toilet/Shower Building	\$63,200
Mirror Lake State Park (Sauk Co.)	21L3I	Cliffwood Campground Toilet/Shower Building Replacement	\$110,000
BTF Request Total			\$173,200

Yellowstone Lake State Park – Replace Toilet/Shower Building (21C1O):

Project Description and Justification:

This project will improve and re-establish services for the campers at Yellowstone Lake State Park by demolishing the current toilet/shower building and vault toilet building, constructing an enlarged toilet/shower building with accessible facilities, adding parking spaces, and new operational utilities. The anticipated project scope includes a 1,300 GSF new toilet/shower building, new septic, sewer line to dump station. It will remove a current shower building, a vault toilet, a water line, and septic. Site preparation, tree removal, parking, drinking fountains, bench replacement, and well abandonment and replacement will also be included.

The current shower building and vault toilet were built in 1979. Both buildings are in poor condition and are in the need of upgrades to the roofing, and electrical and plumbing systems. The existing septic system is not operational, and the shower building has not operated in many years due to the septic not functioning. The project will reduce maintenance costs by attaching the dump station to the new sewer system.

Previous Action: This project was enumerated in 2019 Wisconsin Act 9 for \$1,046,900 GFSB.

Mirror Lake State Park – Cliffwood Campground Toilet/Shower Building Replacement (21L3I):

Project Description and Justification:

This project will demolish the old toilet/shower building at Cliffwood Campground and replace it with a new joint toilet/shower facility. A basic renovation project was completed on the current building nearly a decade ago, but the building is almost 50 years old and now needs a full replacement. The new building will have four toilets on the women's side, two toilets and two urinals on the men's side, and three universal showers at the end of the building.

The current building is not compliant with ADA accessibility standards. The tiles within the building are mildewed and past their useful life, and the fixtures are rusted. The building's deterioration leads many visitors to drive to other campgrounds within the property to use updated facilities, causing crowding at other campground facilities and increasing use and wear on those buildings.

Previous Action: This project was enumerated in 2021 Wisconsin Act 58 for \$1,462,200 EX-STWD.

BUILDING COMMISSION REQUESTS / ITEMS

May 4, 2022

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.

Utility Repair & Renovation

Lake Wissota	Roads & Parking Lot Repaving (\$471,925 GFSB; \$447,975 FED)	\$919,900
Kohler- Andrae	Road & Parking Lot Improvements (\$300,600 GFSB; \$267,100 FED)	\$567,700
Kettle Moraine	Horse Camp Entrance Rd Reconstruct (\$581,700 GFSB)	\$581,700
TOTAL	\$1,354,225 GFSB \$715,075 FED	\$2,069,300

**AGENCY REQUEST FOR
STATE BUILDING COMMISSION ACTION
MAY 2022
REQUEST #12**

AGENCY: Department of Natural Resources

DNR CONTACT: Dan Olson, (608) 293-1662, daniel.olson@wisconsin.gov

DFD CONTACT: Laura Larsen, (608) 261-2435, laura.larsen@wisconsin.gov

PROJECT REQUEST: 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) Allow the Division of Facilities Development to adjust individual project budgets.

Utility Repair and Renovation					
LOCATION	PROJ. NO.	PROJECT TITLE	GFSB	FED	TOTAL
Lake Wissota State Park (Chippewa Co.)	20K1W	Roads and Parking Lots Repaving	\$471,925	\$447,975	\$919,900
Kohler-Andrae State Park (Sheboygan Co.)	20K2F	Road and Parking Lot Improvements	\$300,600	\$267,100	\$567,700
Kettle Moraine State Forest Northern Unit (Fond Du Lac Co.)	21E1C	Horse Campground Entrance Road Reconstruction	\$581,700	\$0	\$581,700
Utility Repair and Renovation Total			\$1,354,225	\$715,075	\$2,069,300

Lake Wissota State Park – Roads and Parking Lots Repaving (20K1W):

Project Description and Justification:

This project replaces a 40-year-old portion of roadway and parking lot in Lake Wissota State Park. The project scope includes replacing approximately 15,000 square yards of asphalt. The existing asphalt will be replaced with 3 inches of hot mix asphalt and pavement markings. The project also includes adding one-foot-wide gravel shoulders along the roadway. Existing asphalt will be reused as the base level for the new roadway and parking lot.

Lake Wissota State Park is made up of 1,062 acres that were first acquired beginning in the 1960's. The park offers family camping, group camping, a nature center, picnicking, swimming, boating, fishing, and trails for hiking, horseback, snowmobile, biking, cross-country skiing, and snowshoeing. With yearly visitor totals over 100,000 people, it is essential that roads and parking lots allow for safe and easy access to all areas of the park.

Budget/Schedule:

Construction	\$700,000
Design	\$82,600
DFD Mgt	\$32,300
Contingency	\$105,000
TOTAL	\$919,900

SBC Approval	May 2022
A/E Selection	Feb 2021
Bid Opening	Jun 2022
Start Construction	Aug 2022
Substantial Completion	Oct 2022
Final Completion	Nov 2022

Previous Action: None.

Kohler-Andrae State Park – Road and Parking Lot Improvements (20K2F):**Project Description and Justification:**

This project replaces a 40-year-old portion of roadway and a parking lot in Terry Andrae State Park, a sub-unit of Kohler-Andre State Park. The project scope includes replacing 13,780 square yards of roadway that serves as the daily use parking lots, entrance roadway, and campground loop. The project scope also includes drainage improvements and pavement markings.

This project will improve ride quality and patron safety throughout the park. The pavement is deteriorating at a fast rate and is past its functional life. Previous attempts to repair the roadway, such as mica type sealcoat treatment, were unsuccessful in adhering to the existing surface indicating crack sealing and similar maintenance methods will yield diminishing results on extending the useful service life of the pavement.

Budget/Schedule:

Construction	\$445,600
Design	\$30,500
DFD Mgt	\$20,500
Contingency	\$66,900
Other Fees	\$4,200
TOTAL	\$567,700

SBC Approval	May 2022
A/E Selection	Feb 2021
Bid Opening	Jun 2022
Start Construction	Oct 2022
Substantial Completion	Jun 2023
Final Completion	Jul 2023

Previous Action: None.

Kettle Moraine State Forest Northern Unit – Horse Campground Entrance Road Reconstruction (21E1C):**Project Description and Justification:**

The project scope includes replacing the existing eight tenths of a mile gravel road with a paved road. The new road will run from County Highway SS to the Horse Riders Camp Parking Lot. The project scope also includes drainage improvements and expanding the entrance portion of the roadway.

The campground was constructed in the 1940's using a farmer's lane as an entrance road. Because of the current road limitations, it is not possible for some larger vehicles pulling horse

trailers to pass one another. Driver safety is significantly compromised because of the sub-standard road design.

Budget/Schedule:

Construction	\$419,300
Design	\$66,000
DFD Mgt	\$19,300
Contingency	\$62,900
Other Fees	\$14,200
TOTAL	\$581,700

SBC Approval	May 2022
A/E Selection	Jun 2021
Bid Opening	Jul 2022
Start Construction	Sep 2022
Substantial Completion	Nov 2022
Final Completion	Dec 2022

Previous Action: None.

May 4, 2022

Subcommittee

Full Commission

Department of Veterans Affairs

13. Wisconsin Veterans Home at King – Domestic Water Treatment – Request the following:
- a) Approve the Design Report;
 - b) Authority to increase the project budget by \$118,200 PRSB; and
 - c) Authority to construct the Domestic Water Treatment project for a revised estimated total cost of \$3,901,200 (\$2,234,700 GFSB and \$1,666,500 PRSB).

This project was enumerated in 2017 Act 59 and amended in 2021 Act 9 for \$3,783,000 (\$2,234,700 GFSB and \$1,548,300 PRSB).

In May 2021, the SBC approved the release of \$322,800 BTF-Planning to complete preliminary plans and a Design Report for this project.

**AGENCY REQUEST FOR
STATE BUILDING COMMISSION ACTION
MAY 2022
REQUEST #13**

AGENCY: Department of Veterans Affairs

DVA CONTACT: Nick Heintz, (920) 251-7658, Nick.Heintz@dva.wisconsin.gov

DFD CONTACT: Laura Larsen, (608) 261-2435, laura.larsen@wisconsin.gov

LOCATION: Wisconsin Veterans Home at King, Waupaca County

PROJECT REQUEST: Request the following:

- a) Approve the Design Report;
- b) Authority to increase the project budget by \$118,200 PRSB; and
- c) Authority to construct the Domestic Water Treatment project for a revised estimated total cost of \$3,901,200 (\$2,234,700 GFSB and \$1,666,500 PRSB).

PROJECT NUMBER: 17K2S

PROJECT DESCRIPTION:

This project modifies the existing water system addressing water quality issues at the Veterans Home at King. The project scope includes well equipment and a well water treatment system to improve water quality and system maintainability. The existing water treatment plant at Well 1 will be renovated for a new iron/manganese filter and water softening and conditioning with associated piping and equipment. The project does not include modifications to the existing distribution or plumbing systems.

Currently, King softens water at each individual building, causing excessive workload for facility maintenance staff while also increasing the likelihood of staff injuries. New water system controls will be implemented to control the new equipment, the existing wells and water tower, and provide information required for regular reporting to DNR.

PROJECT JUSTIFICATION:

The average daily water needs of the King Veterans Home facilities are approximately 150,000 gallons per day. This usage is driven by laundry services for members, regular consumption, member care such as bathing/showering, and water for the institution's heating and cooling plants. The chilled water system at the heating plant consumes water during the cooling season from April through October, and boilers consume water year-round.

This project started in 2018 with analysis of the existing water system and treatment setup. The original analysis provided important information about treatment modifications and additions needed to improve the domestic water system and allowing safe and balanced domestic water to continue to be provided at King.

The project budget will be increased with residual DVA program supported borrowing. DVA will pursue federal funds for this portion of the project budget.

BUDGET/SCHEDULE:

Construction	\$2,687,200
Design	\$460,600
DFD Mgt	\$123,700
Contingency	\$403,100
Other Fees	\$226,600
TOTAL	\$3,901,200

SBC Approval	May 2022
A/E Selection	Jun 2018
Design Report	May 2022
Bid Opening	Oct 2022
Start Construction	Dec 2022
Substantial Completion	Sep 2024
Final Completion	Oct 2024

PREVIOUS ACTION: This project was enumerated in 2017 Act 59 and amended in 2021 Act 9 for \$3,783,000 (\$2,234,700 GFSB and \$1,548,300 PRSB).

In May 2021, the SBC approved the release of \$322,800 BTF-Planning to complete preliminary plans and a Design Report for the Water System Quality Improvements for this project.

DESIGN REPORT

DIVISION OF FACILITIES DEVELOPMENT
101 East Wilson Street, 7th Floor
Post Office Box 7866
Madison, WI 53707

May 4, 2022

Domestic Water Treatment
Wisconsin Veterans Home at King
King, WI

Project Number: 17K2S

For the: Department of Veterans Affairs

Project Manager: Katherine Kalscheur

Architect/Engineer: Town & Country Engineering
Madison, WI

1. Project Description:

The purpose of the project is to improve water quality and water system maintainability at the Wisconsin Veterans Home at King (King), and to specifically address colored water events and aesthetic issues that King has experienced over the past several years. The project includes construction of a building addition to the existing Well 1 Filter Building, installation of new treatment equipment, minor yard piping changes, and modifications to electrical equipment and controls systems.

2. Authorized Budget and Funding Source:

This project was enumerated in 2017 Act 59 and amended in 2021 Act 9 for \$3,783,000 (\$2,234,700 GFSB and \$1,548,300 PRSB).

3. Schedule:

Bid Opening:	Oct 2022
Start of Construction:	Dec 2022
Substantial Completion / Occupancy:	Sep 2024

4. Budget Summary:

Construction:	\$2,687,200
A/E Fees:	\$460,600
DFD Mgt:	\$123,700
Contingency:	\$403,100
Other Fees:	\$226,600
Total Project Cost:	\$3,901,200

BUILDING COMMISSION REQUESTS / ITEMS

May 4, 2022

Subcommittee

Full Commission

14. Northern Wisconsin Veterans Memorial Cemetery – Phase IV Cemetery Improvements – Request the following:

- a) Approve the Design Report;
- b) Authority to increase the project budget by \$96,700 (\$17,170 FED and \$79,530 PR-CASH); and
- c) Authority to construct the Phase IV Cemetery Improvements project for a revised estimated total cost of \$2,565,700 (\$2,305,170 FED and \$260,530 PR-CASH).

This project was enumerated in 2019 Wisconsin Act 9 for \$2,469,000 (\$2,288,000 FED and \$181,000 PR-CASH).

**AGENCY REQUEST FOR
STATE BUILDING COMMISSION ACTION
MAY 2022
REQUEST #14**

AGENCY: Department of Veterans Affairs

DVA CONTACT: Nick Heintz, (920) 251-7658, Nick.Heintz@dva.wisconsin.gov

DFD CONTACT: Laura Larsen, (608) 261-2435, laura.larsen@wisconsin.gov

LOCATION: Northern Wisconsin Veterans Memorial Cemetery, Washburn County

PROJECT REQUEST: Request the following:

- a) Approve the Design Report;
- b) Authority to increase the project budget by \$96,700 (\$17,170 FED and \$79,530 PR-CASH); and
- c) Authority to construct the Phase IV Cemetery Improvements project for a revised estimated total cost of \$2,565,700 (\$2,305,170 FED and \$260,530 PR-CASH).

PROJECT NUMBER: 20A3N

PROJECT DESCRIPTION:

This project performs a series of upgrades at Northern Wisconsin Veterans Memorial Cemetery (NWVMC) with the goal of meeting projected 10-year demand for columbarium space at the cemetery. The project scope includes adding 1,200 columbarium niches and 832 in-ground cremains spaces, extending the existing roadway network, landscape enhancements, and stormwater improvements in the expansion area. The number of expanded units is lower than the projected 10-year demand due to funding constraints in the project.

PROJECT JUSTIFICATION:

The USDVA Veterans Cemetery Grants Program (VCGP) requires cemeteries to present a master plan to be eligible for federal funding. The design of this phase is based on the findings and planning reported in that strategic plan. These upgrades will bring NWVMC in line with the National Cemetery Administration (NCA) standards by deepening new crypts allowing out-of-state burials.

Without additional units NWVMC is projected to begin running out of burial units this year. Columbarium space will be depleted in 2022, urn garden space will be depleted by 2025 and crypt space will be depleted by 2027 at the current rate of use.

BUDGET/SCHEDULE:

Construction	\$1,855,300
Design	\$340,100
DFD Mgt	\$85,400
Contingency	\$278,300
Other Fees	\$6,600
TOTAL	\$2,565,700

SBC Approval	May 2022
A/E Selection	Jul 2020
Design Report	May 2022
Bid Opening	Jun 2022
Start Construction	Aug 2022
Substantial Completion	Aug 2023
Final Completion	Sep 2023

PREVIOUS ACTION: This project was enumerated in 2019 Wisconsin Act 9 for \$2,469,000 (\$2,288,000 FED and \$181,000 PR-CASH).

DESIGN REPORT

DIVISION OF FACILITIES DEVELOPMENT
101 East Wilson Street, 7th Floor
Post Office Box 7866
Madison, WI 53707

May 4, 2022

Phase IV Cemetery Improvements
Northern Wisconsin Veterans Memorial Cemetery
Spooner, WI

Project Number: 20A3N

For the: Department of Veterans Affairs

Project Manager: Peggy Wischhoff, P.E.

Architect/Engineer: SmithGroup
Madison, WI

1. Project Description:

The project will expand the existing cemetery targeting the 10-year demand for columbarium spaces but will fall short by 800 niches. The project will add 1,200 columbarium niches and 832 in-ground cremain spaces; will extend the existing roadway network, provide landscape enhancements, and provide stormwater management in the area of the expansion.

2. Authorized Budget and Funding Source:

This project was enumerated in 2019 Wisconsin Act 9 for \$2,469,000 (\$2,288,000 FED and \$181,000 PR-CASH).

3. Schedule:

Bid Opening:	Jun 2022
Start of Construction:	Aug 2022
Substantial Completion / Occupancy:	Aug 2023

4. Budget Summary:

Construction:	\$1,855,300
A/E Fees:	\$340,100
DFD Mgt:	\$85,400
Contingency:	\$278,300
Other Fees:	\$6,600
Total Project Cost:	\$2,565,700

BUILDING COMMISSION REQUESTS / ITEMS

May 4, 2022

Subcommittee	Full Commission
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15. Wisconsin Veterans Home at Union Grove – Full Kitchen Remodel – Request the following:

- a) Approve the Design Report;
- b) Authority to increase the project budget by \$3,098,900 GFSB; and
- c) Authority to construct the Full Kitchen Remodel project for a revised estimated total cost of \$6,607,800 (\$4,327,100 GFSB and \$2,280,700 PRSB).

This project was enumerated in 2021 Wisconsin Act 58 for \$3,508,900 (\$1,228,200 GFSB and \$2,280,700 PRSB).

**AGENCY REQUEST FOR
STATE BUILDING COMMISSION ACTION
MAY 2022
REQUEST #15**

AGENCY: Department of Veterans Affairs

DVA CONTACT: Nick Heintz, (920) 251-7658, Nick.Heintz@dva.wisconsin.gov

DFD CONTACT: Laura Larsen, (608) 261-2435, laura.larsen@wisconsin.gov

LOCATION: Wisconsin Veterans Home at Union Grove, Racine County

PROJECT REQUEST: Request the following:

- a) Approve the Design Report;
- b) Authority to increase the project budget by \$3,098,900 GFSB; and
- c) Authority to construct the Full Kitchen Remodel project for a revised estimated total cost of \$6,607,800 (\$4,327,100 GFSB and \$2,280,700 PRSB).

PROJECT NUMBER: 20L1E

PROJECT DESCRIPTION:

This project remodels the existing kitchen in Maurer Hall at the Wisconsin Veterans Home at Union Grove converting the existing traying operation to a full preparation kitchen. The project scope includes remodeling the existing space to include a bake, cook and grill section, a bakery finishing area, and additional cooler and dry storage. Unit kitchens in Boland Hall will be remodeled to accommodate the plating of meals at the member wings across the campus.

PROJECT JUSTIFICATION:

The Wisconsin Veterans Home at Union Grove serves the long-term care needs of 158 aged and disabled veterans and their eligible dependents. Boland Hall, a 120-bed skilled nursing facility was opened in 2006. This facility required that meals come from a central kitchen on campus as there is no kitchen in the facility. It was determined that frozen, prepared foods would be prepared in the Central Services Kitchen at King, cook-chilled in bulk and transported to Union Grove several days per week. The frozen items are then thawed and plated on a tray line, stored in retherm carts, and reheated at the nursing buildings. Most recently, it has been determined that those prepared foods be prepared in the kitchen at Union Grove and not transported from King and that the meals will be plated at the units in both Boland and Gates Halls on campus. The 2021-23 Capital Budget also includes \$11.6 million for renovations to kitchen space at the Wisconsin Veterans Home at King as part of this change in the service delivery model. To avoid gaps in providing meal service during these renovations, the Union Grove project must be complete before work on the King kitchen remodels can begin.

The enumerated amount for this project was based on a pre-design study primarily focused on the upgraded equipment needs associated with converting the current kitchen to a full preparation kitchen. The pre-design budget estimates did not fully capture mechanical upgrades

needed to support the conversion. The pre-design budget estimate also underestimated inflationary costs associated with the required equipment associated with the project.

In order to proceed with this project, DVA is requesting authority to transfer \$3,098,000 GFSB from the King Kitchen Remodel project to fund the cost increase in the Union Grove project. While construction on Union Grove begins, design efforts for the King Kitchen Remodel will continue. DVA plans to request additional funding to complete the King remodel in the 2023-25 Capital Budget.

BUDGET/SCHEDULE:

Construction	\$4,600,000
Design	\$530,000
DFD Mgt	\$220,800
Contingency	\$920,000
Equipment	\$325,000
Other Fees	\$12,000
TOTAL	\$6,607,800

SBC Approval	May 2022
A/E Selection	Feb 2021
Design Report	May 2022
Bid Opening	Sep 2022
Start Construction	Nov 2022
Substantial Completion	Jul 2023
Final Completion	Aug 2023

PREVIOUS ACTION: This project was enumerated in 2021 Wisconsin Act 58 for \$3,508,900 (\$1,228,200 GFSB and \$2,280,700 PRSB).

DESIGN REPORT

DIVISION OF FACILITIES DEVELOPMENT
101 East Wilson Street, 7th Floor
Post Office Box 7866
Madison, WI 53707

May 4, 2022

Full Kitchen Remodel
Wisconsin Veterans Home at Union Grove
Union Grove, WI

Project Number: 20L1E

For the: Department of Veterans Affairs

Project Manager: Casey Ward

Architect/Engineer: Assemblage Architects
Middleton, WI

1. Project Description:

The project will remodel the existing kitchen in Maurer Hall at the Wisconsin Veterans Home at Union Grove. The existing traying operation will be removed and a full preparation kitchen will be constructed. This will require a remodeling of the existing kitchen to include establishing a bake, cook and grill section, a bakery finishing area, additional cooler and dry storage. Unit kitchens in Boland Hall will be remodeled to accommodate the plating of meals at the member wings.

2. Authorized Budget and Funding Source:

This project was enumerated in 2021 Wisconsin Act 58 for \$3,508,900 (\$1,228,200 GFSB and \$2,280,700 PRSB).

3. Schedule:

Bid Opening:	Sep 2022
Start of Construction:	Nov 2022
Substantial Completion / Occupancy:	Jul 2023

4. Budget Summary:

Construction:	\$4,600,000
A/E Fees:	\$530,000
DFD Mgt:	\$220,800
Contingency:	\$920,000
Equipment:	\$325,000
Other Fees:	\$12,000
Total Project Cost:	\$6,607,800

BUILDING COMMISSION REQUESTS / ITEMS

May 4, 2022

Subcommittee	Full Commission
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16. 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 & Repair		\$2,815,800
Union Grove	Demolish Cottages 1, 2 & 16 (\$2,653,000 PR-CASH)	\$2,653,000
Chippewa Falls	Courtyard Renovations (Increase) (\$162,800 PR-CASH)	\$162,800

In May 2021, the SBC approved the Courtyard Renovations project at the Wisconsin Veterans Home at Chippewa Falls for an estimated total cost of \$304,700 PR-CASH.

**AGENCY REQUEST FOR
STATE BUILDING COMMISSION ACTION
MAY 2022
REQUEST #16**

AGENCY: Wisconsin Department of Veterans Affairs

DVA CONTACT: Craig Jensen, (608) 577-9524, craig.jensen1@dva.wisconsin.gov

DFD CONTACT: Laura Larsen, (608) 261-2435, laura.larsen@wisconsin.gov

PROJECT REQUEST: 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			
LOCATION	PROJ. NO.	PROJECT TITLE	PR-CASH
Wisconsin Veterans Home at Union Grove (Racine Co.)	21F1M/ 21K2E	Demolish Cottages 1, 2, and 16	\$2,653,000
Wisconsin Veterans Home at Chippewa Falls (Chippewa Co.)	20B3Q	Courtyard Renovations (Increase)	\$162,800
Facility Maintenance and Repair Total			\$2,815,800

Wisconsin Veterans Home at Union Grove – Demolish Cottages 1, 2, and 16 (21F1M & 21K2E):

Project Description and Justification:

This project will demolish Cottages 1, 2 and 16 on the Union Grove campus. The project scope includes removing all supporting assets found onsite including sidewalks, parking lots, security lighting, and utilities. As part of the restoration, all excavated areas will be backfilled, graded, and restored in accordance with guidelines provided by the State Historical Preservation Office.

These cottages were constructed in the last 1920s. The buildings have been unoccupied since the 2000s. The buildings would require significant improvements in order to be utilized again. Demolition costs will be funded through available DVA cash sources.

Budget/Schedule:

Construction	\$2,113,000
Design	\$195,500
DFD Mgt	\$94,200
Contingency	\$240,300
Other Fees	\$10,000
TOTAL	\$2,653,000

SBC Approval	May 2022
A/E Selection	Jul 2021
Bid Opening	Jul 2022
Start Construction	Sep 2022
Substantial Completion	Jun 2023
Final Completion	Oct 2023

Previous Action: None.

Wisconsin Veterans Home at Chippewa Falls – Courtyard Renovations (Increase)
(20B3Q):

Project Description and Justification:

This project will correct existing site drainage and ADA accessibility issues that exist within Courtyard #8 at the Chippewa Falls Veterans Home. The project also includes constructing a courtyard shelter that can be utilized by members of the Home. Currently the courtyard is unusable for the members of the Veterans Home due to unsafe conditions. The slope of the existing pavement exceeds ADA standards and lacks shaded areas to protect members from sun exposure. Sloping at the location also prevents proper drainage causing water to enter the building and ponding in the courtyard during rain events.

This project was bid on April 7th, 2022. No scope reductions were possible due to the nature of the work. This increase will allow the bids to be accepted and provide for an appropriate post-bid contingency needed to address any unforeseen conditions that may arise during construction. DVA will fund the increase with existing cash sources.

Budget/Schedule:

Construction	\$373,800
Design	\$39,800
DFD Mgt	\$16,500
Contingency	\$37,400
TOTAL	\$467,500

SBC Approval	May 2021
A/E Selection	Mar 2020
Bid Opening	Apr 2022
Start Construction	Jul 2022
Substantial Completion	Nov 2022
Final Completion	Dec 2022

Previous Action: In May 2021, the SBC approved the Courtyard Renovations project at the Wisconsin Veterans Home at Chippewa Falls for an estimated total cost of \$304,700 PR-CASH.

BUILDING COMMISSION REQUESTS / ITEMS

May 4, 2022

Subcommittee

Full Commission

Kickapoo Reserve Management Board

17. Kickapoo Valley Reserve – Request authority to accept a gift with an estimated value of \$175,000 and consisting of a building to be constructed at the Kickapoo Valley Reserve.

**AGENCY REQUEST FOR
STATE BUILDING COMMISSION ACTION
MAY 2022
REQUEST #17**

AGENCY: Kickapoo Reserve Management Board

KRMB CONTACT: Scott Walter, (608) 625-2963, scottwalter1@wisconsin.gov

DFD CONTACT: Laura Larsen, (608) 261-2435, laura.larsen@wisconsin.gov

LOCATION: Kickapoo Valley Reserve, Vernon County

PROJECT REQUEST: Request authority to accept a gift with an estimated value of \$175,000 and consisting of a building to be constructed at the Kickapoo Valley Reserve.

PROJECT NUMBER: 22C1U

PROJECT DESCRIPTION:

The building will be a 500 GSF structure near the current Visitor Center and will serve 16 students and two teachers starting in the fall of 2022. This is phase two of construction to provide expanded educational programming options on the Kickapoo Valley Reserve (KVR) and will accommodate the addition of a First-Grade class for the Kickapoo Valley Forest School (KVFS). The KVFS is a public charter school that operates in collaboration with the La Farge School District.

PROJECT JUSTIFICATION:

In 2019, nearly 6,000 students attended field trips, summer (day) camps and special events at the KVFS. The KVR Education Program is based in the Visitor Center building, but during the popular spring field trip season there are times when the Visitor Center cannot accommodate large school groups or multiple groups. Planning for additional education space accelerated in 2020 and one classroom building was constructed in 2021.

This building will serve as a source of revenue via rental fees for expanded KVR summer educational programming. Operating and maintenance costs associated with building use by the KVFS will be funded by the La Farge School District as memorialized in a facilities use agreement.

This project will be delivered by the Friends of Kickapoo Valley Reserve, all cash for the project has been received. The full gift for this project (\$175,000) was funded by a donation from the Prairie Springs: Paul Fleckenstein Trust. The project has been approved locally by the Kickapoo Reserve Management Board.

BUDGET/SCHEDULE: Not applicable

PREVIOUS ACTION: None.

BUILDING COMMISSION REQUESTS / ITEMS

May 4, 2022

Subcommittee

Full Commission

Wisconsin State Fair Park

18. 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.

Health, Safety & Environmental Protection	\$946,100
SFP Radio System Digital Upgrade (\$946,100 GFSB)	\$946,100

**AGENCY REQUEST FOR
STATE BUILDING COMMISSION ACTION
MAY 2022
REQUEST #18**

AGENCY: Wisconsin State Fair Park

SFP CONTACT: John Decker, (414) 312-1170, John.Decker@wistatefair.com

DFD CONTACT: Laura Larsen, (608) 261-2435, laura.larsen@wisconsin.gov

LOCATION: West Allis, Milwaukee County

PROJECT REQUEST: 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.

Health, Safety and Environmental Protection			
LOCATION	PROJ. NO.	PROJECT TITLE	GFSB
State Fair Park (Milwaukee Co.)	20C2A	Radio System Digital Upgrade	\$946,100
Health, Safety and Environmental Protection Total			\$946,100

PROJECT DESCRIPTION:

This project will replace the existing analog radio system with a new digital radio system at the Wisconsin State Fair Park. The radio system is used by SFP Police Department, Public Safety personnel and State Fair Park staff for emergency and operational communications. The system includes primary and backup trunking systems, squad car radios, handheld radios, and police dispatching systems.

PROJECT JUSTIFICATION:

The existing analog radio system has 20-year-old components that are no longer supported, resulting in less reliable communication when compared to digital systems. Scarcity of equipment and parts is becoming an increasing threat, resulting in potential life safety issues. Digital technology offers increased coverage reliability and critical emergency communication.

BUDGET/SCHEDULE:

Construction	\$30,000
Design	\$27,700
DFD Mgt	\$20,900
Contingency	\$117,100
Equipment	\$750,400
TOTAL	\$946,100

SBC Approval	May 2022
A/E Selection	Apr 2021
Bid Opening	Jun 2022
Start Construction	Aug 2022
Substantial Completion	Dec 2022
Final Completion	Jan 2023

PREVIOUS ACTION: None.

BUILDING COMMISSION REQUESTS / ITEMS

May 4, 2022

Subcommittee

Full Commission

Wisconsin Historical Society

19. 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		\$942,000
Villa	Ph 2 Villa Louis Mansion Walkway Repl	\$942,000
Louis	(\$942,000 GFSB)	

**AGENCY REQUEST FOR
STATE BUILDING COMMISSION ACTION
MAY 2022
REQUEST #19**

AGENCY: Wisconsin Historical Society

WHS CONTACT: Kelly Frawley, (608) 264-6581, kelly.frawley@wisconsinhistory.org

DFD CONTACT: Laura Larsen, (608) 261-2435, laura.larsen@wisconsin.gov

PROJECT REQUEST: 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			
LOCATION	PROJ. NO.	PROJECT TITLE	GFSB
Villa Louis Historic Site (Crawford Co.)	20L1T	Phase 2 Villa Louis Mansion Walkway Replacement	\$942,000
Facility Maintenance and Repair Total			\$942,000

PROJECT DESCRIPTION:

This project is the second of two phases to replace historical walkways around Villa Louis Mansion. Limestone, brick, and gravel paving materials will be replaced, and the walks will be regraded to be made as accessible as possible. Drainage of paved walkways will be improved, site lighting will be enhanced for visitor safety, and landscape features and plantings will be provided to restore the historic site condition. Materials and fixtures will be selected to be historically appropriate.

PROJECT JUSTIFICATION:

The current walkways serving the mansion complex create safety hazards to visitors and staff. The uneven surface and deteriorated limestone pose a continuous tripping hazard. With many visitors being elderly or families with small children this needs to be corrected. Compliance with ADA requirements will be addressed and coordinated with historic preservation concerns.

BUDGET/SCHEDULE:

Construction	\$680,000
Design	\$73,900
DFD Mgt	\$31,600
Contingency	\$110,000
Equipment	\$20,000
Other Fees	\$26,500
TOTAL	\$942,000

SBC Approval	May 2022
A/E Selection	Feb 2021
Bid Opening	Jun 2022
Start Construction	Aug 2022
Substantial Completion	May 2023
Final Completion	Nov 2023

PREVIOUS ACTION: None.

BUILDING COMMISSION REQUESTS / ITEMS

May 4, 2022

Subcommittee

Full Commission

Non-State Grant

20. Beyond Vision – VisABILITY Center - Request the release of \$5,000,000 GFSB to Beyond Vision VisABILITY Center for the construction of a new facility in Milwaukee County.

This project was enumerated in 2021 Wisconsin Act 58 for \$5,000,000 GFSB.

**AGENCY REQUEST FOR
STATE BUILDING COMMISSION ACTION
MAY 2022
REQUEST #20**

AGENCY: Non-State Grant

NSG CONTACT: Dennis Martin, (414) 778-5800, dmartin@beyondvision.com

DFD CONTACT: Laura Larsen, (608) 261-2435, laura.larsen@wisconsin.gov

LOCATION: Milwaukee County

PROJECT REQUEST: Request the release of \$5,000,000 GFSB to Beyond Vision VisABILITY Center for the construction of a new facility in Milwaukee County.

PROJECT NUMBER: 22C2H

PROJECT DESCRIPTION:

This request is for the construction of a 130,000 GSF facility to house the Beyond Vision VisABILITY Center providing career paths and services to Wisconsin's blind and low vision community. The new facility will be constructed to provide career paths and services for people who are blind or coping with vision loss and other disabilities. The facility will include a central meeting/lunchroom with ambient light and inviting décor to feed the senses. The accessible lobby will feature a historical timeline of Wisconsin employment for people with severe vision loss. Accessibility features of the facility will include audio navigation aids, textured flooring, ambient lighting, braille signage, accessible computer systems, and landscaping for assist dogs. The green space will be accessible to the public.

The new facility will have sufficient space allowing other service providers serving this community to collocate with Beyond Vision. Services offered out of the facility will include Adaptive Technology, Advocacy, Community, Education, Employment, Eye Health, Literacy, Military Veterans, Peer Support, and Rehabilitation Support.

The funding for the Beyond Vision VisABILITY Center is outlined below:

State Grant	\$5,000,000
Grantee Match	\$14,000,000
TOTAL	\$19,000,000

PROJECT JUSTIFICATION:

In Wisconsin, one in seven adults coping with low or changing vision is unemployed. Beyond Vision is one of just two Wisconsin organizations with the sole mission of providing meaningful and sustainable employment for people who are blind. Our current facilities limit the growth of our mission as we strive to reduce the 70% non-employment rate for people who are blind. Beyond Vision offers remote employment opportunities, therefore people who are blind from throughout Wisconsin can find meaningful and sustainable employment.

Today, a person challenged by low or changing vision, or who is blind, must travel to several different areas of the State to find the help and support they need to be self-sufficient. The Beyond Vision VisABILITY Center will minimize those navigational issues with one location providing services and employment.

Beyond Vision is choked for space. Current facilities have little growth space, no loading docks and most critical, no fire protection. Two 1930s-era state-owned buildings currently house Beyond Vision’s four business units – assembly and packaging, full-service customer care center (call center), CNC machine shop, and business supplies. The current buildings have out-of-date construction materials and design, thus precluding renovation as those costs will far outweigh the value. It is time to expand Beyond Vision facilities and potentially triple its blind workforce.

This request is consistent with the provisions of 2021 Wisconsin Act 58 that requires the grantee to document the existence of additional funding from non-state sources and provide construction plans to the DOA for review and approval. The existence of non-state funding has been identified by the grantee and the DOA staff has determined that the plans are consistent with the project as described. Upon SBC approval, a grant agreement between the Beyond Vision and the DOA will be executed to allow for the release of funding.

BUDGET:

Construction/Design	\$19,000,000
TOTAL	\$19,000,000

PREVIOUS ACTION: This project was enumerated in 2021 Wisconsin Act 58 for \$5,000,000 GFSB.

May 4, 2022

Subcommittee

Full Commission

HIGHER EDUCATION

University of Wisconsin

21. UW-Eau Claire – Residence Halls Demolition -
 Request authority to demolish Thomas and Putnam
 Residence Halls to prepare the site for the new Science
 and Health Sciences Building for an estimated total cost
 of \$1,684,900 PR-CASH.

Phase II of this project was allocated \$1,000,000 BTF-
 Planning in 2019 Wisconsin Act 9. In August 2021, the
 SBC approved the release of \$1,000,000 BTF-Planning
 to complete advance planning for Phase II of the
 Science/Health Science Building project.

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 PR-
 CASH; and \$13,709,000 GIFTS).

**AGENCY REQUEST FOR
STATE BUILDING COMMISSION ACTION
MAY 2022
REQUEST #21**

AGENCY: University of Wisconsin System

UWSA CONTACT: Alex Roe, (608) 265-0551, aroe@uwsa.edu

DFD CONTACT: Laura Larsen, (608) 261-2435, laura.larsen@wisconsin.gov

LOCATION: UW-Eau Claire, Eau Claire County

PROJECT REQUEST: Request authority to demolish Thomas and Putnam Residence Halls to prepare the site for the new Science and Health Sciences Building for an estimated total cost of \$1,684,900 PR-CASH.

PROJECT NUMBER: 19J4E-01

PROJECT DESCRIPTION:

This project abates and demolishes two student residences Putnam Hall (36,769 GSF) and Thomas Hall (35,496 GSF) and prepares the site for the construction of a new Science and Health Sciences Building. Work will include hazardous materials abatement, asbestos abatement, full building removal (including foundations), existing utility abandonment, and site restoration.

PROJECT JUSTIFICATION:

A feasibility study was completed in 2018 to address the science program's facility needs at UW-Eau Claire. Three main buildings were analyzed: Hibbard Hall (161, 677 GSF constructed in 1973), which houses mathematics and psychology; Nursing Hall (46,929 GSF constructed in 1968 with a 1984 building addition), which houses the emerging pre-professional health science programs; and Phillips Hall (192,250 GSF constructed in 1963 with a 1967 building addition), which houses the physical sciences (anthropology, astronomy, biology, chemistry, computer sciences, geography, geology, materials sciences, and physics). It was determined that building new replacement space was the most cost-effective and best long-term option for the program. The new building will be a home for the Chemistry, Materials Science & Engineering, Physics & Astronomy, and Psychology programs. New Nursing simulation laboratories and a new Mayo Clinic research laboratory suite will also be provided.

The 2010-2030 Master Plan identified the site occupied by these residence halls as the future home of a new science facility to replace the aging Phillips Hall. UW-Eau Claire's Department of Housing has already replaced the loss of the beds housed in these halls through leasing and construction of three new buildings (The Suites) built on campus and completed in 2017, and by leasing two off campus facilities. Furthermore, these aging halls no longer meet the expectations of incoming students and require significant maintenance. As of September 2021, they have served only as temporary quarantine housing.

A request for authority to construct the new Science building will occur at the appropriate time. However, in order to keep the overall project on schedule while reducing risk and maintenance of unoccupied buildings on campus, an early bid package is being requested.

BUDGET/SCHEDULE:

Abatement/Demolition	\$1,295,800
Design	\$135,000
DFD Mgt	\$59,700
Contingency	\$194,400
TOTAL	\$1,684,900

SBC Approval	May 2022
A/E Selection	Sep 2020
Design Report	Feb 2022
Bid Opening	Jun 2022
Demolition Begin	Aug 2022
Substantial Completion	Oct 2022

PREVIOUS ACTION: Phase II of this project was allocated \$1,000,000 BTF-Planning in 2019 Wisconsin Act 9. In August 2021, the SBC approved the release of \$1,000,000 BTF-Planning to complete advance planning for Phase II of the Science/Health Science Building project.

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 PR-CASH; and \$13,709,000 GIFTS).

BUILDING COMMISSION REQUESTS / ITEMS

May 4, 2022

Subcommittee

Full Commission

22. UW-Madison – Gift of a Condominium - Request authority to approve the conversion of the fee simple ownership of state property located in the 1200 block of University Avenue to a condominium containing two units.

**AGENCY REQUEST FOR
STATE BUILDING COMMISSION ACTION
MAY 2022
REQUEST #22**

AGENCY: University of Wisconsin System

UWSA CONTACT: Alex Roe, (608) 265-0551, aroe@uwsa.edu

DFD CONTACT: Laura Larsen, (608) 261-2435, laura.larsen@wisconsin.gov

LOCATION: UW-Madison, Dane County

PROJECT REQUEST: Request authority to approve the conversion of the fee simple ownership of state property located in the 1200 block of University Avenue to a condominium containing two units.

PROJECT NUMBER: 22B4F

PROJECT DESCRIPTION:

The footprint of the proposed location of the new gift-funded Computer, Data, and Information Science (CDIS) building straddles parcels of land individually owned by the Board of Regents and the Wisconsin Alumni Research Foundation (WARF). The portion of the land owned by WARF is also the location of the subterranean vivarium used by researchers at the Wisconsin Institute for Discovery located across Orchard Street. To construct one building on top of land parcels owned by multiple parties, the fire code requires the two parcels to be combined into one parcel. A condominium ownership that includes two units, the CDIS building as Unit 1, and the underground vivarium owned by WARF as Unit 2 was determined to be the most efficient way to combine the parcels. Once the formation of the condominium is approved, WARF will deed its above-ground interest in Unit 2 to allow the CDIS building to be wholly owned by the Board of Regents.

PROJECT JUSTIFICATION:

The fully gift-funded CDIS building will create approximately 325,000 GSF across seven floors to house and combine Computer Science, Statistics, and the Information School (iSchool) into a single new facility. Additionally, the new building will house the American Family Insurance Data Science Institute, the Biostatistics and Medical Informatics department in the School of Medicine and Public Health, and the Center for High Throughput Computing as permanent occupants on floors three through seven in the building.

The site identified for the new CDIS building is in the northwest corner of the 1200 block of University Avenue between Charter Street and Orchard Street. To enable the construction of the CDIS building, the project demolishes the existing Service Building located at 1217 University Avenue and the Service Building Annex at 1225 University Avenue. The creation of the condominium ownership and subsequent gift of the air rights of the WARF condominium

satisfies fire code requirements and allows the building to be constructed on one contiguous parcel. A loading dock and elevator will be constructed as common elements of the condominium. An existing tunnel between the WARF vivarium and the Wisconsin Institute of Discovery building across Orchard Street will remain the property of WARF.

The construction of the new CDIS building will be delivered under the Gift/Grants authority of the Board of Regents as provided in Wis. Stats. s. 13.48(10)(c) and does not require enumeration by the legislature, SBC approval, or DOA oversight.

SCHEDULE:

SBC Approval: May 2022

Closing: No later May 30, 2022

PREVIOUS ACTION: None.

BUILDING COMMISSION REQUESTS / ITEMS

May 4, 2022

Subcommittee	Full Commission
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23. UW-Milwaukee – Sandburg Hall West Tower

Renovation - Request the following:

- a) Approve the Design Report; and
- b) Authority to construct the Sandburg Hall West Tower Renovation project for an estimated total cost of \$11,445,000 PRSB.

This project was enumerated in 2021 Wisconsin Act 58 for \$11,445,000 EX-PRSB. Prior Phases of the project were enumerated in 2017 Wisconsin Act 59 for \$33,500,000.

**AGENCY REQUEST FOR
STATE BUILDING COMMISSION ACTION
MAY 2022
REQUEST #23**

AGENCY: University of Wisconsin System

UWSA CONTACT: Alex Roe, (608) 265-0551, aroe@uwsa.edu

DFD CONTACT: Laura Larsen, (608) 261-2435, laura.larsen@wisconsin.gov

LOCATION: UW-Milwaukee, Milwaukee County

PROJECT REQUEST: Request the following:

- a) Approve the Design Report; and
- b) Authority to construct the Sandburg Hall West Tower Renovation project for an estimated total cost of \$11,445,000 PRSB.

PROJECT NUMBER: 16L1U-03

PROJECT DESCRIPTION:

The Sandburg Residence Hall facility complex is comprised of four resident room towers, a residence commons, and a parking structure serving approximately 2,800 students. This project focuses on 16-floor west tower.

The project scope includes improvements to bathrooms, bedrooms, support services space, and elevators in the west tower. The project will also update HVAC, electrical, and fire alarm systems to address deferred maintenance and comply with current life and safety codes. The project will also create new ADA accessible resident rooms and bathrooms. The project will replace plumbing laterals and showers that are corroded from years of use and require an increasing number of emergency repairs. The repairs on a lower floor show signs of water damage from leaking upper floor pipes. The project will also renovate and modernize three sets of three traction elevators that are original to the building. The proposed scope of work will selectively and partially renovate all 114,921 GSF of the west tower.

PROJECT JUSTIFICATION:

The Sandburg Hall complex provides accommodations for approximately 2,800 students. It opened in 1970 with a west tower (16 floors), a south tower (20 floors), and a Green Commons (2 floors that connected all three towers). The north tower (28 floors) opened in 1971. These three towers provide suite-style accommodations with single and double bedrooms that share a common bathroom. Green Commons includes space for food service, a convenience store, a cinema, administration, and support. The east tower (19 floors) opened in 2001 providing apartment-style rooms and was not included in the previous enumeration, nor in this request. A project to address the maintenance needs of the original three towers was enumerated in the 2017-19 biennium.

A comprehensive building code and facility condition assessment was performed on the entire complex. A master plan was developed to renovate and repair Sandburg Hall. Design alternatives, phasing options, and plan implementation scenarios with corresponding budget estimates and schedules were developed for the proposed scope of work included in the enumerated project. The south tower was in the worst condition and its work was prioritized and completed first, followed by the north tower, which is currently under construction. During the planning and design phases of the first two towers, the scope of work was limited to building infrastructure and life safety deficiencies. Even with this approach, the enumerated budget is not sufficient to complete all three towers as originally intended. It was also determined during the planning and design of the enumerated project that the Sandburg Commons required a sprinkler system retrofit to meet current code, which resulted in approximately \$2 million of unplanned scope being included in the enumerated project.

The majority of the mechanical and building system components have reached the end of their useful lives, with approximately 80% of the space being more than 45 years old. Frequent bursting pipes and slow leaks are becoming too numerous to repair and require system replacement. One leak can shut down a tower quadrant and potentially affect 280 students in 56 suites. This project will replace outdated waste and supply pipes; plumbing fixtures; and affected areas including walls, floors, fixtures, finishes, and mechanical and electrical. It will create spaces that meet current building code and ADA requirements. The project will replace and modernize three sets of traction elevators that are increasingly difficult to maintain due to worn or loose-fitting mechanical parts, discontinued circuit boards, and bearing and sheave deterioration. The failing bathroom pipes date from 2010 when the need for extensive maintenance was first identified in the west tower. The problems continued in the south and north towers. These were stabilized as they occurred, but the leaks damaged other parts of the building.

BUDGET/SCHEDULE:

Construction	\$9,569,400
DFD Mgt	\$440,200
Contingency	\$1,435,400
TOTAL	\$11,445,000

SBC Approval	May 2022
A/E Selection	Jan 2017
Design Report	Mar 2022
Bid Opening	Jun 2022
Start Construction	Aug 2022
Substantial Completion	Jul 2023
Final Completion	Dec 2023

PREVIOUS ACTION: This project was enumerated in 2021 Wisconsin Act 58 for \$11,445,000 EX-PRSB. Prior Phases of the project were enumerated in 2017 Wisconsin Act 59 for \$33,500,000.

DESIGN REPORT

DIVISION OF FACILITIES DEVELOPMENT
101 East Wilson Street, 7th Floor
Post Office Box 7866
Madison, WI 53707

May 4, 2022

Sandburg Hall West Tower Renovation
UW-Milwaukee
Milwaukee, WI

Project Number: 16L1U-03

For the: University of Wisconsin

Project Manager: Jen Mason

Architect/Engineer: Engberg Anderson, Inc
Madison, WI

1. Project Description:

The Sandburg Residence Hall facility complex is comprised of four resident room towers, a residence commons, and a parking structure and serves approximately 2,800 students. This project focuses on the 20-floor South Tower, 28-floor North Tower, and 16-Floor West Tower and adding sprinklers to the commons and parking level.

The project upgrades infrastructure, life-safety systems, elevators, and provided ADA accessibility. Bathrooms in all suites within the three towers are to be demolished and replaced, including architectural, mechanical, electrical and plumbing systems. Minor modifications to the fire protection system will occur within rooms renovated for accessibility. Several suites will be reconfigured to address accessibility standards, including accessible bathrooms, per current building code standards. Reconfigured bedrooms will meet code requirements for natural lighting and ventilation. Shared spaces, including kitchens and kitchenettes will be addressed with a new makeup air unit in the basement that includes cooling to the unit for basic dehumidification and minimal interior space conditioning. All three towers are currently sprinklered and sprinklers will be added to the commons and parking structure as well to bring the existing complex up to code.

All nine elevators (three per tower in South, North, and West) will be replaced in their entirety, and the current odd stop elevators will be all-stop elevators. The elevator lobbies will also be modified at each floor with respect to controls, finishes, and lighting.

The project will be bid and constructed in three phases beginning with the South Tower, continuing with the North Tower, and finishing with the West Tower.

2. Authorized Budget and Funding Source:

This project was enumerated in 2021 Wisconsin Act 58 for \$11,445,000 PRSB. Prior phases of the project were enumerated in 2017 for \$33,500,000.

3. Schedule:

Bid Opening:	Jun 2022
Start of Construction:	Aug 2022
Substantial Completion / Occupancy:	Jul 2023

4. Budget Summary:

Construction:	\$9,569,400
DFD Mgt:	\$440,200
Contingency:	\$1,435,400
Total Project Cost:	\$11,445,000

BUILDING COMMISSION REQUESTS / ITEMS

May 4, 2022

Subcommittee	Full Commission
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24. UW-Oshkosh – Land Purchase - Request authority to purchase a 2.65-acre parcel of land and improvements located at 444 N. Sawyer Street in the City of Oshkosh for \$675,000 PR-CASH plus closing costs.

**AGENCY REQUEST FOR
STATE BUILDING COMMISSION ACTION
MAY 2022
REQUEST #24**

AGENCY: University of Wisconsin System

UWSA CONTACT: Alex Roe, (608) 265-0551, aroe@uwsa.edu

DFD CONTACT: Laura Larsen, (608) 261-2435, laura.larsen@wisconsin.gov

LOCATION: UW-Oshkosh, Winnebago County

PROJECT REQUEST: Request authority to purchase a 2.65-acre parcel of land and improvements located at 444 N. Sawyer Street in the City of Oshkosh for \$675,000 PR-CASH plus closing costs.

PROJECT NUMBER: N/A

PROJECT DESCRIPTION:

This project acquires a 22,237 SF building located on a 2.65-acre parcel of land, located across the street from the UW-Oshkosh Sports Complex and Titan Stadium which are both located across the Fox River from the main campus. The lower level of the building will be used as storage and indoor practice space for the newly formed UW-Oshkosh Titan Thunder marching band while the first-floor office space will be used to house marching band and athletics coaching staff. The purchase price is \$675,000. The property includes a separate 10' x 20' storage building.

PROJECT JUSTIFICATION:

To remain competitive within NCAA Division III and WIAC sports, additional coaching staff have been hired for men's and women's sports. Limited office space is available on the main campus but with the softball, baseball, football, and soccer practice and competition fields located across the street at the UW Oshkosh Sports Complex, it is logical to locate the coaching staff proximate to the fields. These staff are temporarily housed in a converted meeting room at the Kolf Sports Center on the main campus. The seller is leaving all the office and systems furniture, so staff can move in at little additional expense.

The marching band will occupy portions of the first floor and the lower level of the building using the space for storage, offices, classrooms, and practice. The building was constructed with higher-than-normal ceilings for a commercial building which will provide the additional height needed to allow the band the necessary clearance to practice marching with their instruments and flags.

Two appraisals were completed prior to making an offer to purchase. The purchase price is between the two appraised values. There are a number of deferred maintenance items which the seller will pay to repair, such as re-sealing and patching the parking lot, installing a new roof on the garage, and repairing the storm water drainage around the building. DOA Legal Counsel

have reviewed the transactional documents associated with this property purchase and found no issues.

PREVIOUS ACTION: None.

BUILDING COMMISSION REQUESTS / ITEMS

May 4, 2022

Subcommittee	Full Commission
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25. UW-Platteville – Special Assessment - Request authority to release the payment of estimated total cost of \$185,000 CASH for a special assessment by the City of Platteville Sanitary Sewer Replacement under the UW-Platteville turf practice field, track, and parking lots.

**AGENCY REQUEST FOR
STATE BUILDING COMMISSION ACTION
MAY 2022
REQUEST #25**

AGENCY: University of Wisconsin System

UWSA CONTACT: Alex Roe, (608) 265-0551, aroe@uwsa.edu

DFD CONTACT: Laura Larsen, (608) 261-2435, laura.larsen@wisconsin.gov

LOCATION: UW-Platteville, Grant County

PROJECT REQUEST: Request authority to release the payment of estimated total cost of \$185,000 CASH for a special assessment by the City of Platteville Sanitary Sewer Replacement under the UW-Platteville turf practice field, track, and parking lots.

PROJECT NUMBER: N/A

PROJECT DESCRIPTION:

Pursuant to Wis. Stats. 66.703(6) and 66.0705 (2) regarding Special Assessments by Local Ordinance, if the assessment to a state property is \$50,000 or more, the affected state agency must submit a request to the State Building Commission for review and approval. No project for which the State is assessed \$50,000 or more may be commenced and no contract for the project may be let without the approval of the assessment by the SBC under sub-section VIII, Part H.

This project will replace approximately 0.4 mile of Sanitary Sewer Main on UW-Platteville campus in the City of Platteville. This project was funded by the City of Platteville in their FY23 capital budget. The total probable project budget is \$785,000; the University's share of the project is approximately \$185,000, 24% of the total project budget.

The project will replace failing existing sanitary sewer main and manholes. The project scope also includes relocating the sanitary sewer line from underneath the UW-Platteville turf field and track while adjusting the depth of the line. The main line serves a large portion of campus buildings including the William Field House. The project is scheduled to begin in summer 2022 and to be completed in the fall of 2022.

PROJECT JUSTIFICATION:

The City of Platteville has funded a project to replace utility infrastructure that has exceeded its useful life. In the fall of 2021, the University reported to the City of Platteville a sanitary sewer issue in the Williams Field House. After further investigation it was determined that the original 10" clay sanitary sewer pipe was crushed, and an emergency temporary fix was performed. It was also determined that several sections of the sewer main were as deep as 30 feet which followed a former natural drainage swale.

During the investigation, the City concluded the localized sanitary sewer main needed to be replaced and worked with the University on a relocation plan to avoid the UW-Platteville track

and turf field. The University is responsible for the cost differential of the sewer main replacement and its relocation around campus assets. The values are based on the estimated project budget. The final amount assessed will be adjusted to reflect the actual project costs, which the University will incur, following completion in fall 2023.

BUDGET/SCHEDULE:

This project will be delivered by the City of Platteville. The University of Wisconsin-Platteville is contributing to the project. The table below summarizes the project cost by entity.

Entity	Cost Share	Percent
University of Wisconsin	\$185,000	24%
City of Platteville	\$600,000	76%
TOTAL PROJECT	\$785,000	100%

PREVIOUS ACTION: None.

BUILDING COMMISSION REQUESTS / ITEMS

May 4, 2022

Subcommittee	Full Commission
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26. UW-System – 2019-21 Classroom Renovation/ Instructional Technology Improvements – Request the following:

- a) Authority to release \$3,144,000 GFSB of the \$31,689,000 GFSB of the 2019-21 Classroom Renovations/Instructional Technology Improvements enumeration;
- b) Authority to construct the specified Classroom Renovation/Instructional Technology project(s) for an estimated total cost of \$3,144,000 GFSB; and
- c) Permit the Division of Facilities Development to adjust individual project budgets.

Classroom Renovation/Instructional Technology	\$3,144,000
MSN Agricultural Hall Classroom Reno	\$3,144,000
(\$3,144,000 GFSB)	

2019 Wisconsin Act 9 authorized \$31,689,000 for UW Classroom Renovation/Instructional Technology Improvement projects. To date, the SBC has authorized \$28,528,900 GFSB from this enumeration.

**AGENCY REQUEST FOR
STATE BUILDING COMMISSION ACTION
MAY 2022
REQUEST #26**

AGENCY: University of Wisconsin System

UWSA CONTACT: Alex Roe, (608) 265-0551, aroe@uwsa.edu

DFD CONTACT: Laura Larsen, (608) 261-2453, laura.larsen@wisconsin.gov

LOCATION: UW System, Statewide

PROJECT REQUEST: Request the following:

- a) Authority to release \$3,144,000 GFSB of the \$31,689,000 GFSB of the 2019-21 Classroom Renovations/Instructional Technology Improvements enumeration;
- b) Authority to construct the specified Classroom Renovation/Instructional Technology project(s) for an estimated total cost of \$3,144,000 GFSB; and
- c) Permit the Division of Facilities Development to adjust individual project budgets.

CLASSROOM RENOVATIONS/INSTRUCTIONAL TECHNOLOGY

Institution	Project No.	Project Title	GFSB	TOTAL
Madison (Dane Co.)	19G3N	Agricultural Hall Classroom Renovation	\$3,144,000	\$3,144,000
MAY 2022 TOTAL			\$3,144,000	\$3,144,000

UW-Madison – Agricultural Hall Classroom Renovation (19G3N):

Project Description and Justification:

This project will remodel one of the largest lecture halls on the UW-Madison campus, Agricultural Hall, Room 125. The historic space was built in 1903, seats nearly 600 individuals, and has largely gone untouched since its opening, except for minor remodels to the rear projection booth and the lecturer’s stage. The project scope includes installing a new air handling unit decided to the lecture hall addressing deficiencies with the current HVAC system. The project also includes new paint, repairing plaster walls and ceilings, and replacing the current writing surfaces and projection screen. The original balcony stairs, which connect to the lecturer’s stage, will be rebuilt according to historic standards, and all doors and associated hardware will be replaced to closely match the originals. Furnishings within the lecture hall will be replaced in kind. To improve the sound and lighting quality, acoustical treatments and a new lighting system will be installed.

The 100+ year old lecture hall is historically significant to the University of Wisconsin-Madison and is also listed on the National Register of Historic Places. By updating the systems, finishes, and furnishings while preserving, restoring, and augmenting the historical integrity and beauty of this historical marquee lecture space, this project ensures that the lecture hall will be available as an instructional space for future generations of Badger students.

Budget/Schedule:

Construction	\$2,211,900
Design	\$257,300
DFD Mgt	\$109,900
Contingency	\$534,200
Equipment	\$26,000
Other Fees	\$4,700
TOTAL	\$3,144,000

SBC Approval	May 2022
A/E Selection	Feb 2021
Bid Opening	Jun 2022
Start Construction	Aug 2022
Substantial Completion	Jul 2023
Final Completion	Sep 2023

Previous Action: 2019 Wisconsin Act 9 authorized \$31,689,000 for UW Classroom Renovation/Instructional Technology Improvement projects. To date, the SBC has authorized \$28,528,900 GFSB from this enumeration. The table below summarizes projects previously authorized by the SBC.

SBC Mtg	Project	Amount Authorized
Oct 2020	GBY – Instructional Services Electrical Engineering Technology Lab (19G3Q)	\$5,763,500
Oct 2020	STO – Fryklund Hall Apparel Laboratories Renovation (19G3M)	\$3,019,000
Dec 2020	WTW – Center for the Arts Sculpture Lab Renovation (19G3L)	\$3,001,000
Dec 2020	MIL – Holton Hall G80 Active Learning Classroom Renovation (19G3O)	\$668,000
Feb 2021	OSH – Swart Hall Forensics Anthropology Lab and Classroom Renovation and Arts & Communication Music Practice Rooms Acoustic Renovations (19G3K)	\$3,291,500
Feb 2021	EAU – Hass Fine Arts Music Large Ensemble and Practice Rooms Renovation (19G3R)	\$6,748,400
Aug 2021	LAX - Mitchell Hall Physical Education Lab Renovation (19G3P)	\$6,037,500
	Subtotal	\$28,528,900

BUILDING COMMISSION REQUESTS / ITEMS

May 4, 2022

Subcommittee	Full Commission
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27. 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		\$10,870,200
MIL	Multi Bldg Air Dist Duct Smoke Det Upgr (\$2,972,000 GFSB)	\$2,972,000
MIL	Norris Infrastructure Renovation (\$2,029,000 PRSB)	\$2,029,000
MSN	Parking Garage 6 Structural Repairs (\$428,600 PR-CASH)	\$428,600
MSN	Van Hise Stairwell Pressurization (Incr) (\$1,091,400 GFSB)	\$1,091,400
OSH	Multi Bldg Emergency Generator Repl (\$1,778,000 GFSB)	\$1,778,000
WTW	Connor Univ Ctr/Moraine Roof Repl (\$1,105,500 PRSB; \$560,300 PR-CASH)	\$1,665,800
WTW	Fischer/Goodhue Halls Roofing Repl (\$822,800 PRSB; \$82,600 PR-CASH)	\$905,400
Utility Repair & Renovation		\$5,511,700
GBY	North Campus Prim/Second Elec Upgr (\$3,905,000 GFSB; \$655,000 PR-CASH)	\$4,560,000
WTW	Schwager Dr. Reconstruct/Lot 22 Expan (\$87,800 PRSB; \$863,900 PR-CASH)	\$951,700
Health, Safety & Environmental Protection		\$6,364,300
LAC	Sanford Hall Renovation (\$1,500,000 PRSB; \$1,497,900 PR-CASH)	\$2,997,900
MSN	WARF Fire Suppression System Reno (\$2,687,700 GFSB)	\$2,687,700
MSN	WGNHS Mt. Horeb Fire Protection Sys (\$678,700 GFSB)	\$678,700
Programmatic Remodeling & Renovation		\$1,495,600
WTW	Goodhue Hall 3 rd Floor Renovation (\$1,405,400 PRSB; \$90,200 PR-CASH)	\$1,495,600
Energy Conservation		\$4,711,900
PKS	East Lot Solar Photovoltaic Array (\$4,711,900 PRSB)	\$4,711,900
TOTAL	\$13,112,800 GFSB \$11,662,400 PRSB	\$28,953,700
	\$4,178,500 PR-CASH	

**AGENCY REQUEST FOR
STATE BUILDING COMMISSION ACTION
MAY 2022
REQUEST #27**

AGENCY: University of Wisconsin System

UWSA CONTACT: Alex Roe, (608) 265-0551, aroe@uwsa.edu

DFD CONTACT: Laura Larsen, (608) 261-2435, laura.larsen@wisconsin.gov

LOCATION: UW System, Statewide

PROJECT REQUEST: 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

INST	PROJ. NO.	PROJECT TITLE	GFSB	PRSB	PR-CASH	TOTAL
MILWAUKEE (Milwaukee Co.)	20A3H	Multi-Building Air Distribution Duct Smoke Detector Upgrade	\$2,972,000	\$0	\$0	\$2,972,000
MILWAUKEE (Milwaukee Co.)	21H1O	Norris Infrastructure Renovation	\$0	\$2,029,000	\$0	\$2,029,000
MADISON (Dane Co.)	21E1R	Parking Garage 6 Structural Repairs	\$0	\$0	\$428,600	\$428,600
MADISON (Dane Co.)	19E3L	Van Hise Hall Stairwell Pressurization (Increase)	\$1,091,400	\$0	\$0	\$1,091,400
OSHKOSH (Winnebago Co.)	20K1F	Multi-Building Emergency Generator Replacements (Arts & Comm/Lincoln/Radford/Swart)	\$1,778,000	\$0	\$0	\$1,778,000
WHITEWATER (Walworth Co.)	19G1K	Connor University Center/Moraine Bookstore Roof Replacement	\$0	\$1,105,500	\$560,300	\$1,665,800
WHITEWATER (Walworth Co.)	21I1R	Fischer Hall/Goodhue Hall Roofing Replacements	\$0	\$822,800	\$82,600	\$905,400
FACILITY MAINTENANCE AND REPAIR SUBTOTALS			\$5,841,400	\$3,957,300	\$1,071,500	\$10,870,200

UTILITY REPAIR AND RENOVATION

INST	PROJ. NO.	PROJECT TITLE	GFSB	PRSB	PR-CASH	TOTAL
GREEN BAY (Brown Co.)	20A3J	North Campus Primary & Secondary Electrical Upgrade	\$3,905,000	\$0	\$655,000	\$4,560,000
WHITEWATER (Walworth Co.)	20B1E	Schwager Drive Reconstruction & Lot 22 Expansion	\$0	\$87,800	\$863,900	\$951,700
UTILITY REPAIR AND RENOVATION SUBTOTALS			\$3,905,000	\$87,800	\$1,518,900	\$5,511,700

HEALTH, SAFETY, AND ENVIRONMENTAL PROTECTION

INST	PROJ. NO.	PROJECT TITLE	GFSB	PRSB	PR-CASH	TOTAL
LA CROSSE (La Crosse Co.)	19K1M	Sanford Hall Renovation	\$0	\$1,500,000	\$1,497,900	\$2,997,900
MADISON (Dane Co.)	20J1J	WARF Fire Suppression System Renovation	\$2,687,700	\$0	\$0	\$2,687,700
MADISON (Dane Co.)	20I1H	WGNHS Mt. Horeb Facility Fire Protection System	\$678,700	\$0	\$0	\$678,700
HEALTH, SAFETY, & ENVIRONMENTAL PROTECTION SUBTOTALS			\$3,366,400	\$1,500,000	\$1,497,900	\$6,364,300

PROGRAMMATIC REMODELING AND RENOVATION

INST	PROJ. NO.	PROJECT TITLE	GFSB	PRSB	PR-CASH	TOTAL
WHITEWATER (Walworth Co.)	16H2Z	Goodhue Hall 3 rd Floor Renovation	\$0	\$1,405,400	\$90,200	\$1,495,600
PROGRAMMATIC REMODELING AND RENOVATION SUBTOTALS			\$0	\$1,405,400	\$90,200	\$1,495,600

ENERGY CONSERVATION

INST	PROJ. NO.	PROJECT TITLE	GFSB	PRSB	PR-CASH	TOTAL
PARKSIDE (Kenosha Co.)	21G1M	UWPKS East Lot Solar Photovoltaic Array	\$0	\$4,711,900	\$0	\$4,711,900
ENERGY CONSERVATION SUBTOTALS			\$0	\$4,711,900	\$0	\$4,711,900

	GFSB	PRSB	PR-CASH	TOTAL
MAY 2022 TOTALS	\$13,112,800	\$11,662,400	\$4,178,500	\$28,953,700

UW-Milwaukee - Multi-Building Air Distribution Duct Smoke Detector Upgrade (20A3H):

Project Description and Justification:

This project replaces fire alarm systems throughout the Engineering and Mathematical Sciences (EMS) and Fine Arts (FA) Complex buildings. The project scope includes replacing duct and spot-type smoke detectors. The new system will meet current codes and standards.

During recent fire events on campus, it was discovered that many campus buildings do not have duct mounted smoke detectors in supply and return ducting systems associated to large central air handling systems. During these events, some air handling systems remained in operation countering fire suppression efforts and spreading smoke through areas that would have otherwise been unaffected. The costly clean-up and subsequent classroom, laboratory, and office space use disruption associated to the recent events illuminated the need to retrofit proper smoke detection, alarm and air distribution control in older buildings across campus to prevent similar expensive clean-ups in the event of a fire or smoke generating event.

Budget/Schedule:

Construction	\$2,314,300
Design	\$204,000
DFD Mgt	\$106,500
Contingency	\$347,200
TOTAL	\$2,972,000

SBC Approval	May 2022
A/E Selection	May 2020
Bid Opening	Oct 2022
Start Construction	Feb 2023
Substantial Completion	Jan 2024
Final Completion	Jul 2024

Previous Action: None.

UW-Milwaukee – Norris Infrastructure Renovation (21H10):**Project Description and Justification:**

This project renovates 13,751 GSF in the 60-year-old Norris Health Center to relocate the UW-Milwaukee Police Department from their current location in the lower two stories Sandburg Residence Hall. The project scope includes mechanical, electrical, plumbing and fire protection changes. Mechanical changes include replacement of existing HVAC equipment, pneumatic controls, and ductwork in reconfigured area with a full HVAC renovation including rezoning the first and second floors with a variable air volume system. Electrical changes include new lighting, power in reconfigured areas and fire alarms throughout, a new backup generator and new building electrical service. Plumbing changes include new hot water storage tank with new piping and insulation, new hot water heater, demolition and addition of plumbing piping and fixtures in the building.

This project will run concurrently with the Sandburg Residence Hall construction project to avoid a temporary relocation and disruption of services for the campus's police department. The department would not be able to function in place during construction due to noise and disruption levels. Because of potential impacts to the call dispatch section, the department would have had to relocate to a temporary space for a minimum of three to four months. This project allows the department to transfer directly to Norris upon its completion, with minimal impact to services.

Budget/Schedule:

Construction	\$1,426,800
Design	\$216,600
DFD Mgt	\$66,000
Contingency	\$221,000
Equipment	\$98,600
TOTAL	\$2,029,000

SBC Approval	May 2022
A/E Selection	Sep 2020
Bid Opening	Aug 2022
Start Construction	Nov 2022
Substantial Completion	Apr 2023
Final Completion	Jun 2023

Previous Action: None.

UW-Madison - Parking Garage 6 Structural Repairs (21E1R):

Project Description and Justification:

This project repairs structural conditions at the upper level of Helen C. White Hall Parking Garage 6. The structural issues include spalling along the length of three structural beams so that there is reduced bearing area for the slabs above. Project work also includes providing non-structural repairs to concrete spalling on the upper-level ceiling not related to those beams.

As part of a 2020 condition assessment, a structural safety concern was found. There are a few locations where there is an edge beam spanning between columns which functions as a bearing ledge for the concrete plaza slab that is the roof of the parking garage. Significant spalling has occurred along the length of these edge beams resulting in a reduction of bearing length to support the plaza slab edges. The bearing length for the slab on the beam has been reduced by up to 75-percent in some locations from its original three and a half inches to less than one inch. Complete bearing loss would ultimately result in catastrophic collapse of the plaza deck. A supplemental bearing device is required to prevent future bearing loss and collapse.

Budget/Schedule:

Construction	\$347,800
Design	\$30,600
DFD Mgt	\$15,400
Contingency	\$34,800
TOTAL	\$428,600

SBC Approval	May 2022
A/E Selection	Jun 2021
Bid Opening	Jun 2022
Start Construction	Sep 2022
Substantial Completion	Dec 2022
Final Completion	Jun 2023

Previous Action: None.

UW-Madison - Van Hise Hall Stairwell Pressurization (Increase) (19E3L):

Project Description and Justification:

This project renovates the air handling systems to provide positive air pressure in stairwells X00B and X00D between the third and seventeenth floors to improve fire safety and egress performance. Project work includes furnishing and installing two new air handling units with emergency power backup to pressurize stairwells X00B and X00D between the third and seventeenth floors; two heating-only air handling systems to temper the air to 50 degrees Fahrenheit, and an emergency generator to replace the existing unit for back-up power to air handlers. Ductwork and new diffusers will be extended and installed throughout stairwells. Stairwell landings will be core drilled to provide reinforcement as necessary. It is anticipated that a crane or other similar method and equipment will be required to deliver the mechanical equipment to the rooftop.

Van Hise Hall does not have a fire suppression system and the original building structure does not have adequate fire separation between floors. This project addresses the need to positively pressurized stairwells during a fire emergency.

This project was originally bid on August 18, 2021 and rebid on January 27, 2022. When the project was rebid one bid was received. No scope reductions are possible for this project due to the nature of work. The increase will be funded by the University's all agency allocation.

Budget/Schedule:

Construction	\$1,650,000
Design	\$102,400
DFD Mgt	\$76,000
Contingency	\$250,000
TOTAL	\$2,078,400

SBC Approval	May 2022
A/E Selection	Jul 2019
Bid Opening	Aug 2022
Start Construction	Nov 2022
Substantial Completion	Jul 2023
Final Completion	Aug 2023

Previous Action: In May 2020, the SBC approved \$987,000 GFSB for this project.

UW-Oshkosh - Multi-Building Emergency Generator Replacements (20K1F):

Project Description and Justification:

This project replaces emergency generator systems at the Arts and Communications Center, Lincoln Hall, Radford Hall, and Swart Hall. The project scope includes demolishing and removing original equipment and installing the new equipment. The replacement generators will all be located outside, and the old interior spaces will be used for new emergency electrical equipment. The service entrance switchboards in Arts & Communication and Radford Hall that are beyond their useful life will be also replaced.

This project replaces the 1960s vintage emergency generators for the Arts and Communications Center, Lincoln Hall, and Swart Hall buildings. These generators are critical to keep emergency equipment operational in the event of lost power and lesson the safety risk for the occupants of the buildings. The Lincoln Hall generator is critical, as the building houses the campus Children Center and Radford Hall houses the Student Health Center, so it is important to keep the building operational during outages and other threats. The Arts & Communication and Swart Halls are full-time academic buildings and 24-hour operation computing laboratories. All four buildings have basement flooding issues, so it is critical to maintain the operation of equipment such as sump pumps and standard freeze protection equipment during power outages.

Budget/Schedule:

Construction	\$1,375,800
Design	\$142,500
DFD Mgt	\$63,300
Contingency	\$206,400
TOTAL	\$1,788,000

SBC Approval	May 2022
A/E Selection	Dec 2020
Bid Opening	Dec 2022
Start Construction	Apr 2023
Substantial Completion	Apr 2024
Final Completion	Oct 2024

Previous Action: None.

UW-Whitewater - Connor University Center/Moraine Bookstore Roof Replacement (19G1K):

Project Description and Justification:

This project removes and replaces approximately 44,000 SF of roofing system, related flashings, and insulation down to the structural roof deck at the Connor University Center (27,000 SF) and Moraine Bookstore (17,000 SF). New insulation and a fully adhered Ethylene Propylene Diene Monomer (EPDM) roof system will be installed over the prepared roof deck. Designated roof drains will also be replaced in conjunction with the roof replacement.

A recently conducted nuclear moisture meter test was done at the Connor University Center. Areas 1, 3, 18, and 22-27 revealed that there is a significant amount of moisture (between 25%-100% saturated) in the insulation which necessitates complete roof replacement. Areas of the roof area are leaking and causing damage to the ceiling tiles and drywall located below them. The other areas are beginning to deteriorate and will require significant maintenance and repair or replacement soon. Leaks were observed in the building in rooms under Areas 18 and 22-27. Areas of the Moraine Bookstore roof are also leaking and causing damage to the ceiling tiles and drywall located below them. A site inspection found areas of retained water where the spray foam has absorbed so much water it acts like a waterbed mattress. All parties completing the inspection agreed that the current condition of the roof dictates that it should be replaced. Other state-owned buildings have a similar situation and were replaced before it caused the roof to collapse.

Budget/Schedule:

Construction	\$1,335,300
Design	\$68,700
DFD Mgt	\$61,500
Contingency	\$200,300
TOTAL	\$1,665,800

SBC Approval	May 2022
A/E Selection	Aug 2019
Bid Opening	Oct 2022
Start Construction	May 2023
Substantial Completion	Aug 2023
Final Completion	Dec 2023

Previous Action: None.

UW-Whitewater - Fischer Hall/Goodhue Hall Roofing Replacements (2111R):

Project Description and Justification:

This project removes roof material down to the structural deck and replaces the roof cover and insulation with a fully adhered, sloped, polyisocyanurate insulation system and Ethylene Propylene Diene Monomer (EPDM) roofing system. Replacement of the roof penetrations, hatches, drains, and copings will also be included.

Both structures main roof areas were composed of a concrete deck. Applied directly to the deck, was a layer of coal tar roof membrane. This was overlain by approximately ten inches of spray-applied Polyurethane Foam (SPF) roof and a thin layer of silicone water proofing at the surface with embedded granules. The roof section spray foam coatings are almost 10 years old. Recent site inspections determined these roof sections require replacement to address current leaking,

weathered, worn, and/or damaged sections. These repairs will extend the life of the roof sections and prevent moisture from penetrating the building envelope. An inspection in September 2019 found repeated cracking in the spray foam allowing water penetration.

Budget/Schedule:

Construction	\$688,000
Design	\$82,600
DFD Mgt	\$31,700
Contingency	\$103,100
TOTAL	\$905,400

SBC Approval	May 2022
A/E Selection	Oct 2021
Bid Opening	Nov 2022
Start Construction	May 2023
Substantial Completion	Aug 2023
Final Completion	Dec 2023

Previous Action: None.

UW-Green Bay - North Campus Primary & Secondary Electrical Upgrade (20A3J):

Project Description and Justification:

This project expands the medium voltage campus distribution system to four buildings (Instructional Services, Studio Arts, Student Services, and the University Union) that are currently fed from other buildings. Project work also includes replacing the secondary switchgear in select buildings (Facilities Management, Kress Events Center, Laboratory Sciences, Rose Hall, and Wood Hall). Switchboards and panelboards in other buildings are being evaluated and will be replaced depending on age and condition. New secondary switchboards in each building will add metering to tie into the existing campus metering system.

Instructional Services is currently fed via a 120/208V feeder from Environmental Sciences. This project creates a new primary room in Instructional Services with a new medium voltage feeder, loop switches, and transformer. Medium voltage equipment in Environmental Sciences will also be replaced. Studio Arts, Student Services, and the University Union are currently fed via 277/480V feeders from Theatre Hall. This project installs a new dedicated medium voltage transformer in Theatre Hall to feed Studio Arts; creates a new primary room with medium voltage feeder, loop switches, and transformer in Student Services; and creates a new primary room with medium voltage feeder, loop switches, and transformer in the University Union. Medium voltage equipment in Theatre Hall will also be replaced.

Theatre Hall serves as the primary feed for Studio Arts, Student Services, and the University Union. Should this primary gear fail, the three downstream buildings would also be without electrical power. The primary gear was installed in 1973 and the secondary gear is at maximum capacity due to the requirements of the other three buildings. The University Union has three breakers feeding 120/208 voltage to their building. There would be a substantial negative impact to campus operations should the Theatre Hall primary service fail during an academic year.

Budget/Schedule:

Construction	\$3,275,000
Design	\$410,000
DFD Mgt	\$157,400
Contingency	\$657,600
Other Fees	\$60,000
TOTAL	\$4,560,000

SBC Approval	May 2022
A/E Selection	Mar 2020
Bid Opening	Nov 2022
Start Construction	Mar 2023
Substantial Completion	Nov 2024
Final Completion	May 2025

Previous Action: None.

UW-Whitewater - Schwager Drive Reconstruction & Lot 22 Expansion (20B1E):**Project Description and Justification:**

This project replaces the pavement and damaged curb/gutter on Schwager Drive from Warhawk Drive to Koshkonong Drive, creating a new drive surface. Storm sewer inlets will be replaced or installed new to improve drainage along the roadway. A storm water basin will be expanded and modified to provide storm water management and quality improvements.

The Schwager Drive asphalt has significant cracking throughout this area, as well as rutting near the curbs. The Pavement Surface Evaluation and Rating (PASER) rating is 2 (reconstruction required). The concrete curb and gutter have settled in some areas and in other areas it has been damaged by snowplows. The road can no longer be patched and has deteriorated beyond repair. Additional parking is needed to accommodate athletic events such as football, baseball, and soccer games. When Parking lot 22 is not in use for those events it will be used for remote parking for students and staff. Users currently park on the grass causing additional ruts and damage.

Budget/Schedule:

Construction	\$660,000
Design	\$115,900
DFD Mgt	\$31,700
Contingency	\$132,000
Other Fees	\$12,100
TOTAL	\$951,700

SBC Approval	May 2022
A/E Selection	Mar 2020
Bid Opening	Dec 2022
Start Construction	May 2023
Substantial Completion	Aug 2023
Final Completion	Dec 2023

Previous Action: None.

UW-La Crosse - Sanford Hall Renovation (19K1M):**Project Description and Justification:**

This project installs a full fire suppression system, including extending a new water main from the municipal main within the street, and a new fire alarm and smoke detection system. New electrical conduits will be extended to all resident rooms. The building transformer and switch gear will be replaced to provide for the upgraded circuits. High speed data cabling and wireless access points will be installed. One accessible shower/bathroom will be constructed on each of the four residential floors. The showers and restrooms on all four residential floors will be

reconfigured and made accessible. The single-user toilet room in the basement will be expanded to provide full accessibility. The mechanical alterations include replacement of the exhaust fans and ducting within the reconfigured areas.

Sanford Hall was constructed in 1967 and there have been no significant renovations or upgrades in either facility since original construction. The continued deterioration of the housing stock has a negative impact on student recruitment and the overall student experience. Increased concern over accessibility and bathrooms that respect the diversity of the student population have made the residence hall renovations a priority. Sanford Hall will be vacated for the Spring and Summer 2023 semesters, providing an eight-month construction window.

Budget/Schedule:

Construction	\$2,312,000
Design	\$192,000
DFD Mgt	\$106,400
Contingency	\$346,800
Equipment	\$15,000
Other	\$25,700
TOTAL	\$2,997,900

SBC Approval	May 2022
A/E Selection	Jan 2020
Bid Opening	Aug 2022
Start Construction	Jan 2023
Substantial Completion	Aug 2023
Final Completion	Dec 2023

Previous Action: None.

UW-Madison – Wisconsin Alumni Research Foundation (WARF) Fire Suppression System Renovation (20J1J):

Project Description and Justification:

This project expands sprinkler system coverage throughout the entire building to improve life safety features and meet current code requirements. Project work includes replacing the fire pump and jockey pump and extending the sprinkler system into ten of the fourteen floor levels and the penthouse of the WARF building. The remaining floors are already sprinklered or are scheduled for the addition of sprinklers through other remodeling projects. On six of the ten floors included in this project, asbestos containing ceiling tile and light fixtures will be removed and replaced with new ceiling tile and light fixtures. There will be minor modifications made to HVAC diffusers and grilles on all ten floors included in the scope of this project.

The WARF Office Building is designated as a high-rise facility (14 stories) and it supports a large number of occupants. To enhance the safety and well-being of both students and staff, UW-Madison is working towards having all its buildings served by sprinkler systems, equal to what would be required in new buildings of like construction.

Budget/Schedule:

Construction	\$2,080,000
Design	\$200,000
DFD Mgt	\$95,700
Contingency	\$312,000
TOTAL	\$2,687,700

SBC Approval	May 2022
A/E Selection	Dec 2020
Bid Opening	Aug 2022
Start Construction	Oct 2022
Substantial Completion	May 2023
Final Completion	Aug 2023

Previous Action: None.

UW-Madison - Wisconsin Geological and Natural History Survey (WGNHS) Mt. Horeb Facility Fire Protection System (2011H):

Project Description and Justification:

This project installs a code compliant fire protection system in the Research Collections and Education Center in Mt. Horeb, including a wet sprinkler system and a pre-action sprinkler system. A nitrogen generator will supply supervisory gas to the pre-action system. A new water service will be installed to feed the new fire suppression systems. Existing plumbing will be connected to the new water service. A new fire alarm system will be installed throughout the entire building and include a smoke detection system, a heat detector system in warehouse, audio/visual devices, and alarm panels. The apartment, located above the mezzanine, will be removed to allow for more storage and workspace. Architectural finishes will be completed to match the existing located within the space and new lights will be installed in this area.

Budget/Schedule:

Construction	\$530,300
Design	\$44,500
DFD Mgt	\$24,400
Contingency	\$79,500
TOTAL	\$678,700

SBC Approval	May 2022
A/E Selection	Oct 2020
Bid Opening	Jun 2022
Start Construction	Sep 2022
Substantial Completion	Feb 2023
Final Completion	May 2023

Previous Action: None.

UW-Whitewater – Goodhue Hall 3rd Floor Renovation (16H2Z):

Project Description and Justification:

This project restores the third floor back to student residence rooms to provide overflow student housing (short-term) and overflow and guest housing (long-term). Project work includes remodeling the restroom and shower rooms and installing a new fire sprinkler riser in the building along with a complete fire sprinkler system throughout the third floor.

The demand for on-campus housing has exceeded available housing. When ROTC and another non-residential unit were relocated elsewhere on campus, the third floor of Goodhue Hall became available again to University Housing. Because students have been housed in lounges

for several years, University Housing will upgrade the third-floor spaces to provide student housing to help alleviate this immediate need.

Budget/Schedule:

Construction	\$1,175,200
Design	\$88,500
DFD Mgt	\$54,100
Contingency	\$176,300
Other Fees	\$1,500
TOTAL	\$1,495,600

SBC Approval	May 2022
A/E Selection	Oct 2016
Bid Opening	Oct 2022
Start Construction	May 2023
Substantial Completion	Aug 2023
Final Completion	Dec 2023

Previous Action: None.

UW-Parkside – East Lot Solar Photovoltaic Array (21G1M):

Project Description and Justification:

This project installs a new 2.08-megawatt solar photovoltaic array on approximately nine acres of undeveloped land on the east end of campus. UW-Parkside will benefit from the majority of electricity produced and will own, operate, maintain, and repair the entire solar array system. Project work includes design, equipment purchase, installation (panels and associated connectors), and commissioning a new ground mounted solar photovoltaic array. Electricity produced from the solar array will be used exclusively on campus, minimizing the amount of purchased electricity the campus consumes from the local utility provider. The solar array will be a used virtually exclusively on campus, minimizing the amount of purchased electricity the campus consumes from the local utility provider. An environmental assessment has been completed and no adverse impacts were identified. It is estimated this project will produce energy cost savings of \$293,310 annually. The projected payback period is 16 years.

In accordance with energy performance contracting guidelines, documented annual energy cost savings will pay for the bonds used to finance the project within a maximum simple payback of 16 years without up-front capital cost. The savings are to be measured, verified, and guaranteed by the Energy Service Company (ESCO). Franklin Energy, DOA’s independent energy conservation consultant, has reviewed this proposal and found no issues with this project.

Budget/Schedule:

Construction	\$4,485,500
DFD Mgt	\$92,400
Contingency	\$134,000
TOTAL	\$4,711,900

SBC Approval	May 2022
A/E Selection	Jul 2021
Start Construction	Aug 2022
Substantial Completion	Aug 2023
Final Completion	Dec 2023

Previous Action: None.

BUILDING COMMISSION REQUESTS / ITEMS

May 4, 2022

Subcommittee

Full Commission

Other Business

28. Department of Corrections – Stanley Correctional Institution Emergency Pipe Repair Project Report

No action required.

No action required.

STATE BUILDING COMMISSION ACTION
MAY 2022
OTHER BUSINESS ITEM #28

AGENCY: Department of Corrections

DOC CONTACT: Steve Krallis, (608) 240-5405, stefanos.krallis@wisconsin.gov

DFD CONTACT: Laura Larsen, (608) 261-2435, laura.larsen@wisconsin.gov

LOCATION: Stanley Correctional Institution

PROJECT NUMBER: 21F2E

DISCUSSION:

During this year's winter months, the Stanley Correctional Institution experienced intermittent loss of boilers that provide heat and hot water for the institution. This issue was attributed to leaking underground pipe resulting in an excessive amount of boiler make up water fouling boiler tubes. Upon assessing the situation, the Department of Administration determined a significant and imminent risk that if the leaking pipe is not immediately repaired multiple buildings at the institution could lose heat and hot water.

On February 17, 2022, pursuant to 16.855(16)(a) of the Wisconsin Statutes Governor Evers declared an emergency situation because the loss of heat and/or hot water may have resulted in an immediate threat to the health, welfare, and safety of the facility's approximately 1,500 incarcerated population. As part of this order all repair work in lieu of State Building Commission approval under section 13.48(10), and for such purposes, was authorized up to \$500,000 from General Fund Supported Borrowing to complete this work.

On March 1, 2022, the DOA received three bids from certified contractors to complete this emergency work. MZ Construction Inc. was selected as the contractor to complete this project and was awarded the contract. They were mobilized on site two days later on March 3, 2022. Work on the project was completed on March 24, 2022. Design efforts are underway for a future all agency project to perform additional upgrades and repairs to the Stanley boilers and pipe distribution system.