



State of Wisconsin Building Commission

TONY EVERS
Governor

NAOMI DE MERS
Secretary
P.O. Box 7866
Madison, WI 53707-7866
Voice (608) 266-1855
Fax (608) 267-2710
e-mail: Naomi.DeMers@wisconsin.gov

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

Wednesday, June 22, 2022

10:00 a.m.

**Room 330SW
State Capitol**

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

Wednesday, June 22, 2022

11:00 a.m.

**Room 330SW
State Capitol**

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

Wednesday, June 22, 2022

3:00 p.m.

**Governor's Conference Room
115 East, State Capitol**

BUILDING COMMISSION REQUESTS / ITEMS

June 22, 2022

Subcommittee

Full Commission

The Secretary requests approval of the minutes of May 4, 2022.

No action required.

DEBT MANAGEMENT

1. Program Resolution for General Obligation Extendible Municipal Commercial Paper – 2022
State of Wisconsin Building Commission Resolution 4 replaces the program resolution adopted in 2007 to increase the efficiency of remarketing the EMCP by updating the resolution to reflect the current environment for the EMCP market.

2. General Obligation Authorizing Resolution – 2022
State of Wisconsin Building Commission Resolution 5 authorizes the placement and issuance of General Obligation EMCP in an amount not to exceed \$74,565,000 to fund all of the currently outstanding EMCP.

No action required.

No action required.

BUILDING COMMISSION REQUESTS / ITEMS

June 22, 2022

Subcommittee

Full Commission

Department of Administration

3. Small Project Program Release – Request the following:
 - a) Release \$21,200,000 from General Funds (GFSB) All Agency allocations to corresponding Small Project allocations;
 - b) Release \$3,900,000 from Stewardship All Agency allocations to corresponding Small Project allocations;
 - c) Release \$1,640,400 from Conservation Segregated Borrowing for Small projects;
 - d) Release \$2,511,000 from WisDOT Segregated Borrowing All Agency allocations to corresponding Small Project allocations; and
 - e) Transfer \$3,300,000 between accounts in the Building Trust Fund.

**AGENCY REQUEST FOR
STATE BUILDING COMMISSION ACTION
JUNE 2022
REQUEST #3**

Date: June 22, 2022

To: SBC Members

From: Naomi De Mers, Secretary

Subject: Small Project Program Release for June 2022 State Building Commission Meeting

PROJECT REQUEST: Request the following:

- a) Release \$21,200,000 from General Funds (GFSB) All Agency allocations to corresponding Small Project allocations;
- b) Release \$3,900,000 from Stewardship All Agency allocations to corresponding Small Project allocations;
- c) Release \$1,640,400 from Conservation Segregated Borrowing for Small projects;
- d) Release \$2,511,000 from WisDOT Segregated Borrowing All Agency allocations to corresponding Small Project allocations; and
- e) Transfer \$3,300,000 between accounts in the Building Trust Fund.

GFSB Allocation

This request seeks to release \$21.2 million from All Agency allocations to the corresponding Small Project allocations. The requested release is projected to fund small projects in these categories for the next six months. This is the second request to release funding for small projects in the 2021-23 biennium. The table below provides a summary comparing the current Small Project appropriation balances to proposed release amounts.

Project Category	Balance	Requested Release	Revised Balance
Facility Maintenance and Repair	1,173,278	15,400,000	16,573,278
Utility Repair and Renovation	8,720,350	4,800,000	13,520,350
Health, Safety, and Environmental Protection	2,367,927	-	2,367,927
Preventive Maintenance	-	-	-
Capital Equipment Acquisition	-	-	-
Programmatic Remodeling and Renovation	-	-	-
Energy Conservation	323,479	1,000,000	1,323,479
Land Acquisition	9,368,268	-	9,368,268
	\$ 21,953,301.89	\$ 21,200,000.00	\$ 43,153,302

Through May, agencies have submitted 518 small project requests totaling \$42.1 million (GFSB only). The table below summarizes the requests by agency. Consistent with earlier trends, DOC continues to represent the largest share of agencies with small projects (195 projects or 38% of

total projects). These projects represent 41% of total funds allocated for small projects. The table below summarizes the project counts and budgets by agency as of June 1st, 2022.

Agency	Project Requests		% of Total	
	# of Projects	Project Budgets	Projects	Budget
Administration	16	1,322,385	4%	3%
Building Commission	2	232,570	0.5%	1%
Corrections	189	19,146,548	43%	45%
Education Communications Board	12	1,728,400	3%	4%
Health Services	39	5,011,120	9%	12%
Historical Society	47	3,294,160	11%	8%
Military Affairs	34	1,315,244	8%	3%
Natural Resources	3	168,500	1%	0.40%
Public Instruction	10	265,100	2%	1%
State Fair Park	7	652,001	2%	2%
University Of Wisconsin	83	8,960,946	19%	21%
Veterans Affairs	1	15,000	0.2%	0.04%
	443	42,111,974	100%	100%

Stewardship Allocation

This request seeks to release \$3.9 million of the DNR Stewardship allocation for All Agency projects to the corresponding Small Project allocation. The requested release is projected to fund small project requests for the remainder of the 2021-23 biennium. Through May, there has been \$1.9 million released for 24 small projects funded through the Stewardship program.

The balance for all agency and small projects funded through Stewardship's property development fund will increase from \$3.5 million to \$5.0 million in FY 2023 increasing available funding for these projects.

CON-SEG Allocation

This request seeks to release \$1,640,400 of the DNR CON SEGB allocation for All Agency Facilities Repair/Rebuild projects to the CON SEGB Small Project allocation. The requested release is projected to fund small project requests for the remainder of the 2021-23 biennium. Through May 2022, there has been \$235,200 release for two small projects funded through the DNR's CON SEGB allocation.

WisDOT Segregated Borrowing Allocation

This request seeks to release \$2,511,000 of the WisDOT SEGRB allocation for All Agency projects to the corresponding Small Project allocation. This is the second of two requests to release funds from DOT's 2021-23 All Agency allocation for small projects. At the December 2021 meeting the SBC approved releasing \$2.5 million. The current balance from that release is \$1.9 million. If approved, DOT will have \$4.4 million available for small projects for the remainder of the 2021-23 biennium.

Building Trust Fund Transfer

This request seeks to transfer \$3,300,000 of the Building Trust Fund (BTF) to fund preliminary design project costs. As of the April 30, 2022 the balance in the overall fund was \$16.9 million.

DFD is seeking to transfer funding across accounts to align funding with project expenditures. The request transfer is summarized in the table below.

	Increase	Decrease
BT-20: Facility Small Projects	300,000	-
BT-30: Utility Small Projects	-	(300,000)
BT-60: Contingency	-	(3,000,000)
<u>BT-90: All Agency Projects</u>	<u>3,000,000</u>	<u>-</u>
	3,300,000	(3,300,000)

BUILDING COMMISSION REQUESTS / ITEMS

June 22, 2022

Subcommittee	Full Commission
--------------	-----------------

4. Department of Administration on behalf of the Department of Corrections – Division of Community Corrections Leases – Request the following:
- a) Authority to lease approximately 16,100 RSF at 613 N. 36th Street in Milwaukee, WI for a term of five years and for initial annual costs of approximately \$606,059.33 or \$37.64/SF for the Department of Corrections-Division of Community Corrections; and
 - b) Authority to lease approximately 22,380 RSF at 4041 North Richards Street in Milwaukee, WI for a term of five years and for initial annual costs of approximately \$622,585.32 or \$27.82/SF for the Department of Corrections-Division of Community Corrections.

In February 2007, the SBC approved a 42,916 SF lease at 4160 North Port Washington Road, Glendale, WI to house DOC-DCC Offices.

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

AGENCY: Department of Administration on behalf of the Department of Corrections

DOA CONTACT: Marcel Maul, (608) 261-7072, marcel.maul@wisconsin.gov

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

PROJECT REQUEST: Request the following:

- a) Authority to lease approximately 16,100 RSF at 613 N. 36th Street in Milwaukee, WI for a term of five years and for initial annual costs of approximately \$606,059.33 or \$37.64/SF for the Department of Corrections – Division of Community Corrections; and
- b) Authority to lease approximately 22,380 RSF at 4041 North Richards Street in Milwaukee, WI for a term of five years and for initial annual costs of approximately \$622,585.32 or \$27.82/SF for the Department of Corrections – Division of Community Corrections.

PROJECT DESCRIPTION AND JUSTIFICATION:

The Department of Correction's (DOC) Division of Community Corrections (DCC) is charged with supervising more than 68,000 offenders placed by the courts on probation, parole or extended supervision, as well as investigative services to the courts, the Division of Adult Institutions, and the Parole Commission regarding clientele sentencing and community re-entry planning. The two proposed lease requests are part of DOC's relocation project from its current lease location at 4160 N. Port Washington Road in Glendale. Current rent is \$839,496 for 42,916 SF and has an end date of October 31, 2022. The DOC desires to move out of this location due to long-term issues associated with water infiltration that has caused significant business disruptions and employee health and safety concerns.

RFPs were issued for both leases; however, due to insufficient or unacceptable proposals related to cost, transactional or property issues, the RFPs were closed. The DFTS Administrator waived the RFP requirement for both leases, enabling DOA and DOC staff to search and solicit proposals directly from property owners.

The proposed leases meet DOC's locational requirements and specifications for probation and parole offices while offering the square footage needed for optimal operations and sufficient on-site parking.

DOA Legal Counsel and the State Budget Office have reviewed lease documents and found no issues with this transaction. The proposed lease agreements were evaluated with comparable lease options and cost benefit analyses were done that determined both leases to be the best solution for DOC-DCC in Milwaukee. Additionally, per s.16.84(5)(a)(b), DOA will also notify the Joint Committee on Finance regarding both proposed leases and provide information for their review.

Proposed Lease - 613 N. 36th Street, Milwaukee, WI:

The proposed lease agreement provides the DOC-DCC with 16,100 RSF in a one-story building at 613 N. 36th Street in Milwaukee. It is a multi-tenant facility with a large portion of the building being dedicated to DOC operations. The proposed lease relocates seven DOC-DCC Units from the Glendale location. The proposed lease relocates seven DOC-DCC Units from the Glendale location. DOC space includes offices, systems furniture, interview rooms, restrooms for urinalysis, conference rooms, a training room, and other office support space. Additionally, this location includes on-site dedicated parking for staff in a lot to be created at the rear of the building, and a sufficient amount of non-dedicated stalls in the front parking lot for staff and client-owned vehicles.

Lease terms consist of an initial five-year lease term, with two 5-year renewals, an annual base escalation rate of 3%, and first-year total lease costs of \$606,059.33. Tenant improvements (TIs) in the lease will be amortized over five years and are included in the rental rate. TIs include DOC specifications regarding the construction and finishes for their probation and parole operations. The base lease rate provides for janitorial services; maintenance/services related to the sidewalks, parking areas and grounds, snow and ice removal and salting; trash removal; pest control; water and sewer utilities; natural gas; insurance; and real estate taxes, etc. DOC will be responsible for monthly electricity, phone, and data costs for the premises.

Below, please find the specifics of the proposed lease:

State Functions at Leased Location	Department of Corrections – Division of Community Corrections
Lease Location	613 North 36 th Street, Milwaukee, Wisconsin
Type of Negotiation or Process	A space search was conducted in the desired area and the resulting lease negotiated.
Lessor	SRN Real Estate, LLP
Anticipated Occupancy Date	10/1/2022
Lease Term	Five Years (October 1, 2022 – September 30, 2027)
Renewal Option(s)	Two 5-Year Renewal Options
Escalation Rate	3% on the base rent only
Purchase Option	No Purchase Option
Space Type	Parole & Probation Office Space
Square Feet	16,100 SF
Gross Cost Per Square Feet	\$37.64 /SF - Total \$24.00/SF - Base Rent (Janitorial, CAM, R/E Taxes, Insurance., etc.) \$13.64/SF - Tenant Improvements
Annual Gross Cost	\$606,059.33 (GPR – appropriation 102 & 187)

Proposed Lease - 4041 N. Richards Street, Milwaukee, WI:

The proposed lease agreement provides the DOC-DCC with 22,380 RSF in a one-story building at 4041 N. Richards Street in Milwaukee. It is a multi-tenant facility with office and warehouse space. The proposed lease relocates seven DOC-DCC units from the Glendale location. DOC space includes offices, workstations, interview rooms, restrooms and prep rooms for urinalysis, a psych/photo room, a large training room, a large conference room, and other office support space. Additionally, the lease provides 80 on-site parking stalls for staff and client vehicles with 24/7 access.

Lease terms consist of an initial five-year lease term, two 5-year renewals, an annual base escalation rate of 3%, and first-year total lease costs of \$622,585.32, including a provision with the potential future expansion. Tenant improvements (TIs) in the lease will be amortized over five years and are included in the rental rate. TIs include DOC specifications regarding the desired build-out and finishes for their probation and parole operations. The base lease rate provides for janitorial services; maintenance/services related to the sidewalks, parking areas and grounds, snow, and ice removal and salting; trash removal; pest control; water and sewer utilities; natural gas; electricity; insurance; and real estate taxes, etc. There will a reconciliation of operating expenditures at the end of each lease year. DOC will be responsible for monthly phone and data costs for the premises.

Below, please find the specifics of the proposed lease:

State Functions at Leased Location	Department of Corrections – Division of Community Corrections
Lease Location	4041 North Richards Street, Milwaukee, Wisconsin
Type of Negotiation or Process	A space search was conducted in the desired area and the resulting lease negotiated.
Lessor	Phoenix Richards, LLC
Anticipated Occupancy Date	October 1, 2022
Lease Term	Five Years (October 1, 2022 – September 30, 2027)
Renewal Option(s)	Two 5-Year Renewal Options
Escalation Rate	3 % on the base rent.
Purchase Option	None
Space Type	Parole & Probation Office Space
Square Feet	22,380 SF
Gross Cost Per Square Feet	\$27.82 /SF - Total \$13.40/SF - Base Rent (Janitorial, CAM, R/E Taxes Utilities, Ins., etc.) \$14.42/SF - Tenant Improvements
Annual Gross Cost	\$622,585.32 (GPR – appropriation 102 & 187)

PREVIOUS ACTION: In February 2007, the SBC approved a 42,916 SF lease at 4160 North Port Washington Road, Glendale, WI to house DOC-DCC Offices.

BUILDING COMMISSION REQUESTS / ITEMS

June 22, 2022

Subcommittee	Full Commission
--------------	-----------------

5. Department of Administration on behalf of the Department of Corrections and Department of Health Services – Property Transfer – Request authority to transfer ownership of a barn located at the Northern Wisconsin Center from the Department of Health Services to the Department of Corrections.

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

AGENCY: Department of Administration on behalf of the Department of Corrections and Department of Health Services

DOC CONTACT: Dave Sumwalt, 608-225-9652, Davida.sumwalt@wisconsin.gov

DHS CONTACT: Brenda Clifton (608) 267-5227 Brenda.Clifton@wisconsin.gov

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

LOCATION: Northern Wisconsin Center/Chippewa Valley Correctional Treatment Facility, Chippewa County

PROJECT REQUEST: Request authority to transfer ownership of a barn located at the Northern Wisconsin Center from the Department of Health Services to the Department of Corrections.

PROJECT NUMBER: 21L10

PROJECT DESCRIPTION:

This project is to transfer ownership of a Department of Health Services (DHS) barn located at the Northern Wisconsin Center, 2820 East Park Avenue in Chippewa Falls, WI, to the Department of Corrections (DOC). The transaction will transfer ownership of the building structure (Barn Storage building number 435122815) but will not include transfer of land. A quit claim deed will be recorded to convey ownership after the SBC approval of the transaction. Land easement agreements to ensure DOC access to the barn will be adopted; including a survey showing access easement, easement agreement and a memorandum of understanding outlining party responsibilities.

PROJECT JUSTIFICATION:

Since 2005, CVCTF has used this building for storage of lumber, off-season equipment, surplus furnishings, and items for recycling. There are a number of construction materials that match the finishing inside the CVCTF building that are stored as well. CVCTF also stores their salt/sand mixture for the winter in the first level. The barn is the only building with a loading dock outside of the secure fence south of Highway J that is on state property.

The barn is located outside of the Chippewa Valley Correctional Treatment Facility's (CVCTF) perimeter fence. It has been modified for the purpose of using the building as a storage facility, and all three levels are used for storage. A loading dock and dock leveler are located on the third floor. The first and second floors are of sound masonry construction and are capable of pallet jack and forklift use. The first level also has a ground level entrance with an overhead door. Electric, sewer, and water are already connected to the building. A fire hydrant is located near the building.

The barn was built between 1902-1908 and is part of Wisconsin's Historic Inventory. It was used in part of a training program in farm work. This building is historically significant within the institution as the only original farm building that is extant. With ownership, DOC plans to maintain the integrity of the building with improvements such as roof replacement, new windows, and paint.

SCHEDULE:

SBC Approval: June 2022

PREVIOUS ACTION: None.

BUILDING COMMISSION REQUESTS / ITEMS

June 22, 2022

Subcommittee	Full Commission
--------------	-----------------

Department of Corrections

6. BTF Release – Request the release of \$426,700 Building Trust Funds (BTF)-Planning to prepare preliminary plans and Design Reports for the projects listed below.

BTF Request		\$426,700
WSPF	New HSU and RHU Expansion (\$241,700 BTF)	\$241,700
TCI	Security Improvements (\$185,000 BTF)	\$185,000

The project at Wisconsin Secure Program Facility was enumerated in 2021 Wisconsin Act 58 for \$7,792,000 GFSB.

The project at Taycheedah Correctional Institution was enumerated in 2021 Wisconsin Act 58 for \$6,209,000 GFSB.

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

AGENCY: Department of Corrections

DOC CONTACT: Dave Sumwalt, (608) 225-9652, DavidA.Sumwalt@wisconsin.gov

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

PROJECT REQUEST: Request release of \$426,700 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
Wisconsin Secure Program Facility (Grant Co.)	21I1H	New Health Services Unit & Restrictive Housing Unit Expansion	\$241,700
Taycheedah Correctional Institution (Fond du Lac Co.)	21G1R	Security Improvements	\$185,000
BTF Request Total			\$426,700

Wisconsin Secure Program Facility – New Health Service Unit & Restrictive Housing Unit Expansion (21I1H):

Project Description and Justification:

This project will expand and remodel the Health Services Unit (HSU) at the Wisconsin Secure Program Facility. The HSU area will meet the medical, dental, and therapeutic needs of a maximum-security population, with safety and security attributes for providers. The HSU will include a waiting area, examination rooms, offices for health and clinical professionals, medical record storage, climate-controlled medication and supply rooms, dental operator, laboratory space, telemedicine systems, an officer station, and related storage space. The project also includes adding program and office space that will be used for individual and group programming, clinic staff offices, record storage, and secure observation areas. The project will also add climate controls for the HSU space.

The current HSU at the Wisconsin Secure Program Facility (WSPF) was part of the original 1999 construction and was designed for emergency care only. WSPF was originally designed to house all inmates in restrictive housing, with medical staff going to each unit to provide medical care. This has changed since original construction, and 411 of the 511 beds have transitioned to general population, which allows inmates to receive medical care at the HSU.

Previous Action: This project was enumerated in 2021 Wisconsin Act 58 for \$7,792,000 GFSB.

Taycheedah Correctional Institution – Security Improvements (21G1R):

Project Description and Justification:

This project installs a new perimeter fence at Taycheedah Correctional Institute (TCI). The project will install 5,400 linear feet of a 12-foot-high chain link fence around the perimeter of TCI. The new fence will include microwave detection systems, stun fence, razor ribbon, and camera and motion sensor enhancements. The project will also repair approximately 2,000 LF of the existing fence.

This project will bring the fencing system at TCI up to current security standards for perimeter fencing found at other maximum-security institutions within the state.

Previous Action: This project was enumerated in 2021 Wisconsin Act 58 for \$6,209,000 GFSB.

BUILDING COMMISSION REQUESTS / ITEMS

June 22, 2022

Subcommittee	Full Commission

7. Central Generating Plant – Water System Improvements – Request the following:
- a) Approve the Design Report;
 - b) Authority to increase the project budget by \$281,900 GFSB;
 - c) Authority to construct the Water System Improvements project for a revised estimated total cost of \$7,396,800 GFSB; and
 - d) Permit the Division of Facilities Development to adjust project budgets within the approved appropriation category and/or add federal or cash sources in order to accept bids received.

This project was enumerated in 2021 Wisconsin Act 9 for \$7,114,900 GFSB.

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

AGENCY: Department of Corrections

DOC CONTACT: Dave Sumwalt, (608) 225-9652, DavidA.Sumwalt@wisconsin.gov

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

LOCATION: Central Generating Plant, Dodge County

PROJECT REQUEST: Request the following:

- a) Approve the Design Report;
- b) Authority to increase the project budget by \$281,900 GFSB;
- c) Authority to construct Water System Improvements project for a revised estimated total cost of \$7,396,800 GFSB; and
- d) Permit the Division of Facilities Development to adjust project budgets within the approved appropriation category and/or add federal or cash sources in order to accept bids received.

PROJECT NUMBER: 19K2K

PROJECT DESCRIPTION:

This project upgrades water systems at the Central Generating Plant (CGP) to remove radium from water supply. The project includes a new radium removal treatment plan, constructing well 6, upgrading feed equipment and controls at wells 3 and 4, installing water piping connecting wells to the treatment system, and controls for the full system.

PROJECT JUSTIFICATION:

The CGP provides water and other utility services for Waupun Correctional Institution, Dodge Correctional Institution, John C. Burke Correctional Center, the Waupun Dairy, and the state garage and warehouse. The water system includes two wells and two elevated tanks. One of the wells has exceeded the rolling average standard for combined radium, triggering a Notice of Violation and Public Notification from DNR. A consent order for corrective action is in place with DNR.

Per project design, the estimated project cost exceeds the enumeration that was included in the 2021-23 Capital Budget. This request seeks to increase the project budget by \$281,900. This will be funded by transferring funds from DOC's residual GFSB authority.

BUDGET/SCHEDULE:

Construction	\$5,274,600
Design	\$657,100
DFD Mgt	\$242,600
Contingency	\$791,200
Equipment	\$431,300
TOTAL	\$7,396,800

SBC Approval	Jun 2022
A/E Selection	Feb 2020
Design Report	Jun 2022
Bid Opening	Oct 2022
Start Construction	Nov 2022
Substantial Completion	Feb 2024
Final Completion	Dec 2024

PREVIOUS ACTION: This project was enumerated in 2021 Wisconsin Act 9 for \$7,114,900 GFSB.

DESIGN REPORT SUMMARY

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

June 22, 2022

Water System Improvements
Central Generating Plant
Waupun, WI

Project Number: 19K2K

For the: Department of Corrections
Project Manager: Katherine Kalscheur
Architect/Engineer: MSA Professional Services, Inc.
Baraboo, WI

1. Project Description:

This project at the Central Generating Plant (CGP) will make improvements to remove radium from water supply. This water supply serves Waupun Correctional Institution, Dodge Correctional Institution, Bureau of Correctional Enterprises Dairy, and the John Burke Correctional Center in Waupun. The Water supply improvements will include a new radium removal treatment plant, well 6 construction, wells 3 and 4 chemical feed equipment and controls, water piping connecting the wells and the treatment, supervisory controls for the water system.

2. Authorized Budget and Funding Source:

This project was enumerated in 2021 Wisconsin Act 9 for \$7,114,900 GFSB.

3. Schedule:

Bid Opening:	Oct 2022
Start of Construction:	Nov 2022
Substantial Completion / Occupancy:	Feb 2024

4. Budget Summary:

Construction:	\$5,274,600
A/E Fees:	\$657,100
DFD Mgt:	\$242,600
Contingency:	\$791,200
Other Fees:	\$431,300
Total Project Cost:	\$7,396,800

BUILDING COMMISSION REQUESTS / ITEMS

June 22, 2022

Subcommittee	Full Commission
--------------	-----------------

8. 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 and Renovation	\$2,631,200
CCI Fence Improvements	\$2,631,200
(\$2,631,200 GFSB)	

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

AGENCY: Department of Corrections

DOC CONTACT: Dave Sumwalt, (608) 225-9652, DavidA.Sumwalt@wisconsin.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 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 and Renovation			
LOCATION	PROJ. NO.	PROJECT TITLE	GFSB
Columbia Correctional Institution (Columbia Co.)	21B2A	Fence Improvements	\$2,631,200
Utility Repair and Renovation Total			\$2,631,200

PROJECT DESCRIPTION AND JUSTIFICATION:

This project removes the existing perimeter Non-Lethal Electrified Fence (NLEF) and replace it with a new perimeter NLEF. The new NLEF will be located on the interior (inmate/institution) side of the inner perimeter fence. The project also includes replacing the fence electronics and controllers that have become obsolete.

Columbia Correctional Institution is a maximum-security prison facility housing approximately 600 inmates. Proper operation of the NLEF is required to ensure the continued security of the institution and safety of the general public.

BUDGET/SCHEDULE:

Construction	\$2,000,000
Design	\$210,200
DFD Mgt	\$92,000
Contingency	\$300,000
Other Fees	\$29,000
TOTAL	\$2,631,200

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

PREVIOUS ACTION: None.

June 22, 2022

Subcommittee

Full Commission

Department of Health Services

9. Central Wisconsin Center – Building 6 Life Safety Remodel – Request the following:
- a) Approve the Design Report;
 - b) Authority to construct the Building 6 Life Safety Remodel project for an estimated total cost of \$17,800,000 (\$16,300,000 GFSB and \$1,500,000 PR-CASH); and
 - c) Permit the Division of Facilities Development to adjust project budgets within the approved appropriation category and/or add federal or cash sources in order to accept bids received.

This project was enumerated in 2015 Wisconsin Act 55 for \$4,868,000 GFSB, amended in 2019 Wisconsin Act 9 for \$17,308,000 (\$15,808,000 GFSB and \$1,500,000 PR-CASH), and amended again in 2021 Wisconsin Act 58 for \$22,448,000 (\$20,648,000 GFSB and \$1,800,000 PR-CASH) as the Central Wisconsin Center – Life Safety Renovations Buildings 1 and 6.

In October 2020, the SBC authorized the construction of the CWC Building 1 Life Safety Renovation Project for \$4,648,400 (\$4,348,000 GFSB and \$300,000 PR-CASH).

In August 2021, the SBC authorized an increase to the project budget for the Building 1 Code Compliance and Renovation project by \$280,000 GFSB for a revised estimated total cost of \$4,928,000 (\$4,348,000 GFSB and \$300,000 PR-CASH).

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

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: Central Wisconsin Center, Dane County

PROJECT REQUEST: Request the following:

- a) Approve the Design Report;
- b) Authority to construct the Building 6 Life Safety Remodel project for an estimated total cost of \$17,800,000 (\$16,300,000 GFSB and \$1,500,000 PR-CASH); and
- c) Permit the Division of Facilities Development to adjust project budgets within the approved appropriation category and/or add federal or cash sources in order to accept bids received.

PROJECT NUMBER: 17E3C

PROJECT DESCRIPTION:

This project renovates Building 6 at Central Wisconsin Center (CWC). The project includes installing a fire sprinkler protection system, upgrading mechanical, plumbing, electrical, low voltage, and security systems, demolishing and remodeling the first floor and portions of the basement.

The renovated building will serve as an inpatient behavioral health hospital providing two 15-bed patient units each with a nurse station, activity spaces, dining room and support spaces. The main entrance to the building will be relocated to an accessible route on the south side facing the access drive. Site work includes replacement of existing ramps to meet ADA standards and various sidewalk changes to provide more accessible routes. Exterior and adjacent site lighting will be upgraded. Outdoor enclosed courtyards will also be developed for patient use.

PROJECT JUSTIFICATION:

This project supports a change to the patient program in Building 6 and corrects life safety code deficiencies. The existing 46,377 GSF one-story building, with a lower level, was constructed in 1963. The building was originally used for the developmentally disabled. The building will now be used for civil geriatric psychiatric patients currently cared for at Mendota Mental Health Institute (MMHI). The project also corrects life safety code deficiencies that were identified during a 2008 regulatory inspection.

BUDGET/SCHEDULE:

Construction	\$13,633,000
Design	\$1,041,000
DFD Mgt	\$627,100
Contingency	\$2,045,000
Equipment	\$410,100
Other Fees	\$43,800
TOTAL	\$17,800,000

SBC Approval	Jun 2022
A/E Selection	Aug 2020
Design Report	Jun 2022
Bid Opening	Dec 2022
Start Construction	Mar 2023
Substantial Completion	Jan 2024
Final Completion	Apr 2024

PREVIOUS ACTION: This project was enumerated in 2015 Wisconsin Act 55 for \$4,868,000 GFSB, amended in 2019 Wisconsin Act 9 for \$17,308,000 (\$15,808,000 GFSB and \$1,500,000 PR-CASH), and amended again in 2021 Wisconsin Act 58 for \$22,448,000 (\$20,648,000 GFSB and \$1,800,000 PR-CASH) as the Central Wisconsin Center – Life Safety Renovations Buildings 1 and 6.

In October 2020, the SBC authorized the construction of the CWC Building 1 Life Safety Renovation Project for \$4,648,400 (\$4,348,000 GFSB and \$300,000 PR-CASH).

In August 2021, the SBC authorized an increase to the project budget for the Building 1 Code Compliance and Renovation project by \$280,000 GFSB for a revised estimated total cost of \$4,928,000 (\$4,348,000 GFSB and \$300,000 PR-CASH).

DESIGN REPORT

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

June 22, 2022

Building 6 Life Safety Remodel
Central Wisconsin Center
Madison, WI

Project Number: 17E3C

For the: Department of Health Services

Project Manager: Lois Braun-Oddo

Architect/Engineer: Zimmerman Architectural Studios, Inc.
Milwaukee, WI

1. Project Description:

This project will renovate the existing Building 6 on the Central Wisconsin Center (CWC) campus. The existing masonry construction one-story building with a lower level contains 46,377 GSF and was constructed in 1963. The building will be used for either long- or short-term care for CWC residents or for civil geriatric psychiatric patients currently cared for at Mendota Mental Health Institute (MMHI). This project will correct Life Safety Code deficiencies that were identified during a 2008 regulatory inspection and includes the installation of a fire sprinkler protection system. Mechanical, plumbing, electrical, low voltage and security systems will be replaced to bring them up to current requirements. The building envelope will be updated including insulating all exterior walls and installing psychiatric windows. The project includes demolition and remodel of the first floor and selective remodeling in the basement. The building is planned as an inpatient behavioral health hospital and will provide two 15-bed patient units each with a nurse station, activity spaces, dining room and support spaces. The first floor will be I-2 occupancy. The lower level will be Business occupancy housing staff and building support spaces. The main entrance to the building will be relocated to an accessible route on the south side facing the access drive. Site work includes replacement of existing ramps to meet ADA and various sidewalk changes to provide more accessible routes. Exterior and adjacent site lighting will be upgraded. Outdoor enclosed courtyards will also be developed for patient use.

2. Authorized Budget and Funding Source:

This project was enumerated in 2015 Wisconsin Act 55 for \$4,868,000 GFSB, amended in 2019 Wisconsin Act 9 for \$17,308,000 (\$15,808,000 GFSB and \$1,500,000 PR-Cash), and amended again in 2021 Wisconsin Act 58 for \$22,448,000 (\$20,648,000 GFSB and \$1,800,000 PR-CASH) as the Central Wisconsin Center – Life Safety Renovations Buildings 1 and 6.

3. Schedule:

Bid Opening:	Dec 2022
Start of Construction:	Mar 2023
Substantial Completion / Occupancy:	Jan 2024

4. Budget Summary:

Construction:	\$13,633,000
A/E Fees:	\$1,041,000
DFD Mgt:	\$627,100
Contingency:	\$2,045,000
Equipment:	\$410,100
Other Fees:	\$43,800
Total Project Cost:	\$17,800,000

BUILDING COMMISSION REQUESTS / ITEMS

June 22, 2022

Subcommittee	Full Commission
--------------	-----------------

10. BTF Release – Request the release of \$891,200 Building Trust Funds (BTF)-Planning to prepare preliminary plans and Design Reports for the projects listed below.

BTF Request		\$891,200
SRSTC	Skilled Care Unit Expansion (\$345,000 BTF)	\$345,000
WMHI	Patient Admissions Area (\$546,200 BTF)	\$546,200

The project at Sand Ridge Secure Treatment Center was enumerated in 2021 Wisconsin Act 58 for \$12,612,000 GFSB.

The project at Winnebago Mental Health Institute was enumerated in 2021 Wisconsin Act 58 for \$16,795,000 GFSB.

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

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

PROJECT REQUEST: Request the release of \$891,200 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
Sand Ridge Secure Treatment Center (Juneau Co.)	21H1L	Skilled Care Unit Expansion	\$345,000
Winnebago Mental Health Institute (Winnebago Co.)	21H3C	Patient Admissions Area	\$546,200
BTF Request Total			\$891,200

Sand Ridge Secure Treatment Center – Skilled Care Unit Expansion (21H1L):

Project Description and Justification:

This project remodels and expands the existing Skilled Care Unit at Sand Ridge Secure Treatment (SRSTC). The project includes demolishing and the existing space, the remodel includes constructing a 2,400 GSF addition the existing space. Resident rooms will be demolished and reconfigured converting them from dry cell to wet cell type rooms. The new addition will contain eight wet cells with ceiling-mounted patient lifts. The remodeled program space will include a centralized nurse’s station, dayrooms, offices, exam rooms and other program support spaces. Mechanical, electrical, and plumbing systems will be modified to bring them up to current design practices. This includes reworking the sprinkler system for fire protection, upgrading HVAC, and extending power and communications throughout the space.

This project is needed to adequately provide care to an aging population. SRSTC is a secure treatment center constructed in 2001 to house and treat sexually violent persons. As the existing Skilled Care Unit population continues to age and grow, it has put a greater burden on the existing program space. Many of the residents in the Skilled Care Unit have lack of mobility, diminishing cognitive ability, poor physical health or other impairments that prevent them from being fully independent. The Skilled Care Unit expansion will give SRSTC the ability to adequately house and treat the increasing population of older and more medically frail residents.

Previous Action: This project was enumerated in 2021 Wisconsin Act 58 for \$12,612,000 GFSB.

Winnebago Mental Health Institute – Patient Admissions Area (21H3C):

Project Description and Justification:

This project constructs a secure and functional Patient Admissions Area in Sherman Hall at Winnebago Mental Health Institute (WMHI). An addition will be constructed in front of the current entrance to create a new intake and assessment area and create a public entrance for visitors. A new 12-patient bed wing will be added to the south side of the building. This addition will allow the patient admissions area to accommodate increased admissions. Finally, an existing 12-bed unit will be renovated. The existing gang toilet/shower rooms will be replaced with new single-use toilet/shower rooms. The new and remodeled spaces will include sufficient staff and patient programming spaces such as seclusion rooms, psychiatric evaluation, and medical exam rooms.

This project is needed to address deficiencies with the existing physical space that is used to admit patients to WMHI. There is currently no secure entrance area at Sherman Hall to keep incoming patients separate from visitors and existing patients. This new secure entrance will minimize the risk of elopement. Additional bed space is required to accommodate the number of admissions. The existing space also lacks sufficient program and medical exam room space to properly observe, diagnose, and determine the final placement of patients at the facility. The existing 12-bed unit requires renovation to make the space more functional and to minimize the risk of patient self-harm.

Previous Action: This project was enumerated in 2021 Wisconsin Act 58 for \$16,795,000 GFSB.

BUILDING COMMISSION REQUESTS / ITEMS

June 22, 2022

Subcommittee	Full Commission
--------------	-----------------

11. 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		\$4,629,200
MMHI	Heating Plant Boiler Purchase	\$4,629,200
	(\$4,629,200 GFSB)	

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

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: Mendota Mental Health Institute, Dane 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.

Utility Repair and Maintenance			
LOCATION	PROJ. NO.	PROJECT TITLE	GFSB
Mendota Mental Health Institute (Dane Co.)	2112N	Heating Plant Boiler Purchase	\$4,629,200
Facility Repair and Maintenance Total			\$4,629,200

PROJECT DESCRIPTION AND JUSTIFICATION:

This project purchases and installs two boilers for the Mendota Mental Health Institute Center Heating Plant. The new boilers will be purchased and installed to meet all code requirements. Forced draft fans, fan motors, breeching, transition pieces, flue gas dampers, expansion joints, and all necessary boiler trim and controls will be included.

This project provides reliable source of heating and processing steam for the MMHI and Central Wisconsin Center (CWC) campuses collectively serving over 500 patients. The project replaces two existing boilers constructed in 1954 and 1960. These boilers were last retrofitted with gas oil burners in the early 1980s. Due to their age, equipment on the existing boilers have begun to fail and are no longer cost effective to repair.

BUDGET/SCHEDULE:

Construction	\$3,800,000
Design	\$84,400
DFD Mgt	\$174,800
Contingency	\$570,000
TOTAL	\$4,629,200

SBC Approval	Jun 2022
A/E Selection	Nov 2021
Bid Opening	Oct 2022
Start Construction	Feb 2023
Substantial Completion	Nov 2024
Final Completion	May 2025

PREVIOUS ACTION: None.

BUILDING COMMISSION REQUESTS / ITEMS

June 22, 2022

Subcommittee

Full Commission

Department of Military Affairs

12. Waupaca Readiness Center BTF Release – Request the release of \$80,000 Building Trust Funds (BTF)- Planning to prepare preliminary plans and a Design Report for a new Motor Vehicle Storage Building.

This project was enumerated in 2021 Wisconsin Act 58 as part of the Marinette and Waupaca New Motor Vehicle Storage Buildings for a total cost of \$2,561,000 (\$720,900 GFSB and \$1,840,100 FED).

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

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: Waupaca, Waupaca County

PROJECT REQUEST: Request the release of \$80,000 Building Trust Funds (BTF)-Planning to prepare preliminary plans and a Design Report for a new Motor Vehicle Storage Building.

PROJECT NUMBER: 22A11

PROJECT DESCRIPTION:

This project constructs a new 10,080 GSF Motor Vehicle Storage Building (MVSB) north of the existing Readiness Center. The newly constructed building will include power, lighting, and mechanical ventilation (no sprinklers, heating, or air conditioning is required). Site work includes site grubbing and grading, utilities to the new building, storm water management infrastructure, new driveways, and fence openings (as required), and site landscaping. The new MVSB facility will house the military vehicles assigned to the unit that occupies the Readiness Center.

PROJECT JUSTIFICATION:

This project will support the Wisconsin Army National Guard's state and federal missions while providing much needed vehicle storage space for the assigned unit. National Guard Bureau authorizes states to construct MVSBs wherever the average snowfall exceeds 30 inches per year and the average annual snowfall in Waupaca is 42 inches per year. The new MVSB will prevent deterioration of the vehicles due to exposure to sun, rain, snow, etc., and will reduce training time lost to maintenance and vehicle preparation activities. The assigned unit is designated to respond as ordered for Winter Storm Response Operations requiring the unit to deploy within four hours of being notified.

PREVIOUS ACTION: This project was enumerated in 2021 Wisconsin Act 58 as part of the Marinette and Waupaca New Motor Vehicle Storage Buildings for a total cost of \$2,561,000 (\$720,900 GFSB and \$1,840,100 FED).

BUILDING COMMISSION REQUESTS / ITEMS

June 22, 2022

Subcommittee	Full Commission
--------------	-----------------

13. 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		\$2,599,200
Neillsville	Kitchen Renovation (\$154,860 GFSB; \$361,340 FED)	\$516,200
Marshfield	Install Site Fencing (\$96,300 GFSB; \$288,900 FED)	\$385,200
Racine	Roof Replacement (\$234,500 GFSB; \$234,500 FED)	\$469,000
Baraboo	Roof Replacement (\$306,650 GFSB; \$306,650 FED)	\$613,300
Antigo	Roof Replacement (\$307,750 GFSB; \$307,750 FED)	\$615,500
Fort McCoy	Boiler Replacement & DDC Update (\$2,716,800 FED)	\$2,716,800
Whitewater	Boiler Replacement & DDC Update (\$520,000 FED)	\$520,000
Fort Atkinson	Boiler Replacement & DDC Update (\$171,800 GFSB; \$171,800 FED)	\$343,600
Camp Williams	Boiler Replacement (\$168,500 GFSB; \$295,100 FED)	\$463,600
TOTALS	\$1,440,360 GFSB \$5,202,840 FED	\$6,643,200

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

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

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
Neillsville Readiness Center (Clark Co.)	21A1S	Kitchen Renovation	\$154,860	\$361,340	\$516,200
Marshfield Readiness Center (Wood Co.)	21H2S	Install Site Fencing	\$96,300	\$288,900	\$385,200
Racine Readiness Center (Racine Co.)	21H2R	Roof Replacement	\$234,500	\$234,500	\$469,000
Baraboo Readiness Center (Sauk Co.)	21K1D	Roof Replacement	\$306,650	\$306,650	\$613,300
Antigo Readiness Center (Langlade Co.)	21K1F	Roof Replacement	\$307,750	\$307,750	\$615,500
Fort McCoy Military Academy (Monroe Co.)	21A3K	Boiler Replacement & DDC Update	\$0	\$2,716,800	\$2,716,800
Whitewater Readiness Center (Walworth Co.)	21E4D	Boiler Replacement & DDC Update	\$0	\$520,000	\$520,000
Fort Atkinson Readiness Center (Jefferson Co.)	21D1V	Boiler Replacement & DDC Update	\$171,800	\$171,800	\$343,600
Camp Williams CSMS (Juneau Co.)	21F3L	Boiler Replacement	\$168,500	\$295,100	\$463,600
Facility Maintenance and Repair Total			\$1,440,360	\$5,202,840	\$6,643,200

Neillsville Readiness Center – Kitchen Renovation (21A1S):

Project Description and Justification:

This project renovates the kitchen and food storage areas to meet current code requirements for use as a commercial kitchen space. The current kitchen space will be redesigned to incorporate current appliances and food serving tables while removing wood cabinetry, updating ventilation, electrical and plumbing systems, installing fire suppression to cooking areas, and replacing flooring.

The current kitchen does not meet commercial standards and is not code compliant. The unit has 15 cooks preparing meals for 80+ personnel monthly and continued use of the kitchen and storage area poses serious health risks to unit personnel. Due to lack of configurable space, some of the major appliances are stored on the drill hall floor near open bay doors leading to the potential contamination of stored food. All wood surfaces and cabinets pose health issues due to concerns over keeping surfaces clean, continued maintenance and providing areas where vermin can hide.

This project must be bid by September 30, 2022 in order for federal funding to be received.

Budget/Schedule:

Construction	\$400,000
Design	\$32,000
DFD Mgt	\$18,500
Contingency	\$60,200
Other Fees	\$5,500
TOTAL	\$516,200

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

Previous Action: None.

Marshfield Readiness Center - Install Site Fencing (21H2S):

Project Description and Justification:

This project installs 2,760 linear feet of fencing at the Marshfield Readiness Center providing security for the facility. The project includes installing a UFC standard security fence topped with three strands of barbed wire, a chop and a slide gate, and a gravel base. This project implements force protection measures to protect personnel, control site access and create a standoff distance between public roads and areas at the property boundary with the military equipment and facilities.

This project also includes upgrading electrical and lighting upgrades original to the facility constructed in 1995. The electrical upgrades will provide power and control cabling for the required entrance fence gates. This portion of the project will improve security within the facility grounds and be utilized for training and yard activities.

This project must be bid by September 30, 2022 in order for federal funding to be received.

Budget/Schedule:

Construction	\$285,000
Design	\$36,000
DFD Mgt	\$13,100
Contingency	\$42,500
Other Fees	\$8,600
TOTAL	\$385,200

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

Previous Action: None.

Racine Readiness Center – Roof Replacement (21H2R):**Project Description and Justification:**

This project removes and replaces the roof system on five areas (approximately 13,500 GSF) of the Racine Readiness Center roof. The existing gravel surface and spray foam coated roof will be removed and replaced with a fully adhered roof membrane over an insulation system. The new roof system will include flashings at penetration areas and sheet metal flashing along the roof edges and termination spots.

This project is intended to prevent failure of the roof and protect the equipment, electronics, and other contents of the facility. In 2007, the previous roof was replaced, and a silicone membrane was applied over the insulation to extend the life of the existing roofing system at the time. These spray-on roofs are failing, and a more permanent solution is required.

Budget/Schedule:

Construction	\$360,000
Design	\$38,400
DFD Mgt	\$16,600
Contingency	\$54,000
TOTAL	\$469,000

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

Previous Action: None.

Baraboo Readiness Center – Roof Replacement (21K1D):**Project Description and Justification:**

This project removes and replaces the roofing system (approximately 16,200 GSF) at the Baraboo Readiness Center. The project will remove the existing roofing system, related flashings, and existing insulation down to the structural roof deck. The new system will include insulation and fully adhered EPDM roof systems installed on the prepared roof decks with associated flashing, coping, pipe boots, gutters, downspouts, and other roof accessories.

This project is intended to prevent total failure of the roof and avoid repair and replacement costs of equipment and materials within the facility. Based on available information from past projects, the current roof was installed in its entirety in August 1990, making it 31 years old and

many years beyond its life expectancy. There have been several leak repairs made over the years, and leaks have continued to occur.

Budget/Schedule:

Construction	\$496,100
Design	\$38,400
DFD Mgt	\$21,900
Contingency	\$50,000
Other Fees	\$6,900
TOTAL	\$613,300

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

Previous Action: None.

Antigo Readiness Center – Roof Replacement (21K1F):

Project Description and Justification:

This project replaces the entire 15,250 SF of roofing on this building. Existing areas of steep shingled roof will be replaced with metal roofing. Existing areas of built-up roof will be replaced with adhered EPDM roofing. Both areas will involve removal of existing roof systems, flashings, and insulation down to the structural roof deck, and installation of insulation, roof systems, flashings, copings, pipe boots, gutters and downspouts, and roof accessories. Existing roof drains on low-slope roof areas will be replaced.

This project is intended to prevent failure of the roof and protect the equipment, electronics, and other contents of the facility. The existing flat roof area was one of many that had silicone over spray foam applied to extend the life of the existing roofing system at the time. These spray-on roofs are failing, and the existing pitched roof has reached the end of its useful life, with the shingles curling. The fascia and soffit are stained/painted wood, which is deteriorating, these will be replaced as part of the project.

Budget/Schedule:

Construction	\$495,300
Design	\$41,400
DFD Mgt	\$21,900
Contingency	\$50,000
Other Fees	\$6,900
TOTAL	\$615,500

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

Previous Action: None.

Fort McCoy Military Academy - Boiler Replacement and DDC Update (21A3K):

Project Description and Justification:

This project replaces the facility’s three hot water boilers with three new 4,000 MBH high efficiency hot water boilers. The project includes replacing the hot water supply and return piping within the mechanical room, replacing the existing hot water distribution pumps, and

updating Direct Digital Control (DDC) frontend system with new boiler controls. This project will provide a 100kW combined heat and power system that will generate power for the facility while creating hot water that will be tied into the building hot water system and will provide a water softener system for the building’s domestic hot water system. These enhancements will improve water quality and life expectancy of kitchen and water heating equipment. The project also includes electrical modifications for a boiler plant and combined heat and power system, and site modifications for the combined heat and power system.

The existing boilers are nearing the end of their useful life and have increasing maintenance costs associated with their age. Upgrading the replacement boilers to higher efficiency condensing boilers and adding variable frequency drives improves the firing and seasonal efficiency of the heating system while reducing the power required to circulate the heating water, will reduce electrical and heating costs. This project will also add a CHP unit that recovers heat from the generation of electricity, offsetting boiler requirements. Having the CHP provide lead capabilities while the boilers provide lag support allows the CHP system to run full time.

Budget/Schedule:

Construction	\$2,097,900
Design	\$207,600
DFD Mgt	\$96,600
Contingency	\$314,700
TOTAL	\$2,716,800

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

Previous Action: None.

Whitewater Readiness Center – Boiler Replacement and DDC Update (21E4D):

Project Description and Justification:

This project replaces the existing hot water boiler and updates the Direct Digital Control (DDC) systems that control the building’s HVAC. This requires replacing circulation pumps and control valves, converting Air Handling Unit controls, and installing room occupancy sensors and thermostats throughout the facility for proper zoning.

The existing boiler system is over 25-years-old and has exceeded its useful life resulting in high maintenance costs. Major repairs to equipment are uneconomical and replacement parts are nonexistent or difficult to find. A boiler failure in winter would mean months without heat with other no means within the building to provide heating until the boiler is fixed or replaced.

Budget/Schedule:

Construction	\$394,000
Design	\$48,000
DFD Mgt	\$18,200
Contingency	\$59,800
TOTAL	\$520,000

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

Previous Action: None.

Fort Atkinson Readiness Center – Boiler Replacement and DDC Update (21D1V):

Project Description and Justification:

This project replaces the hot water boiler and installs Direct Digital Controls (DDC) that control the building’s HVAC. This requires correctly sized hot water boilers, circulation pumps, converting fan coil unit controls, replacing control valving, and installing room occupancy sensors and thermostats throughout the facility.

The existing boiler system is over 20 years old, inefficient, and at end of life. Major repairs to equipment are uneconomical and replacement parts are nonexistent or difficult to find. A boiler failure in winter would mean months without heat and relying on the building’s makeup air unit to provide additional heating until the boiler is fixed or replaced.

Budget/Schedule:

Construction	\$262,400
Design	\$29,400
DFD Mgt	\$12,100
Contingency	\$40,100
TOTAL	\$343,600

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

Previous Action: None.

Camp Williams Combined Support Maintenance Shop – Boiler Replacement (21F3L):

Project Description and Justification:

This project removes and replaces six boilers at the Camp Williams Combined Support Maintenance Shop (CSMS) facility. The project includes removing the existing combustion air ductwork, venting, hot water piping, and accessories. Three new boilers will be installed with boiler pumps, combustion air ducting, venting, hot water piping, and accessories.

The current systems are 24 years old and have begun to fail at an increasing rate. The age of the boilers makes them costly to maintain, and replacement parts are often obsolete. One out the five boilers is inoperable because of the lack of availability of parts, and there has been as many as two boilers down at one time. It has been recommended by the maintenance technician that the boilers be replaced before there is an emergency.

Budget/Schedule:

Construction	\$350,000
Design	\$45,000
DFD Mgt	\$16,100
Contingency	\$52,500
TOTAL	\$463,600

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

Previous Action: None.

BUILDING COMMISSION REQUESTS / ITEMS

June 22, 2022

Subcommittee

Full Commission

Department of Natural Resources

14. Rib Mountain State Park Granite Peak Ski Area – Approval of Privately Owned and Operated Buildings – Request approval of the two privately owned and operated buildings (Ticketing-Administration Building and Rental-Retail Building) for the Granite Peak Ski Area to comply with Wis Stat.s.13.48(12).

REQUEST #14

DATE: June 22, 2022 FILE REF: Rib Mountain – Granite Peak

TO: Naomi De Mers, Secretary
State Building Commission

FROM: Dan Olson, Chief
Facilities Operations Section
Department of Natural Resources

SUBJECT: Approval of Privately Owned and Operated Buildings
Rib Mountain State Park - Granite Peak Ski Area
Rib Mountain Township, Marathon County

The Department of Natural Resources (DNR) requests approval of the two privately owned and operated buildings (Ticketing-Administration Building and Rental-Retail Building) for the Granite Peak Ski Area to comply with Wis Stat.s.13.48(12).

The private operator of the ski area has requested expansion of the Ticketing-Administration building to include additional offices (478 SF expansion). This building and the Rental/Retail Building require approval by the State Building Commission pursuant to Wis.Stat.§.13.48(12). This statute requires state agencies to gain building commission approval for any privately owned or operated facility to be constructed on state-owned land.

The DNR currently has a 30-year lease agreement with a private operator (Granite Peak Ski Corporation) to manage the ski area at the Rib Mountain State Park. This lease agreement was established and legislatively approved in 2000. The Ticketing-Administration Building (1,672sq.ft.) was constructed the following year and the Rental/Retail Store Building (8,560sq.ft.) was constructed by the previous ski hill operator (Neal Mix Family) in 1986 and has been maintained by the current operator.

The DNR has confirmed that the original buildings were designed and constructed by the private operators utilizing private funding. The requested expansion to the Ticketing-Administration building would also be funded by the current operator. It has also been confirmed that the existing buildings were not in the state building inventory system and the liability for the buildings has resided with the operators since they were constructed.

BUILDING COMMISSION REQUESTS / ITEMS

June 22, 2022

Subcommittee	Full Commission
--------------	-----------------

15. BTF Release – Request the release of \$261,400 Building Trust Funds (BTF)-Planning to prepare preliminary plans and Design Reports for the projects listed below.

BTF Request		\$261,400
SC Region Fisheries	Fishery/Field Ops Fac Repl (\$90,700 BTF)	\$90,700
Vernon WA	Consolidated CWD Field Ops Fac (\$65,000 BTF)	\$65,000
Rock Island State Park	Boat House Exterior Repair/Restore (\$105,700 BTF)	\$105,700

The project at the South-Central Region Fisheries Operations was enumerated in 2021 Wisconsin Act 58 for \$2,503,800 CON SEGB.

The project at Vernon Wildlife Area was enumerated in 2021 Wisconsin Act 58 for \$1,970,900 (\$1,395,300 CON SEGB and \$575,600 EX-CON SEGB).

The project at Rock Island State Park was enumerated in 2021 Wisconsin Act 58 for \$1,441,900 GFSB.

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

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 release of \$261,400 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
South-Central Region Fisheries Operations (Dane Co.)	22A2D	Fishery and Water Quality Field Operations Facility Replacement Building	\$90,700
Vernon Wildlife Area (Waukesha Co.)	22B3U	Construct Consolidated CWD Field Operations Facility	\$65,000
Rock Island State Park (Door Co.)	22B3Y	Boat House Exterior Repair Restoration	\$105,700
BTF Request Total			\$261,400

South-Central Region Fisheries Operations – Fisheries and Water Quality Field Operations Replacement Building (22A2D):

Project Description and Justification:

This project constructs a new 5,400 GSF laboratory and shop space. The proposed new building location is on the Nevin Springs Fish and Wildlife Area property which is also the location of the Department’s South Central Region Headquarters building and the Nevin State Fish Hatchery. The Nevin Hatchery is the oldest of all DNR managed lands, acquired by the state in 1876 for use as a fish hatchery. The headquarters and Nevin Springs Fish and Wildlife area encompass 331 acres, with the developed part of the property approximately 64 acres, containing the SCR headquarters, the Nevin State Fish Hatchery and program management buildings. The area also includes a mixture of buildings, driveways and parking lots, mown areas, prairie plantings and hardwood trees.

This project will develop the capacity to effectively and safely disinfect equipment to prevent the spread of Aquatic Invasive Species and fish diseases, extend the useful life of equipment, decrease maintenance costs, and improve safe and healthy working conditions for staff. The proposed building includes a year-round disinfecting and washing bay for trucks, trailers, boats and other equipment in compliance with the DNR’s Manual Code to prevent the spread of Aquatic Invasive Species and fish diseases. The Bureau of Fisheries Management has

established policies and procedures for its fisheries and hatcheries operations regarding bio-security measures. The crews are required to disinfect their equipment after every use and/or between lakes, rivers and stream visits, and this building will allow for disinfection to happen regardless of season or temperature.

Previous Action: This project was enumerated in 2021 Wisconsin Act 58 for \$2,503,800 CON SEGB.

Vernon Wildlife Area – Construct Consolidated CWD Field Operations Facility (22B3U):

Project Description and Justification:

This project constructs a new 6,000 GSF field equipment facility at the Vernon Wildlife Area (WA) to consolidate Wildlife Management (WM) operations. The project includes a 2,280 GSF heated field office which includes office space for 6-8 staff, and a 3,720 GSF heated shop for equipment maintenance and storage. The new building will supplement the current 55' x 64' cold storage building which has no office, bathroom, running water, or heat, and provide year-round storage of heavy equipment, fuels, herbicide, and prescribed burning equipment.

Wildlife field staff are currently stationed out of the DNR Service Center in downtown Waukesha or work directly out of field sites, including Turtle Valley Wildlife Area (TVWA) and Vernon WA. The Waukesha Service Center has limited parking, no storage for heavy machinery, and no maintenance space, all of which are essential to field operations. If reporting to Waukesha, field staff have to commute to the Service Center, pick up a state vehicle, and drive 20-40 miles to TVWA or Vernon WA, where work equipment is stationed at existing storage facilities. With this project, staff will report directly to the new office building creating significant operational and time savings and allow the Vernon field station to act as an operations center for both general wildlife property management and CWD management.

Previous Action: This project was enumerated in 2021 Wisconsin Act 58 for \$1,970,900 (\$1,395,300 CON SEGB and \$575,600 EX-CON SEGB).

Rock Island State Park – Boat House Exterior Repair and Restoration (22B3Y):

Project Description and Justification:

This project will repair the exterior of the historic Rock Island Boat House. The project scope includes window repair and replacement, rebuilding the building sill and apron, and repairing and repointing the building masonry.

This project will preserve the historic Boat House from further deterioration. The 1930 Thordarson Estate Boat House, listed as part of the National Register of Historic Places - Thordarson Estate Historic District is subject to treacherous weather conditions on the island within Lake Michigan, and as a 90-year-old structure, exterior repairs and renovations are needed to continue protecting the exterior from the elements. The park serves as a popular

destination for tourism in the Door County region and the renovation of the iconic structure will ensure visitors will experience and enjoy the history of the park and island.

Previous Action: This project was enumerated in 2021 Wisconsin Act 58 for \$1,441,900 GFSB.

BUILDING COMMISSION REQUESTS / ITEMS

June 22, 2022

Subcommittee	Full Commission
--------------	-----------------

16. Various All Agency Projects – Request the following:

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

Utility Repair and Renovation		\$741,100
Peninsula	Repair/Repl Main Access Rds (Incr)	\$741,100
State Park	(\$741,100 GFSB)	

In February 2022, the SBC approved the construction of Repair and Replace Main Access Roads at Peninsula State Park for an estimated total cost of \$2,043,000 (\$1,021,500 PR-CASH and \$1,021,500 FED).

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

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) Permit the Division of Facilities Development to adjust individual project budgets.

Utility Repair and Renovation			
LOCATION	PROJ. NO.	PROJECT TITLE	GFSB
Peninsula State Park (Door Co.)	19G3F	Repair and Replace Main Access Roads (Increase)	\$741,100
Utility Repair and Renovation Total			\$741,100

PROJECT DESCRIPTION AND JUSTIFICATION:

This project removes and replaces approximately eight miles of roadway in the Peninsula State Park. The project includes pulverizing the existing roadway, pouring new hot mix asphalt, bike and traffic markings, and traffic control measures.

The roads were last replaced in the 1960's and are beyond their usual lifespan. Many sections have been patched and repaired multiple times resulting in increased maintenance costs. The need for smooth roadways in Peninsula State Park is particularly pronounced due to the high volume and demand for bicycle use and access. Their replacement is necessary to ensure the safety of visitors who drive and bike the roads for entrance to the park. This project is especially important following the large construction projects that have been approved at Peninsula since late 2019. This includes the Eagle Tower construction, waterline repairs, a new dump station, graveling at campsites, T/S building upgrades, twelve new vault toilets, and Sunset Bike Trail repairs.

Bids for this project were opened on May 12, 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.

DNR plans to seek more federal funding for this project, and if granted, it would replace a portion of the GFSB that would be added in this request.

BUDGET/SCHEDULE:

Construction	\$2,415,600
Design	\$70,900
DFD Mgt	\$104,400
Contingency	\$193,200
TOTAL	\$2,784,100

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

PREVIOUS ACTION: In February 2022, the SBC approved the construction of Repair and Replace Main Access Roads at Peninsula State Park for an estimated total cost of \$2,043,000 (\$1,021,500 PR-CASH and \$1,021,500 FED).

BUILDING COMMISSION REQUESTS / ITEMS

June 22, 2022

Subcommittee

Full Commission

Department of Transportation

- 17. Chilton Land Transfer – Request authority to transfer ownership of land located at N3909 North Tower Road, Chilton, WI, 53014 from the Wisconsin Educational Communications Board to the Department of Transportation.

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

AGENCY: Department of Transportation

DOT CONTACT: Jody Grossman, (608) 267-4479, Jody.Grossman@dot.wi.gov

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

ECB CONTACT: Marta Bechtol, (608) 264-9733 Marta.Bechtoll@ecb.org

LOCATION: Chilton, Calumet County

PROJECT REQUEST: Request authority to transfer ownership of land located at N3909 North Tower Road, Chilton, WI, 53014 from the Wisconsin Educational Communications Board to the Department of Transportation.

PROJECT DESCRIPTION:

This project will transfer ownership of a 43,550 SF parcel of land located in Calumet County from the Wisconsin Educational Communications Board (ECB) to the Department of Transportation (DOT). The tax parcel description is Lot 147, COM E/L LOT 147, 250'S NE/C, S264', W165', N264', E165' TO POB. A Quit Claim Deed will be recorded to convey ownership after the SBC approval of the transaction.

PROJECT JUSTIFICATION:

This land was purchased by the Wisconsin ECB to construct a 400-foot communications tower and building in service of their mission to provide public safety, broadcast engineering and transmission services. The DOT was a tenant at the original tower and building for the purpose of providing public safety communication and technology needs for the Wisconsin State Patrol, the Department of Natural Resources, and other state, federal, county, tribal, and local government agencies.

In 2006, both agencies identified the need for replacement of the tower and building. A new plan for the location was identified through a memorandum of understanding. The DOT provided the removal of the old tower and building and erected a new tower. The DOT is the owner of record for the FAA and FCC on this tower. The agencies each installed their own communications buildings.

The Wisconsin ECB requested the DOT take full ownership of this location and any active or future leases.

SCHEDULE:

SBC Approval: June 2022

PREVIOUS ACTION: None.

BUILDING COMMISSION REQUESTS / ITEMS

June 22, 2022

Subcommittee	Full Commission
--------------	-----------------

Department of Veterans Affairs

18. Wisconsin Veterans Home at King BTF Release - Request the release of \$171,000 Building Trust Funds (BTF)-Planning to prepare preliminary plans and a Design Report for the HVAC and Controls Upgrades project.

This project was enumerated in 2021 Wisconsin Act 58 for \$3,760,000 (\$1,316,000 GFSB and \$2,444,000 PRSB).

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

AGENCY: 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

LOCATION: Wisconsin Veterans Homes at King, Waupaca County

PROJECT REQUEST: Request the release of \$171,000 Building Trust Funds (BTF)-Planning to prepare preliminary plans and a Design Report for the HVAC and Controls Upgrades project.

PROJECT NUMBER: 21H2F

PROJECT DESCRIPTION:

This project completes a comprehensive upgrade of HVAC equipment in Ainsworth Hall, MacArthur Hall, Marden Center, Central Services, and the tunnel system. Additional upgrades include replacing the existing pneumatic controls with electronic digital controls monitored by the campus's power plant. Ultraviolet lights will also be added to air handling units.

PROJECT JUSTIFICATION:

This project will resume work from a previous HVAC and Controls project at King. The scope of that project was reduced for budgetary reasons, leaving a significant amount of equipment in place that is past its useful life. This equipment has less than optimal reliability and efficiency, causing significant maintenance costs in both labor and materials. The current pneumatic fire/smoke dampers and controls have parts that are difficult to find and are costly. This project will correct some additional issues that have come up since then and replace the antiquated pneumatic controls with direct digital controls that can be monitored in the power plant.

PREVIOUS ACTION: This project was enumerated in 2021 Wisconsin Act 58 for \$3,760,000 (\$1,316,000 GFSB and \$2,444,000 PRSB).

BUILDING COMMISSION REQUESTS / ITEMS

June 22, 2022

Subcommittee	Full Commission
--------------	-----------------

19. Wisconsin Veterans Home at King – LED Lights and Electrical Upgrades - Request the following:

- a) Approve the Design Report;
- b) Authority to construct the LED Lights and Electrical Upgrades project for an estimated total cost of \$3,573,700 (\$1,250,700 GFSB and \$2,323,000 PRSB); and
- c) Permit the Division of Facilities Development to adjust project budgets within the approved appropriation category and/or add federal or cash sources in order to accept bids received.

This project was enumerated in 2019 Wisconsin Act 9 for \$4,832,000 (\$1,691,200 GFSB and \$3,140,800 PRSB).

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

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 construct the LED Lights and Electrical Upgrades project for an estimated total cost of \$3,573,700 (\$1,250,700 GFSB and \$2,323,000 PRSB); and
- c) Permit the Division of Facilities Development to adjust project budgets within the approved appropriation category and/or add federal or cash sources in order to accept bids received.

PROJECT NUMBER: 20B3P

PROJECT DESCRIPTION:

This project replaces all exterior, stairwell and tunnel light fixtures on the King campus. The project includes installing emergency outlets, and separating wiring for emergency and normal power sources. The project also includes replacing emergency power components that have become obsolete.

When enumerated in 2019 the project scope included upgrading Stordock Hall, Olson Hall, and the King water treatment building. These three facilities have been removed from the project scope.

PROJECT JUSTIFICATION:

The King campus has skilled nursing buildings that lack emergency outlets, and areas where emergency power and normal power systems are intermingled. The components of the emergency power systems have reached the end of their useful life or are insufficient for the current electrical needs. The exterior, stairwell and tunnel lighting on the King campus consists of fixtures that use metal halide, high pressure sodium and incandescent bulbs, and need upgrades.

DVA has applied to the USDVA State Homes Construction Grant Program for a grant to cover 65% of project costs, which will replace the PRSB when those funds are granted.

BUDGET/SCHEDULE:

Construction	\$2,560,000
Design	\$378,800
DFD Mgt	\$122,900
Contingency	\$512,000
TOTAL	\$3,573,700

SBC Approval	Jun 2022
A/E Selection	Oct 2021
Design Report	Jun 2022
Bid Opening	Oct 2022
Start Construction	Dec 2022
Substantial Completion	Sep 2024
Final Completion	Oct 2024

PREVIOUS ACTION: This project was enumerated in 2019 Wisconsin Act 9 for \$4,832,000 (\$1,691,200 GFSB and \$3,140,800 PRSB).

DESIGN REPORT

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

June 22, 2022

LED Lights and Electrical Upgrades
Wisconsin Veterans Home at King
Town of Farmington, WI

Project Number: 20B3P

For the: Veterans Affairs
Project Manager: Dean Whitley
Architect/Engineer: Leedy & Petzold Associates, LLC
Wauwatosa, WI

1. Project Description:

Emergency power system components, including generators and automatic transfer switches, have reached the end of their useful life and will be replaced. Additional equipment essential during a power outage will be installed onto the emergency power system. Corrections will be made to separate the existing wiring of emergency and normal power systems as required by the state electrical code. This project will include the replacement of all exterior, stairwell and tunnel light fixtures on the King campus.

2. Authorized Budget and Funding Source:

The project was enumerated in 2019 Wisconsin Act 9 for \$4,832,000 (\$1,691,200 GFSB and \$3,140,800 PRSB).

3. Schedule:

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

4. Budget Summary:

Construction:	\$2,560,000
A/E Fees:	\$378,800
DFD Mgt:	\$122,900
Contingency:	\$512,000
Total Project Cost:	\$3,573,700

BUILDING COMMISSION REQUESTS / ITEMS

June 22, 2022

Subcommittee	Full Commission
--------------	-----------------

20. Southern Wisconsin Veterans Memorial Cemetery – Phase VI Expansion - Request the following:

- a) Approve the Design Report;
- b) Authority to increase the project budget by \$182,200 (\$28,900 FED and \$153,300 PR-CASH);
- c) Authority to construct the Phase VI Expansion project for a revised estimated total cost of \$5,182,200 (\$4,588,900 FED and \$593,300 PR-CASH); and
- d) Permit the Division of Facilities Development to adjust project budgets within the approved appropriation category and/or add federal or cash sources in order to accept bids received.

This project was enumerated in 2021 Wisconsin Act 229 for \$5,000,000 (\$4,560,000 FED and \$440,000 PR-CASH).

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

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: Southern Wisconsin Veterans Memorial Cemetery (SWVMC), Racine County

PROJECT REQUEST: Request the following:

- a) Approve the Design Report;
- b) Authority to increase the project budget by \$182,200 (\$28,900 FED and \$153,300 PR-CASH);
- c) Authority to construct the Phase VI Expansion project for a revised estimated total cost of \$5,182,200 (\$4,588,900 FED and \$593,300 PR-CASH); and
- d) Permit the Division of Facilities Development to adjust project budgets within the approved appropriation category and/or add federal or cash sources in order to accept bids received.

PROJECT NUMBER: 21E1Z

PROJECT DESCRIPTION:

This project expands the existing columbarium plaza adding new walls featuring 3,500 new niches, bringing the plaza total to 6,500 niches. The project will also provide landscape enhancements in the area of the expansion.

PROJECT JUSTIFICATION:

At the current rate of use, columbarium space will be depleted in early 2023. This project enables more capacity at SWVMC to accommodate future demand. The USDVA Veterans Cemetery Grants Program requires cemeteries to present a master plan to be eligible for federal funding. The design of this phase will be based on the findings and planning reported in that strategic plan and will upgrade the SWVMC to meet National Cemetery Administration Standards.

Increased contingencies and an additional amount of pavement work caused the estimated cost of this phase of the SWVMC to exceed the enumerated amount.

BUDGET/SCHEDULE:

Construction	\$4,048,900
Design	\$329,000
DFD Mgt	\$186,300
Contingency	\$607,400
Other Fees	\$10,600
TOTAL	\$5,182,200

SBC Approval	Jun 2022
A/E Selection	Oct 2021
Design Report	Apr 2022
Bid Opening	Aug 2022
Start Construction	Oct 2022
Substantial Completion	Jul 2023
Final Completion	Aug 2023

PREVIOUS ACTION: This project was enumerated in 2021 Wisconsin Act 229 for \$5,000,000 (\$4,560,000 FED and \$440,000 PR-CASH).

DESIGN REPORT

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

June 22, 2022

Phase VI Expansion
Southern WI Veterans Memorial Cemetery-Union Grove
Town of Dover, WI

Project Number: 21E1Z

For the: Veterans Affairs
Project Manager: Peggy Wischhoff, P.E.
Architect/Engineer: SmithGroup
Madison, WI

1. Project Description:

The project will expand an existing columbarium plaza adding new walls featuring 3,500 new niches bringing the plaza total to 6,500 niches.

2. Authorized Budget and Funding Source:

This project was enumerated in 2021 Act 229 for \$5,000,000 (\$4,560,000 FED and \$440,000 PR-CASH).

3. Schedule:

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

4. Budget Summary:

Construction:	\$4,048,900
A/E Fees:	\$329,000
DFD Mgt:	\$186,300
Contingency:	\$607,400
Other Fees:	\$10,600
Total Project Cost:	\$5,182,200

BUILDING COMMISSION REQUESTS / ITEMS

June 22, 2022

Subcommittee

Full Commission

Wisconsin Historical Society

21. Wisconsin History Museum BTF Release - Request the release of \$4,000,000 Building Trust Funds (BTF)- Planning to prepare preliminary plans and a Design Report for the Wisconsin History Museum.

This project was enumerated in 2019 Wisconsin Act 9 for \$100,000,000 (\$70,000,000 GFSB and \$30,000,000 GIFTS).

2021 Wisconsin Act 58 allocated \$4,000,000 BTF for project planning, development, design, site selection, and land and property acquisition.

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

AGENCY: Wisconsin Historical Society

WHS CONTACT: Wes Mosman Block, (608) 264-6443,
wes.mosmanblock@wisconsinhistory.org

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

LOCATION: Wisconsin History Museum, Dane County

PROJECT REQUEST: Request the release of \$4,000,000 Building Trust Funds (BTF)-
Planning to prepare preliminary plans and a Design Report for the Wisconsin History Museum.

PROJECT NUMBER: 19K2R

PROJECT DESCRIPTION:

This project constructs a museum facility on the City of Madison Block 75 at North Carroll Street and West Mifflin Street on the Capitol Square. The new facility will support WHS' statewide educational and partnerships mission, serving as the central hub to house the core exhibits and staff of the museum, supporting a network of programs and exhibits in partnership with WHS collaborating institutions and groups throughout Wisconsin. The museum concept program is anticipated to consist of approximately 100,000 GSF, which could yield approximately 67,000 of net (or assignable) square feet.

The Wisconsin Historical Society (WHS) has provided documentation indicating they have raised sufficient cash through private fundraising to fund the remaining design costs until authority to construct is granted by the SBC.

PROJECT JUSTIFICATION:

The idea of a new museum has existed for almost two decades. The current museum is approximately 39,000 GSF at 30 North Carroll Street in a storefront space and is inadequate. This space houses the museum, its collections, and a gift shop, and does not have sheltered loading docks, exhibition preparation spaces, or sufficient office space and gathering/processing spaces for visitors. This forces the museum to turn away hundreds of school children each year wishing to visit.

This new museum facility museum will be envisioned and built as a signature design 100-year building and is expected to be able to welcome over 200,000 people annually who will experience stories that connect them to the past, guide their present, and connect them to a better future. The new museum will allow the Society to nearly double the number of visiting students each year and will provide sufficient space to exhibit some of the WHS' largest objects. The new facility will support the WHS' statewide educational and partnership missions, serving as the central hub that will support a network of programs and exhibits in cooperation with the

Society's over 400 affiliated institutions and groups throughout Wisconsin. The facility's proximity to the Capitol Square will ensure that student groups coming to Madison will be able to visit the State Capitol and history museum efficiently and effectively during the same trip.

The new facility will include evaluation of the full range of sustainability options as detailed within the DOA-DFD Sustainability Guidelines. The WHS Board of Curators has unanimously endorsed the vision and plan to develop and operate the new museum.

PREVIOUS ACTION: This project was enumerated in 2019 Wisconsin Act 9 for \$100,000,000 (\$70,000,000 GFSB and \$30,000,000 GIFTS).

2021 Wisconsin Act 58 allocated \$4,000,000 BTF for project planning, development, design, site selection, and land and property acquisition.

BUILDING COMMISSION REQUESTS / ITEMS

June 22, 2022

Subcommittee	Full Commission
--------------	-----------------

22. 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		\$2,044,700
Circus	Deppe Wagon Pavilion Mold Remed	\$1,911,200
World	(\$1,911,200 GFSB)	
HQ	Roof Replacement (Increase)	\$133,500
	(\$133,500 GFSB)	

In December 2021, the SBC approved the Roof Replacement project at the State Historical Society's Headquarters for an estimated total cost of \$2,743,200. GFSB.

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

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

LOCATION: Circus World Museum, Sauk 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
Circus World Museum (Sauk Co.)	21H1J	Deppe Wagon Pavilion Mold Remediation and Improvements	\$1,911,200
Headquarters (Dane Co.)	20L1Q	Roof Replacement (Increase)	\$133,500
Facility Maintenance and Repair Total			\$2,044,700

Circus World Museum – Deppe Wagon Pavilion Mold Remediation and Improvements (21H1J):

Project Description and Justification:

This project makes a series building envelope and ventilation improvements to resolve mold issues in the 30,000 GSF wagon pavilion. The project includes envelope repairs making the facility airtight, installing interior partitions at exterior walls, installing a vapor barrier, repairing compromised panels and sealant on exterior walls, and repointing and sealing the building's brick veneer. The project will also weatherstrip and seal exterior doors and repaint new walls in the facility. Ventilation improvements include installing an air handling unit, repairing roof vents as need, and installing direct digital controls and sprinkler system.

The wagon pavilion stores over 100 historic circus wagons. Mold growth in the facility has documented and requires remedy to address health safety concerns. The components of this project seek to remediate the mold and prevent any future mold growth.

BUDGET/SCHEDULE:

Construction	\$1,469,000
Design	\$154,200
DFD Mgt	\$67,600
Contingency	\$220,400
TOTAL	\$1,911,200

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

Previous Action: None.

Headquarters – Roof Replacement (Increase) (20L1Q):**Project Description and Justification:**

This project installs new roof membrane and flashing system at the Wisconsin Historical Society Headquarters. The project includes installing a modified bitumen roof membrane and flashing system directly to the existing roof membrane system. Approximately 38,580 GSF of roof will be replaced. Many of the flashing locations, curbs, walls, and valleys, are also experiencing some extent of slippage and damage. The metal panels at the penthouse are also observed to have significant paint deterioration and limited areas of damage.

The project also includes sheet metal replacement; loggia deck waterproofing replacement; plumbing (roof and floor drain) replacement and repair work; penthouse, wall panel restoration/paint and louver restoration; window restoration of 11 select windows (above East loggia); skylight restoration preparation; limited stone restoration: associated with the roof, at cornice overhangs, at loggias; special conditions noted at archive areas; special requirements will be included: such as “fire watch”, and vector mapping and/or “water bug” design and installation (leak detection systems).

Bids for this project were opened on May 25, 2022. There are insufficient funds to accept bids received and maintain an adequate construction contingency. This increase will allow the bids to be accepted for the previously approved scope and provide an appropriate post-bid contingency to address any unforeseen conditions that may arise during construction.

BUDGET/SCHEDULE:

Construction	\$2,300,000
Design	\$245,500
DFD Mgt	\$101,200
Contingency	\$230,000
TOTAL	\$2,876,700

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

Previous Action: In December 2021, the SBC approved the Roof Replacement project at the State Historical Society’s Headquarters for an estimated total cost of \$2,743,200 GFSB.

June 22, 2022

Subcommittee	Full Commission
--------------	-----------------

HIGHER EDUCATION

University of Wisconsin

23. UW-Madison – Engineering Building Replacement

BTF Release - Request the release of \$1,000,000 Building Trust Funds (BTF)-Planning to prepare preliminary plans and a Design Report for the Engineering Building Replacement project.

2019 Wisconsin Act 9 allocated \$500,000 BTF-Planning for advanced planning.

In August 2021, the SBC authorized the release of \$500,000 BTF-Planning to complete advanced planning for this project.

2021 Wisconsin Act 206 allocated an additional \$1,000,000 BTF-Planning for advanced planning.

**AGENCY REQUEST FOR
STATE BUILDING COMMISSION ACTION
JUNE 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-Madison, Dane County

PROJECT REQUEST: Request the release of \$1,000,000 Building Trust Funds (BTF)-Planning to prepare preliminary plans and a Design Report for the Engineering Building Replacement project.

PROJECT NUMBER: 20E2X

PROJECT DESCRIPTION:

This project constructs a new approximately 340,000 GSF academic education/research building. The new facility will consolidate instructional, research, student organizational, and lab spaces, as well as academic and research support services into one location, and will be constructed to meet all current life safety building code features for these functions. This project is recognized as UW-Madison's highest priority major project and will enable the University to attract and retain talented faculty, attract non-resident students, provide students with essential support services, and reverse the trend of declining rankings for both the undergraduate and graduate level programs.

The project will remove/deconstruct the existing 63,561 GSF Computer Aided Engineering Facility at 1410 Engineering Drive as described in the 2015 College of Engineering (CoE) Facilities Master Plan and in the 2015 Campus Master Plan. The east and south additions to the Material Science Building will also be removed to accommodate the Engineering Drive Utilities project, an enabling project necessary to advance this project.

The proposed facility seeks to meet the college's demand for a flexible, modern, instructional and research space that will increase programmatic efficiencies, increase research expenditures, and promote research innovation due to the current condition of the existing facilities. This project also enables CoE to meet the growing demand of additional engineering degrees, support the strategic growth of the college by 1,000 undergraduate students, 650 graduate students, and 120 faculty over six years.

Estimated Budget: \$300,000,000

PREVIOUS ACTIONS: 2019 Wisconsin Act 9 allocated \$500,000 BTF-Planning for advanced planning.

In August 2021, the SBC authorized the release of \$500,000 BTF-Planning to complete advanced planning for this project.

2021 Wisconsin Act 206 allocated an additional \$1,000,000 BTF-Planning for advance planning.

BUILDING COMMISSION REQUESTS / ITEMS

June 22, 2022

Subcommittee	Full Commission
--------------	-----------------

24. UW-Oshkosh – 2019-21 UW System-wide Utility

Improvements – Request the following:

- a) Authority to release \$3,465,000 (\$2,495,000 GFSB and \$970,000 PRSB) of the 2019-21 UW System-wide Utility Improvements enumeration;
- b) Authority to construct a Utility Improvement project for an estimated total cost of \$3,465,000; and
- c) Permit the Division of Facilities Development to adjust individual project budgets.

2019 Wisconsin Act 9 authorized \$54,009,000 (\$35,577,000 GFSB and \$18,452,000 PRSB) for the UW System-wide Utility Improvement projects. To date, the SBC has authorized \$29,613,000 (\$21,214,000 GFSB and \$8,399,000 PRSB) from this enumeration.

**AGENCY REQUEST FOR
STATE BUILDING COMMISSION ACTION
JUNE 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 the following:

- a) Authority to release \$3,465,000 (\$2,495,000 GFSB and \$970,000 PRSB) of the 2019-21 UW System-wide Utility Improvements enumeration;
- b) Authority to construct a Utility Improvement project for an estimated total cost of \$3,465,000; and
- c) Permit the Division of Facilities Development to adjust individual project budgets.

PROJECT NUMBER: 19G2T

PROJECT DESCRIPTION:

This project replaces the 450-ton cooling tower for chiller #3 with a 1,400-ton tower including connecting to the existing tower #1 and #2 piping allowing the chillers to utilize the towers for better efficiency. The existing direct digital controls will be replaced for the entire plant integrating the existing chiller machines to work in unison. The evaporator pumps will be removed, and the chilled water side converted to a variable primary flow system. The existing 350HP main pumps will be replaced and provide flow for the campus and the chillers via control valves. The condenser water pumps for chiller #2 and chiller #3 will be replaced. It is expected that the plant can increase the capacity of the plant with-out adding a chiller at this time.

PROJECT JUSTIFICATION:

The chilled water plant was originally designed for the installation of three 1,400-ton chiller machines. The original plant was established in 1998 with two units and a combined 1,850-ton capacity. In 2004, the chilled water plant was upgraded to its current 2,800-ton capacity. A campus-wide central utility master plan was completed in 2010 and during the design process for the Fletcher Hall project.

During analysis of the existing plant some glaring concerns arose; the existing cooling towers do not fit the space well and have reduced capacity, there is not enough free area (air intakes) for the cooling towers to pull air in, there is not adequate space for the new 1,400-ton chiller to fit in the existing plant due to maintenance and clearances, condenser pump for chiller #2 is undersized and the chillers are inefficient due to bypassed water. Predesign weighed various options and concluded that based upon replacement of tower #3, interconnecting all three towers, modifying the pumping system, converting the system to a variable primary pump system and providing PLC controls would bring this current plant to its full potential capacity. This will allow additional facilities to be connected including Harrington Hall and Albee Hall.

BUDGET/SCHEDULE:

Construction	\$2,618,000
Design	\$260,000
DFD Mgt	\$123,300
Contingency	\$463,700
TOTAL	\$3,465,000

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

PREVIOUS ACTION: 2019 Wisconsin Act 9 authorized \$54,009,000 (\$35,577,000 GFSB and \$18,452,000 PRSB) for the UW System-wide Utility Improvement projects. To date, the SBC has authorized \$29,613,000 (\$21,214,000 GFSB and \$8,399,000 PRSB) from this enumeration. The table below summarizes projects previously authorized by the SBC.

SBC Mtg	Project	Amount Authorized
Oct 2019	WTW - Fuel Reliability Upgrade (18K2S)	\$6,937,000
May 2020	WTW – Fuel Reliability Upgrade (18K2S) Increase	\$2,600,000
Dec 2020	MSN – Lathrop Drive Utility Replacement – Phase II (19G2Q)	\$20,076,000
	<i>Subtotal</i>	\$29,613,000

BUILDING COMMISSION REQUESTS / ITEMS

June 22, 2022

Subcommittee

Full Commission

25. UW-Stevens Point – Albertson Hall Replacement Back-Up Data Center – Request authority to demolish Albertson Hall and relocate the existing data center in anticipation for construction of the new Albertson Hall facility for an estimated total cost of \$5,329,000.

This project was enumerated in 2021 Wisconsin Act 58 for \$96,000,000 GFSB.

**AGENCY REQUEST FOR
STATE BUILDING COMMISSION ACTION
JUNE 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-Stevens Point, Portage County

PROJECT REQUEST: Request authority to demolish Albertson Hall and relocate the existing data center in anticipation for construction of the new Albertson Hall facility for an estimated total cost of \$5,329,000.

PROJECT NUMBER: 19F3E-01

PROJECT DESCRIPTION:

This project is the first phase of work for the Albertson Hall replacement project. This phase of work includes demolishing the existing Albertson Hall building and relocating the campus's data center to a new location on campus.

PROJECT JUSTIFICATION:

The existing Albertson Hall facility was constructed in two phases, original construction in 1970 and an addition in 1985. The current facility is approximately 200,000 GSF. The facility currently houses the campus's library. The existing building has a number of deficiencies including ADA accessibility, inadequate space for the current program needs, and a series of building mechanical needs.

Albertson Hall also houses the campus's data center. This data center serves as the main digital communication hub for campus buildings and provides critical infrastructure for other UW campuses and facilities in the Stevens Point area. The data center houses the servers and equipment supporting campus applications for academic programs and administrative units. The data center provides terminations for network providers who provide connectivity to several cellular providers with towers located on the roof of Albertson Hall (but will be moving to Chem/Bio). In its current location the datacenter is below grade in a 100-year flood plain area. Permanently relocating this operation will minimize risk to the center.

BUDGET/SCHEDULE:

Construction	\$4,456,000
DFD Mgt	\$205,000
Contingency	\$668,000
TOTAL	\$5,329,000

SBC Approval	Jun 2022
A/E Selection	Dec 2019
Design Report	Jun 2022
Bid Opening	Sep 2022
Start Construction	Oct 2022
Data Center Complete	May 2023
New Construction Begins	Jul 2023

PREVIOUS ACTION: This project was enumerated in 2021 Wisconsin Act 58 for \$96,000,000 GFSB.

DESIGN REPORT

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

June 22, 2022

Demolish Albertson Hall and Relocate Data Center
UW-Stevens Point
Stevens Point, WI

Project Number: 19F3E

For the: University of Wisconsin

Project Manager: Lois Braun-Oddo

Architect/Engineer: Workshop Architects
Milwaukee, WI

1. Project Description:

This project demolishes the existing seven-story Albertson Hall along with its associated raised plinth, monumental stairs, access ramps, and adjacent Specht Forum outdoor plaza, and constructs a replacement building and campus quad on the same site. Recent exterior investigations of the exterior envelope revealed major failures and deficiencies in both the original 1967 building and 1984 addition resulting in a determination to abate and demolish the existing building in its entirety.

The project will provide a more flexible and efficient facility, reduce the square footage needed to retain the same departments and operations while also accommodating a new consolidated service point for student support services including registrar, bursar, and financial aid. Program units housed in the building include library collections, a new Learning Commons, Student Success Center, Center for Inclusive Teaching and Learning (CITL), and University College. Library collections will be more efficiently disbursed throughout the building using a combination of accessible shelving systems and high-density storage shelving. The Disability and Assistive Technology Center will be appropriately located on the ground floor. The campus datacenter, which currently resides within the 100-year flood plain, will be temporarily relocated to another location on campus while the new building is constructed. A new datacenter will be included in the new building.

The facility's design will integrate modern energy efficient exterior envelope with energy efficient mechanical and air distribution systems, a pre-action fire-sprinkler system with standpipes, electrical and technology systems, fire alarm and sensing equipment, audio-visual equipment, and a structural system capable of supporting high-density book storage on the 4th floor, photovoltaics on the 4th floor roof and vegetated roofs above the first floor.

2. Authorized Budget and Funding Source:

This project was enumerated in 2021 Wisconsin Act 58 for \$96,000,000 GFSB.

3. Schedule for Phase 1 and 2:

Datacenter Relocation, 19F3E.01:	
Submission of Documents for Final Review:	May 2022
Bid Opening:	Sep 2022
Start of Construction:	Oct 2022

Substantial Completion / Occupancy:	May 2023
Abatement/ Demolition, 19F3E.02:	
Submission of Documents for Final Review:	Aug 2022
Bid Opening:	Nov 2022
Start of Construction:	Feb 2023
Substantial Completion:	Jul 2023

4. Budget Summary for Phase 1 and 2:

Construction:	\$4,456,000
Contingency:	\$668,000
Project Management:	\$205,000
Total Project Cost:	\$5,329,000

BUILDING COMMISSION REQUESTS / ITEMS

June 22, 2022

Subcommittee	Full Commission
--------------	-----------------

26. UW-System – 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		\$2,055,000
EAU	Chancellors Hall HVAC System Reno (\$1,274,000 PRSB)	\$1,274,000
MSN	Sellery Hall Exterior Envelope Maint (\$781,000 PRSB)	\$781,000
Energy Conservation		\$2,767,000
STO	Multi-Bldg Energy Conservation Project (\$2,767,000 PRSB)	\$2,767,000
TOTAL		\$4,822,000

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

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	PRSB
EAU CLAIRE (Eau Claire Co.)	19F1Y	Chancellors Hall HVAC System Renovation	\$1,274,000
MADISON (Dane Co.)	21D3P	Sellery Hall Exterior Envelope Maintenance	\$781,000
FACILITY MAINTENANCE AND REPAIR SUBTOTALS			\$2,055,000

ENERGY CONSERVATION

INST	PROJ. NO.	PROJECT TITLE	PRSB
STOUT (Dunn Co.)	22E1M	Multi-Building Energy Conservation Project	\$2,767,000
ENERGY CONSERVATION SUBTOTALS			\$2,767,000

JUNE 2022 TOTALS	PRSB
	\$4,822,000

UW-Eau Claire – Chancellors Hall HVAC System Renovation (19F1Y):

Project Description and Justification:

This project modifies and renovates five air handling unit systems serving Chancellors Hall, a student residence. Project work includes replacing chilled water coils and water heater, installing new hot water reheat coils and associated piping, and replacing the original pneumatic controls with new direct digital controls (DDC).

Summer humidification issues within Chancellors Hall have been present since the facility opened in 1999. The building HVAC system does not have a means of tempering the outside air through the existing air handling units. The in-building dew point must be lowered to eliminate further mold and mildew growth throughout the facility.

Budget/Schedule:

Construction	\$990,000
Design	\$89,900
DFD Mgt	\$45,600
Contingency	\$148,500
TOTAL	\$1,274,000

SBC Approval	Jun 2022
A/E Selection	Jul 2019
Bid Opening	Dec 2022
Start Construction	Mar 2023
Substantial Completion	Oct 2023
Final Completion	Jan 2024

Previous Action: None.

UW-Madison – Sellery Hall Exterior Envelope Maintenance (21D3P):**Project Description and Justification:**

This project repairs exterior envelope deficiencies on Sellery Hall. Project work includes cleaning and resealing precast concrete panel joints with non-staining silicone on floor levels two through ten to match recently completed work on the first and eleventh floors.

Sellery Residence Hall was constructed in 1961 and the precast and caulking are original to the building. A pre-cast panel condition assessment was completed in June 2015 at Witte Hall, Sellery Hall's sister building. At that time, it was noted that a significant amount of the sealant joints between panels were deteriorated and/or failed. Those conditions observed at Witte Hall are also present at Sellery Hall.

Budget/Schedule:

Construction	\$628,000
Design	\$29,900
DFD Mgt	\$28,900
Contingency	\$94,200
TOTAL	\$781,000

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

Previous Action: None.

UW-Stout – Multi-Building Energy Conservation Project (22E1M):**Project Description and Justification:**

This project provides a 400-kilowatt rooftop solar photovoltaic array, interior building LED lighting upgrades, improves building envelope weatherization, and completes ventilation system improvements. After installation, UW-Stout will own, operate, maintain, and have responsibility for repair of the solar array. Electricity produced by the array will be used exclusively on campus, reducing the amount of electricity purchased from the local utility. This project includes the planning, design, engineering, procurement, installation, and commissioning of all new equipment. An environmental impact assessment for the solar array is not required. An energy assessment report was completed in April 2022 to analyze utility information and determined the project scope included in this request.

- 1) Installing rooftop mounted solar photovoltaic arrays mounted on the General Services Building and Jarvis Hall – Tech Wing.
- 2) Installing LED lighting upgrades in Applied Arts, Harvey Hall, Jarvis Hall, and the Sports and Fitness Center.
- 3) Completing building envelope weatherization improvements in the following buildings: Administration Building, Applied Arts, Bowman Hall, Child Study Center, Communication Technologies, Fryklund Hall, General Services, Harvey Hall, Heating Plant, Jarvis Hall, Johnson Fieldhouse, Louis Smith Tainter House, Memorial Student Center, Micheels Hall, North Point Dining Center, Price Commons, Sorenson Hall, Sports and Fitness Center, Student Health Services, Swanson Library, University Services, and Vocational Rehabilitation Center.
- 4) Installing new destratification fans in the Sports and Fitness Center.

This project is expected save approximately \$172,187 annually. 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.

The engineering design report determined this project will reduce campus annual electric energy purchases by 9%, natural gas usage by 2% and carbon emissions by 1,431 metric tons. In addition to receiving energy efficiency benefits from ownership of the solar photovoltaic array, UW-Stout will also utilize it for student and community educational purposes.

Budget/Schedule:

Construction	\$2,634,000
DFD Mgt	\$52,700
Contingency	\$80,300
TOTAL	\$2,767,000

SBC Approval	Jun 2022
A/E Selection	Feb 2022
Start Construction	Jan 2023
Substantial Completion	Dec 2023
Final Completion	Mar 2024

Previous Action: None.