



# State of Wisconsin Building Commission

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Governor

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

**Wednesday, December 14, 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, December 14, 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, December 14, 2022**

**3:00 p.m.**

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

**BUILDING COMMISSION REQUESTS / ITEMS**

December 14, 2022

Subcommittee

Full Commission

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

No action required.

**DEBT MANAGEMENT**

1. General Obligation New Money Authorizing Resolution - 2022 State of Wisconsin Building Commission Resolution 8 authorizes the sale and issuance of General Obligations in an amount not to exceed \$365,020,000, in fixed or variable rate form, to fund the construction or improvements of facilities, grants, and acquisition of land for state-wide purposes.

No action required.

December 14, 2022

Subcommittee	Full Commission
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**Department of Administration**

2. Department of Administration on behalf of the Department of Corrections – Request authority to accept a cost increase amendment to a previously approved lease at 1212 60<sup>th</sup> Street, City of Kenosha, Wisconsin for approximately 8,500 RSF with a term of ten years and for initial annual costs of approximately \$235,343.96 or \$27.69/SF for the Department of Corrections-Division of Community Corrections.

In August 2021, the SBC approved the lease of approximately 8,500 RSF at 1212 60<sup>th</sup> Street, City of Kenosha, Wisconsin for a term of ten years and for initial annual costs of approximately \$211,118.96 or \$24.84/SF for the Department of Corrections-Division of Community Corrections.

**AGENCY REQUEST FOR  
STATE BUILDING COMMISSION ACTION  
DECEMBER 2022  
REQUEST #2**

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

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

**DFD CONTACT:** RJ Binau, (608) 267-6927, [rj.binau@wisconsin.gov](mailto:rj.binau@wisconsin.gov)

**LOCATION:** City of Kenosha, Kenosha County

**PROJECT REQUEST:** Request authority to accept a cost increase amendment to a previously approved lease at 1212 60<sup>th</sup> Street, City of Kenosha, Wisconsin for approximately 8,500 RSF with a term of ten years and for initial annual costs of approximately \$235,343.96 or \$27.69/SF for the Department of Corrections-Division of Community Corrections.

**PROJECT DESCRIPTION:**

This lease provides the Department of Corrections (DOC)-Division of Community Corrections (DCC) with 8,500 RSF in a one-story building with 10,000 SF at 1212 60<sup>th</sup> Street in Kenosha. It is a two-tenant facility with a large portion of the building being dedicated to DOC operations, and potential for future expansion. DOC Space includes eighteen offices, seven interview rooms, one restroom for urinalysis needs, one large conference room, other office support space, and in-site parking for 35 vehicles.

The build-to-suit lease agreement was approved by SBC at the August 2021 meeting. However, due to escalating building material costs, and property taxes, the Lessor has requested a price increase of \$2.85/SF in the base lease rate to cover increased costs. This will result in an annual increase of \$24,225 from the original lease agreement. Lease terms consist of an initial 10-year lease term, three 5-year renewals; and an annual base escalation rate of 1.75%. Tenant improvements (TIs) in the lease are amortized over 10 years and are included in the rental rate. TIs include DOC specifications regarding the desired building, the build-out and finishes for 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. DOC is responsible for furniture costs, a stand-alone desktop computer dedicated to the access control system, and monthly phone and data costs for the premises.

Below, please find the specifics of the amended lease:

<b>State Functions at Leased Location</b>	Department of Corrections – Division of Community Corrections
<b>Lease Location</b>	1212 60 <sup>th</sup> Street, Kenosha, Wisconsin
<b>Type of Negotiation or Process</b>	A space search was conducted in the desired area and the resulting lease negotiated.
<b>Lessor</b>	Randy Pulera

<b>Anticipated Occupancy Date</b>	December 1, 2022
<b>Lease Term</b>	10 Years – December 1, 2022 – November 30, 2032
<b>Renewal Option(s)</b>	Three 5-year renewal options
<b>Escalation Rate</b>	1.75 % on the base rent only
<b>Purchase Option</b>	No – Lessor declined a Purchase Option.
<b>Space Type</b>	Parole & Probation Office Space
<b>Square Feet</b>	8,500 SF
<b>Gross Cost Per Square Feet</b>	\$27.69 /SF (includes janitorial, CAM, R/E Taxes Utilities, Insurance etc. and Tenant Improvements)
<b>Annual Gross Cost</b>	\$235,343.96 (GPR – appropriation 102 & 187)

**PROJECT JUSTIFICATION:**

On August 24, 2020, the DOC-DCC office located at 1212 60<sup>th</sup> Street, Kenosha was destroyed by fire. DOC had occupied 10,000 RSF at this location from August 1, 1992, until that date. Currently, administrative support staff are working remotely, and DOC Field Supervisors, Parole & Probation Agents, and Sex Offender Registry Program (SORP) staff have been temporarily relocated to two nearby DCC Offices until construction is completed. The new facility is being constructed at the 60<sup>th</sup> Street site that was razed by the August fire and meets DOC’s specifications for a probation and parole office, providing the square footage needed for optimal operations and sufficient on-site parking.

The 60<sup>th</sup> Street location will continue to provide clients with access to services and treatment providers and is near the Kenosha County Courthouse and the Kenosha County Detention Center/Jail. Additionally, this location is near public transportation, and is not in close proximity to schools, daycares, or similar types of facilities. Other potential locations in Kenosha were reviewed and eliminated due to inability to meet DOC’s locational requirements.

DOA Legal Counsel and State Budget Office have reviewed the lease transactional documents and found no issues with this transaction. Additionally, DOC has reviewed lease amendment and approved the new rental rates and revised occupancy date.

**PREVIOUS ACTION:** In August 2021, the SBC approved the lease of approximately 8,500 RSF at 1212 60<sup>th</sup> Street, City of Kenosha, Wisconsin for a term of ten years and for initial annual costs of approximately \$211,118.96 or \$24.84/SF for the Department of Corrections-Division of Community Corrections.

BUILDING COMMISSION REQUESTS / ITEMS

December 14, 2022

Subcommittee	Full Commission
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3. Various All Agency Projects – Request the following:
- a) Authority to construct the All Agency maintenance and repair request(s) listed below; and
  - b) Permit the Division of Facilities Development to adjust individual project budgets.

<b>Facility Maintenance and Repair</b>		<b>\$8,808,300</b>
Capitol	Plaster & Decorative Ceiling Repairs (\$649,700 GFSB)	\$649,700
Capitol	Building-wide Skylight Glazing (\$2,505,200 GFSB)	\$2,505,200
Capitol	Exterior Masonry Cleaning/Bird Netting (\$1,098,000 GFSB)	\$1,098,000
Capitol	Sound Sys Upgr (Rotunda/Squawk Box) (\$1,802,500 PRSB)	\$1,802,500
TGTC	Electrical Distribution Upgrades (\$416,300 PRSB)	\$416,300
HF DEL	Heating Distribution Upgr Ph II Demo (\$2,336,600 PRSB)	\$2,336,600
<b>TOTAL</b>	<b>\$6,055,400 GFSB    \$2,752,900 PRSB</b>	<b>\$8,808,300</b>

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

**AGENCY:** Department of Administration

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

**DFD CONTACT:** RJ Binau, (608) 277-6927, [rj.binau@wisconsin.gov](mailto:rj.binau@wisconsin.gov)

**LOCATION:** Madison, Dane County

**PROJECT REQUEST:** Request the following:

- a) Authority to construct the All Agency maintenance and repair request(s) listed below; and
- b) Permit the Division of Facilities Development to adjust individual project budgets.

<b>Facility Maintenance and Repair</b>					
<b>LOCATION</b>	<b>PROJ. NO.</b>	<b>PROJECT TITLE</b>	<b>GFSB</b>	<b>PRSB</b>	<b>TOTAL</b>
State Capitol (Dane Co.)	21J1Q	Plaster & Decorative Ceiling Repairs	\$649,700	\$0	\$649,700
State Capitol (Dane Co.)	22A2G	Building-wide Skylight Glazing	\$2,505,200	\$0	\$2,505,200
State Capitol (Dane Co.)	22B4V	Exterior Masonry Cleaning & Bird-Netting	\$1,098,000	\$0	\$1,098,000
State Capitol (Dane Co.)	21E4A	Sound System Upgrades (Rotunda & Squawk Box)	\$1,802,500	\$0	\$1,802,500
Tommy G. Thompson Center (Dane Co.)	22A1O	Electrical Distribution Upgrades	\$0	\$416,300	\$416,300
Hill Farms DEL Complex (Dane Co.)	19F3C	Heating Distribution Upgrades Phase II Demolition	\$0	\$2,336,600	\$2,336,600
<b>Facility Maintenance and Repair Total</b>			<b>\$6,055,400</b>	<b>\$2,752,900</b>	<b>\$8,808,300</b>

**State Capitol - Plaster & Decorative Ceiling Repairs (21J1Q):**

**Project Description & Justification:**

This project provides for the cleaning, restoration, and preservation of decoratively painted plaster ceiling areas (64 panels of various sizes) in the three rings of the ground floor rotunda of the State Capitol Building. Additionally, throughout the ground floor rotunda ceiling, there are concentrated areas of craquelure, paint delamination, paint loss and cupping of paint that will be addressed by the project.

The State Capitol plaster ceiling in the three rings of the ground floor rotunda consists of 64 decoratively painted ceiling panels. The decoration of the ceiling panels in most cases is original (1915-1917); however, there has been repairs and overpainting done over the years which does not match the original decorative scheme. All the ceiling panels, including gold leaf decoration, have been covered with a yellowing (amber) resin varnish which has resulted in the ceiling panels appearing to be painted a uniform green color. This varnish has caused significant discoloration of the original color palette of blues, turquoises, oranges, and yellow ochres and is contributing to paint delamination. All work will be done or supervised by conservators who specialize in historical large scale conservation work.

**Budget/Schedule:**

Construction	\$475,400
Design	\$81,100
DFD Mgt	\$21,900
Contingency	\$71,300
<b>TOTAL</b>	<b>\$649,700</b>

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

**Previous Action:** None.

**State Capitol - Building-wide Skylight Glazing (22A2G):**

**Project Description & Justification:**

This project includes the replacement of all 410 existing and failing insulated glazing units with new insulated glazing units and provides for the replacement and installation of sealants for all new glazing units in the 45 skylights.

This project will prevent future water leaks and protect the interior of the State Capitol. A recent survey of the State Capitol skylights identified nearly a quarter of all insulated units with seal failure or broken glass. All these units have either exceeded or will soon reach the end of their anticipated service life and are likely to have seal failures in the near future. The failed glazing units no longer insulate well, have become cloudy, are less energy efficient, and susceptible to condensation. There have been instances of skylight water leaks causing plaster damage above 4<sup>th</sup> floor stairways. In addition, water leaks have occurred above the second floor Hearing Rooms that resulted in water entering the occupant space and staining the historic interior stain glass panels.

**Budget/Schedule:**

Construction	\$1,940,000
Design	\$185,000
DFD Mgt	\$89,200
Contingency	\$291,000
<b>TOTAL</b>	<b>\$2,505,200</b>

SBC Approval	Dec 2022
A/E Selection	Feb 2022
Bid Opening	Mar 2023
Start Construction	Jun 2023
Substantial Completion	Oct2023
Final Completion	Nov 2023

**Previous Action:** None.



**State Capitol - Exterior Masonry Cleaning & Bird-Netting (22B4V):**

**Project Description & Justification**

This project provides for the removal of the existing bird-netting and removal of bird spikes on the third floor pavilion windowsills. New netting will be installed in the areas where it was removed and will be extended to the pavilion entries over the ceiling and down to the third floor windowsills, similar to what currently exists in the wing-end entries. When the existing bird-netting is taken down, the white granite of the exterior building will be cleaned and washed, and insecticide will be sprayed in areas behind the bird-netting to prevent insects from accumulating.

The State Capitol’s bird-netting system has been effective in preventing birds from roosting on the column capitals and ledges. The original installation occurred in 2003 and a cleaning/repair project was done in 2009. Currently, the bird-netting system is in disrepair, needs reinforcement and is at the end of its normal life expectancy.

**Budget/Schedule:**

Construction	\$850,000
Design	\$81,400
DFD Mgt	\$39,100
Contingency	\$127,500
<b>TOTAL</b>	<b>\$1,098,000</b>

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

**Previous Action:** None.

**State Capitol - Sound System Upgrades (Rotunda & Squawk Box) (21E4A):**

**Project Description & Justification:**

This project requires the replacement of the head end networked audio processing unit, speakers, wiring, wireless microphones, and controls throughout the Rotunda on ground, first and second floor, and can be accomplished during regular business hours. For the building-wide Squawk Box System, the head end networked audio processing unit, speakers, switches, attenuators, and amplifiers will be replaced. Work for the Squawk Box System will need to be done when the legislature is not in session (even-year summers). The project includes custom painting of the new loudspeakers to blend into the building. All surface wiring must be concealed and custom painted to match surrounding marble or other painted finishings.

The State Capitol requires two separate audio system upgrades, one for the Rotunda Sound System (used for nearly all events in the Rotunda area) and the other for the building-wide Squawk Box System (used in Assembly and Senate offices). Both systems are 25 years old with obsolete technology and failed or failing components. This project will correct existing and potential deficiencies and provide the work needed to improve and update the State Capitol’s audio systems to current networked technology to meet the communication needs of the building occupants. This project was reviewed and approved by the State Capitol & Executive Residence Board (SCERB) at their October 2022 meeting.

**Budget/Schedule:**

Construction	\$1,229,800
Design	\$139,800
DFD Mgt	\$64,000
Contingency	\$368,900
<b>TOTAL</b>	<b>\$1,802,500</b>

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

**Previous Action:** None.

**Tommy G. Thompson Center - Electrical Distribution Upgrades (22A10):****Project Description & Justification:**

The project provides for the replacement of the existing electrical panels and associated circuit breakers, and the replacement of the fire pump circuit breaker. Additionally, two large circuit breakers require setting changes that will allow for the proper coordination with items upstream from each individual breaker. The main electrical distribution systems will be isolated to allow for testing/inspection and preventive maintenance to occur. The project also requires coordination with the local utility company to shut down one of the two power feeds to the facility during phasing of the project.

Upgrades to the electrical distribution system at the TGTC are needed due to inconsistencies in several electrical panels and circuit breakers which could present a safety hazard and the potential for failure and loss of electrical power if not remedied. The last time work was performed on the electrical distribution system was in 2015 after an electrical fire damaged several primary electrical distribution panels. Appropriate warning labels will be attached to both new and existing equipment regarding protective clothing recommendations based on degrees of hazard at each piece of equipment.

**Budget/Schedule:**

Construction	\$321,600
Design	\$31,700
DFD Mgt	\$14,800
Contingency	\$48,200
<b>TOTAL</b>	<b>\$416,300</b>

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

**Previous Action:** None.

**Hill Farms DEL - Heating Distribution Upgrades Phase II Demolition (19F3C):****Project Description & Justification:**

This project is the second phase of a two-part project that provided heating distribution upgrades to the Hill Farms DEL Building Complex and the demolition of the existing Hill Farms Heating Plant (HFHP). Work for Phase II includes the demolition of the HFHP, the demolition of the existing boilers and all associated equipment and any abatement efforts necessary. Site improvements will be done to prepare a level surface with gravel base for potential overflow

parking at the location of the removed facility. Additionally, the project requires the completion of an environmental site assessment geared for the HFHP demolition.

The existing HFHP is located behind the Hill Farms DEL State Office Building Complex in the 4600 block of University Avenue in Madison. The HFHP was originally constructed in 1961 to provide steam generated heat and humidification for the entire Hill Farms campus, which also included Buildings A&B. However, these buildings were demolished in 2018 during the Hill Farms Re-development project, as the new Hill Farms State Office Building has dedicated heating equipment and does not need steam from the HFHP. Removal of the Hill Farms A&B Buildings caused an estimated 60% reduction to HFHP facility loads and combined with the nearly completed Phase 1 project to install boilers at the Hill Farms DEL, and the HFHP facility will no longer be needed.

**Budget/Schedule:**

Construction	\$1,793,000
Design	\$192,100
DFD Mgt	\$82,500
Contingency	\$269,000
<b>TOTAL</b>	<b>\$2,336,600</b>

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

**Previous Action:** None.

BUILDING COMMISSION REQUESTS / ITEMS

December 14, 2022

Subcommittee

Full Commission

**Department of Corrections**

4. Stanley Correctional Institution – New Health Services

Unit – Request the following:

- a) Approve the Design Report;
- b) Authority to increase the project budget by \$2,375,000 EX-GFSB; and
- c) Authority to construct New Health Services Unit for a revised estimated total cost of \$16,501,000 GFSB.

This project was enumerated in 2019 Wisconsin Act 9 for \$10,633,000 GFSB and amended to \$14,126,000 in 2021 Wisconsin Act 58.

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

**AGENCY:** Department of Corrections

**DOC CONTACT:** Dave Sumwalt, (608) 225-9652, [Davida.Sumwalt@wisconsin.gov](mailto:Davida.Sumwalt@wisconsin.gov)

**DFD CONTACT:** RJ Binau, (608) 267-6927, [rj.binau@wisconsin.gov](mailto:rj.binau@wisconsin.gov)

**LOCATION:** Stanley Correctional Institution, Chippewa County

**PROJECT REQUEST:** Request the following:

- a) Approve the Design Report;
- b) Authority to increase the project budget by \$2,375,000 EX-GFSB; and
- c) Authority to construct New Health Services Unit for a revised estimated total cost of \$16,501,000 GFSB.

**PROJECT NUMBER:** 19I2Q

**PROJECT DESCRIPTION:**

This project will construct a new 24,848 GSF Health Services Unit (HSU). The building will be located between Buildings D and K. The new facility will provide health services, psychological services, dental services, therapeutic services, and lab services. The new facility will also provide space for ancillary services associated with a health services unit such as medication pass, and programming space along with the goal to provide services 24 hours a day.

**PROJECT JUSTIFICATION:**

Stanley Correctional Institution is currently serviced by a 6,000 GSF HSU that is undersized for the population that it serves. Psychological services are currently in a different building because of inadequate space. Issues relating to the current space layout can contribute to potential HIPPA violations and the ability of the correctional institution to meet ADA standards.

**BUDGET/SCHEDULE:**

Construction	\$11,933,000	SBC Approval	Dec 2022
Design	\$1,210,700	A/E Selection	Jan 2022
DFD Mgt	\$549,000	Design Report	Dec 2022
Contingency	\$1,790,000	Bid Opening	Aug 2023
Equipment	\$1,000,000	Start Construction	Oct 2023
Other Fees	\$18,300	Substantial Completion	Dec 2024
<b>TOTAL</b>	<b>\$16,501,000</b>	Final Completion	Mar 2025

**PREVIOUS ACTION:** This project was enumerated in 2019 Wisconsin Act 9 for \$10,633,000 GFSB and amended to \$14,126,000 in 2021 Wisconsin Act 58.

# DESIGN REPORT

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

December 14, 2022

New Health Services Unit  
Stanley Correctional Institution  
Stanley, WI

**Project Number:** 19I2Q

**For the:** Department of Corrections

**Project Manager:** Raivo Balciunas

**Architect/Engineer:** Mead and Hunt  
Middleton, WI

## 1. Project Description:

The new Health Services Unit (HSU) at the Stanley Correctional Institution is a new 24,868 square foot facility. The building will be located between Buildings D and K. The new facility will provide health services, psychological services, dental services, therapeutic services, and lab services. The new facility will also provide space for ancillary services associated with a health services unit such as medication pass, and programming space along with the goal to provide services 24 hours day.

## 2. Authorized Budget and Funding Source:

This project was enumerated in 2019 Wisconsin Act 9 for \$10,633,000 GFSB and amended to \$14,126,000 in 2021 Wisconsin Act 58.

## 3. Schedule:

Bid Opening:	Aug 2023
Start of Construction:	Oct 2023
Substantial Completion / Occupancy:	Dec 2024

## 4. Budget Summary:

Construction:	\$11,933,000
A/E Fees:	\$1,210,700
DFD Mgt:	\$549,000
Contingency:	\$1,790,000
Equipment:	\$1,000,000
Other Fees:	\$18,300
<b>Total Project Cost:</b>	<b>\$16,501,000</b>

BUILDING COMMISSION REQUESTS / ITEMS

December 14, 2022

Subcommittee	Full Commission
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5. 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.

<b>Facility Maintenance and Repair</b>		<b>\$4,211,500</b>
JCI	Taylor & Hixton Roof Replacement (\$1,195,100 GFSB)	\$1,195,100
BRCC	Window Replacement (\$838,500 GFSB)	\$838,500
NLCI	Perimeter Fence Repair/Replacement (\$2,177,900 GFSB)	\$2,177,900
<b>Utility Repair and Renovation</b>		<b>\$18,680,000</b>
OCI	Asphalt Replacement (\$2,497,200 GFSB)	\$2,497,200
LHS	Asphalt Replacement (\$2,999,600 GFSB)	\$2,999,600
TCI	Steam Line Replacement (\$4,496,500 GFSB)	\$4,496,500
OCI	Deaerator Replacement (\$811,800 GFSB)	\$811,800
OCI	Steam Line Pit C to Heating Plant (\$3,411,800 GFSB)	\$3,411,800
SCI	Heating Pipe System Replacement (\$4,463,100 GFSB)	\$4,463,100
<b>Energy Conservation</b>		<b>\$1,759,000</b>
Statewide	Multi-site LED Lighting Retrofit (\$1,759,000 PRSB)	\$1,759,000
<b>TOTAL</b>	<b>\$22,891,500 GFSB \$1,759,000 PRSB</b>	<b>\$24,650,500</b>

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

**AGENCY:** Department of Corrections

**DOC CONTACT:** Dave Sumwalt, (608) 225-9652, [Davida.Sumwalt@wisconsin.gov](mailto:Davida.Sumwalt@wisconsin.gov)

**DFD CONTACT:** RJ Binau, (608) 267-6927, [rj.binau@wisconsin.gov](mailto:rj.binau@wisconsin.gov)

**LOCATION:** 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.

<b>Facility Maintenance and Repair</b>					
<b>LOCATION</b>	<b>PROJ. NO.</b>	<b>PROJECT TITLE</b>	<b>GFSB</b>	<b>PRSB</b>	<b>TOTAL</b>
Jackson Correctional Institution (Jackson Co.)	21L3S	Taylor & Hixton Roof Replacement	\$1,195,100	\$0	\$1,195,100
Black River Correctional Center (Jackson Co.)	22A1A	Window Replacement	\$838,500	\$0	\$838,500
New Lisbon Correctional Institution (Juneau Co.)	22C2A	Perimeter Fence Repair and Replacement	\$2,177,900	\$0	\$2,177,900
<b>Facility Maintenance and Repair Total</b>			<b>\$4,211,500</b>	<b>\$0</b>	<b>\$4,211,500</b>

<b>Utility Repair and Renovation</b>					
<b>LOCATION</b>	<b>PROJ. NO.</b>	<b>PROJECT TITLE</b>	<b>GFSB</b>	<b>PRSB</b>	<b>TOTAL</b>
Oakhill Correctional Institution (Dane Co.)	21K1B	Asphalt Replacement	\$2,497,200	\$0	\$2,497,200
Lincoln Hills School (Lincoln Co.)	22B2S	Asphalt Replacement	\$2,999,600	\$0	\$2,999,600
Taycheedah Correctional Institution (Fond Du Lac Co.)	21L1T	Steam Line Replacement	\$4,496,500	\$0	\$4,496,500
Oakhill Correctional Institution (Dane Co.)	21L1R	Deaerator Replacement	\$811,800	\$0	\$811,800
Oakhill Correctional Institution (Dane Co.)	21L2J	Steam Line Pit C to Heating Plant	\$3,411,800	\$0	\$3,411,800



Stanley Correctional Institution (Chippewa Co.)	22B3G	Heating Pipe System Replacement	\$4,463,100	\$0	\$4,463,100
<b>Utility Repair and Renovation Total</b>			<b>\$18,680,000</b>	<b>\$0</b>	<b>\$18,680,000</b>

<b>Energy Conservation</b>					
<b>LOCATION</b>	<b>PROJ. NO.</b>	<b>PROJECT TITLE</b>	<b>GFSB</b>	<b>PRSB</b>	<b>TOTAL</b>
Statewide	22I3F	Multi-site LED Lighting Retrofit	\$0	\$1,759,000	\$1,759,000
<b>Energy Conservation Total</b>			<b>\$0</b>	<b>\$1,759,000</b>	<b>\$1,759,000</b>

	<b>GFSB</b>	<b>PRSB</b>	<b>TOTAL</b>
<b>TOTAL</b>	<b>\$22,891,500</b>	<b>\$1,759,000</b>	<b>\$24,650,500</b>

**Jackson Correctional Institution – Taylor & Hixton Roof Replacement (21L3S):**

**Project Description and Justification:**

This project will replace the ballasted roofing on the Taylor and Hixton Buildings, totaling approximately 38,000 SF with a ballasted roof. Flashing, curbs, and all penetrations will be inspected and repaired as necessary. This project will also add insulation and replace the membrane and roof drains will be replaced if necessary.

These roofs have had nearly 40 leaks repaired over its lifetime, with 16 of these leaks being repaired in the last two years. The rubber roof is pulling away from the building corners, flashing and roof penetrations.

**Budget/Schedule:**

Construction	\$918,500
Design	\$92,000
DFD Mgt	\$42,300
Contingency	\$137,800
Other Fees	\$4,500
<b>TOTAL</b>	<b>\$1,195,100</b>

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

**Previous Action:** None.

**Black River Correctional Institution – Window Replacement (22A1A):**

**Project Description and Justification:**

This project will replace 1960's era inefficient operable windows, fixed glazing, fixed panels and frames. The existing frames and units are aluminum and set in masonry openings. This project will replace these systems with modern efficient windows, frames, glazing and insulated panels.

The existing systems to be replaced are original to the 1962 building construction and multiple component failures frequently occur. The windows are extremely inefficient and drafty with

single pane standard glazing for the glass and needs to be improved to current energy standards and safety codes.

**Budget/Schedule:**

Construction	\$659,800
Design	\$47,500
DFD Mgt	\$30,400
Contingency	\$99,000
Other Fees	\$1,800
<b>TOTAL</b>	<b>\$838,500</b>

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

**Previous Action:** None.

**New Lisbon Correctional Institution – Perimeter Fence Repair and Replacement (22C2A):**

**Project Description and Justification:**

This project will remove and replace approximately 1,400 linear feet of the inner perimeter security fence on the south side of the facility. A temporary secure inner perimeter fence will initially be constructed inside of the existing fence to be repaired along the entire work area. The temporary fence will maintain two lines of defense along the facility’s secure perimeter and to create a secure work zone between the inner and outer perimeter fences.

The existing damaged inner perimeter fence, fence post footings and concrete maintenance strip will then be removed. Existing stun fence hardware will be salvaged and stored for reinstallation on the new fence. A new inner perimeter security fence will be constructed with deeper footings and materials per the design along with a new concrete maintenance strip. The stun fence will be re-installed using salvaged hardware and new wire. The existing fence is a safety and security issue for the staff and persons in care at New Lisbon Correctional Institution. Perimeter fencing is the last line of defense against escape at any correctional facility. The soil at New Lisbon has very high moisture content and the freeze-thaw cycles have heaved the fence footings. The fence has become unstable and no longer serves its purpose.

**Budget/Schedule:**

Construction	\$1,720,700
Design	\$109,500
DFD Fee	\$79,200
Contingency	\$258,200
Other Fees	\$10,300
<b>TOTAL</b>	<b>\$2,177,900</b>

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

**Previous Action:** None.

**Oakhill Correctional Institution – Asphalt Replacement (21K1B):**

**Project Description and Justification:**

This project will address deteriorating asphalt pavement along the main entrance road, facility perimeter road, and parking lot. The perimeter road will include grading to correct drainage and provide a consistent width of the roadway. Work within this area of the project will also include culvert pipe replacement and pavement marking.

The roadways at Oakhill Correctional Institution have deteriorated over the years to the point that patching or repairing are no longer viable options. The parking lots are cracking and crumbling, causing tripping hazards, and damage to plows and vehicles.

**Budget/Schedule:**

Construction	\$1,925,000	SBC Approval	Dec 2022
Design	\$150,500	A/E Selection	Feb 2022
DFD Mgt	\$88,600	Bid Opening	Apr 2023
Contingency	\$288,800	Start Construction	Jul 2023
Other Fees	\$44,300	Substantial Completion	Nov 2024
<b>TOTAL</b>	<b>\$2,497,200</b>	Final Completion	Dec 2024

**Previous Action:** None.

**Lincoln Hills School – Asphalt Replacement (22B2S):**

**Project Description and Justification:**

This project entails pulverizing or milling and overlaying the existing bituminous asphaltic pavement inside and outside the security fence for both Lincoln Hills School and Copper Lake School. Spot replacement of concrete pavement will be incorporated in select locations. Work also includes subgrade improvements where needed and aggregate shoulders. Two existing culverts will be replaced, and the existing storm sewer system will receive several repairs.

The existing pavement is over 20 years old and has surpassed the expected life expectancy. It currently has significant deterioration with cracking, raveling, and depression of areas that pond during rainfall events.

**Budget/Schedule:**

Construction	\$2,326,500	SBC Approval	Dec 2022
Design	\$181,500	A/E Selection	Apr 2022
DFD Mgt	\$107,100	Bid Opening	Mar 2023
Contingency	\$349,000	Start Construction	Jun 2023
Other Fees	\$35,500	Substantial Completion	Nov 2023
<b>TOTAL</b>	<b>\$2,999,600</b>	Final Completion	Jun 2024

**Previous Action:** None.

**Taycheedah Correctional Institution – Steam Line Replacement (21L1T):**

**Project Description and Justification:**

This project will expand the existing campus steam distribution system by constructing 1,425 feet of new steam and condensate piping in direct buried conduits. Two existing steam vaults will be reconstructed. Two sections of the existing tunnel will be replaced due to deterioration of the concrete. Approximately 100 tunnel supports and 10 tunnel anchors will also be replaced. The new steam vaults will include electrical power for lighting and sump pumps.

The steam lines at TCI have aged beyond their expected life and are no longer safe or reliable. The central heating plant provides for all heating, cooling and domestic hot water for the institution. The loss of steam and hot water would cause extreme operational issues and render the facility unfit for housing and/or work environment.

**Budget/Schedule:**

Construction	\$3,240,700
Design	\$283,500
DFD Mgt	\$162,100
Contingency	\$810,200
<b>TOTAL</b>	<b>\$4,496,500</b>

SBC Approval	Dec 2022
A/E Selection	Feb 2022
Bid Opening	Mar 2023
Start Construction	Jun 2023
Substantial Completion	Dec 2024
Final Completion	Jul 2025

**Previous Action:** None.

**Oakhill Correctional Institution – Deaerator Replacement (21L1R):**

**Project Description and Justification:**

This project will replace the existing deaerator heater and storage tank with a new unit that will include associated heating plant equipment for proper control and function.

The deaerator at Oakhill Correctional Institution has aged beyond its expected life and is no longer safe or reliable. The central heating plant provides for all heating, cooling and domestic hot water for the institution. The loss of steam and hot water would cause extreme operational issues and render the facility unfit for housing and/or work environment.

**Budget/Schedule:**

Construction	\$600,000
Design	\$63,000
DFD Mgt	\$28,800
Contingency	\$120,000
<b>TOTAL</b>	<b>\$811,800</b>

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

**Previous Action:** None.

**Oakhill Correctional Institution – Steam Line Pit C to Heating Plant (21L2J):**

**Project Description and Justification:**

This project includes the replacement of steam and condensate piping from Pit C to the Heating Plant including new steam pits. The existing piping is enclosed in a concrete box conduit, while new piping will be direct buried, with construction both inside and outside the facilities security fence. The project will be phased - Phase 1 will include new steam pits A&B, connecting piping, and temporary piping connections to existing steam pits A&B; and Phase 2 includes new steam pits R&S, connecting piping from existing steam pit C to new steam pit B, and connecting piping from new steam pit A to the Heating Plant. In order to accommodate the new steam piping, existing site utilities will be relocated as necessary.

This steam line at OCI has aged beyond its expected life and is no longer safe or reliable. The central heating plant provides for all heating, cooling and domestic hot water for the institution. The loss of steam and hot water would cause extreme operational issues and render the facility unfit for housing and/or work environment.

**Budget/Schedule:**

Construction	\$2,634,100	SBC Approval	Dec 2022
Design	\$218,400	A/E Selection	Jan 2022
DFD Mgt	\$122,000	Bid Opening	Feb 2023
Contingency	\$395,100	Start Construction	Apr 2023
Other Fees	\$42,200	Substantial Completion	Sep 2024
<b>TOTAL</b>	<b>\$3,411,800</b>	Final Completion	Nov 2024

**Previous Action:** None.

**Stanley Correctional Institution – Heating Pipe System Replacement (22B3G):**

**Project Description and Justification:**

This project will replace the failing heating water distribution system at Stanley Correctional Institution. The new direct bury hot water pipes will be a pre-insulated fully engineered system. The system will include direct bury pre-insulated isolation valves from the boiler plant to each building receiving hot water.

The failing pipes have put the heating and domestic hot water service for three housing buildings and a recreation gymnasium in jeopardy. The facility has had several repairs on this heating pipe which it continues to leak valuable chemicals into the ground and wastes the cost of heating the water. As this pipe continues to degrade, the probability of a major failure becomes more likely.

**Budget/Schedule:**

Construction	\$3,517,700
Design	\$255,800
DFD Mgt	\$161,900
Contingency	\$527,700
<b>TOTAL</b>	<b>\$4,463,100</b>

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

**Previous Action:** None.

**Statewide – Multi-site LED Lighting Retrofit (22I3F):****Project Description and Justification:**

This project will retrofit current incandescent and fluorescent lighting fixtures to LED lighting at the following DOC facilities: Black River Correctional Center, Flambeau Correctional Center, Gordon Correctional Center, McNaughton Correctional Center, Sanger B. Power Correctional Center, Dodge Correctional Institution, and New Lisbon Correctional Institution. These retrofits include interior and exterior lighting.

This project is expected save approximately \$121,500 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.

**Budget/Schedule:**

Construction	\$1,567,000
DFD Mgt	\$35,000
Contingency	\$157,000
<b>TOTAL</b>	<b>\$1,759,000</b>

SBC Approval	Dec 2022
Design Report	Sep 2022
Start Construction	Jan 2023
Substantial Completion	Dec 2023
Final Completion	Feb 2024

**Previous Action:** None.

BUILDING COMMISSION REQUESTS / ITEMS

December 14, 2022

Subcommittee

Full Commission

**Department of Health Services**

6. Mendota Mental Health Institute – Water Utility Improvements Phase 1 – Request the following:
- a) Approve the Design Report; and
  - b) Authority to construct the Water Utility Improvements Phase 1 project for an estimated total cost of \$7,395,500 GFSB.

In August 2021, the SBC authorized the release of \$375,000 BTF-Planning to prepare preliminary plans and a Design Report.

This project was enumerated in 2021 Wisconsin Act 58 for \$11,200,000 GFSB.

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

**AGENCY:** Department of Health Services

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

**DFD CONTACT:** RJ Binau, (608) 267-6927, [RJ.Binau@wisconsin.gov](mailto:RJ.Binau@wisconsin.gov)

**LOCATION:** Mendota Mental Health Institute, Dane County

**PROJECT REQUEST:** Request the following:

- a) Approve the Design Report; and
- b) Authority to construct the Water Utility Improvements Phase 1 project for an estimated total cost of \$7,395,500 GFSB.

**PROJECT NUMBER:** 20G10-01

**PROJECT DESCRIPTION:**

This is first phase of the project to constructs a water treatment plant and related improvements on the grounds of Mendota Mental Health Institute (MMHI). The new treatment plant includes a building, filtration system, chemical storage, and a chemical dosing system. A new booster pumping station will be constructed in the plant to transport water between the existing wells, below ground storage reservoir, and above ground storage tank. A new control system will be installed to monitor and control the water system from the wells through treatment and storage. The project includes necessary site utility work such as power, domestic water, and sewer to integrate the new plant into existing utility systems.

**PROJECT JUSTIFICATION:**

This project is needed to ensure the supply of a reliable source of drinking water for the patients, residents, and staff at MMHI and Central Wisconsin Center. Water tests have shown elevated levels of copper in the recent past. Previous projects to clean the distribution system and the building plumbing were done in the past. These efforts have improved water quality at both institutions; but additional improvements are needed to address the root cause of the copper corrosion issue. This project addresses the corrosion issue, brings the system up to current codes, and improves reliability.

**BUDGET/SCHEDULE:**

Construction	\$5,255,000
Design	\$625,400
DFD Mgt	\$241,800
Contingency	\$788,300
Other Fees	\$485,000
<b>TOTAL</b>	<b>\$7,395,500</b>

SBC Approval	Dec 2022
A/E Selection	Aug 2020
Design Report	Dec 2022
Bid Opening	Mar 2024
Start Construction	May 2024
Substantial Completion	Dec 2025
Final Completion	Dec 2025



**PREVIOUS ACTION:** In August 2021, the SBC authorized the release of \$375,000 BTF-Planning to prepare preliminary plans and a Design Report.

This project was enumerated in 2021 Wisconsin Act 58 for \$11,200,000 GFSB.

# DESIGN REPORT

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

December 14, 2022

Water Utility Improvements  
Mendota Mental Health Institute  
Madison, WI

**Project Number:** 20G10-01

**For the:** Department of Health Services

**Project Manager:** Katherine Kalscheur, P.E.

**Architect/Engineer:** Town & Country Engineering Inc  
Madison, WI

## 1. Project Description:

This is the first phase of the Water Utility Improvements that will improve water quality at Mendota Mental Health Institute and Central Wisconsin Center. This project will construct a new water treatment plant with filtration and centralized water softening. The treatment plant will also include chemical storage, and chemical dosing systems, a new pumping station. The pumping station will move water from reservoir through the water distribution system. A new control system is included to monitor and control the overall water system from the wells through the treatment and on to the tower and reservoir. The control system will handle the pumps in the wells and the pumping station.

## 2. Authorized Budget and Funding Source:

This project was enumerated in 2021 Wisconsin Act 58 for \$11,200,000 GFSB.

## 3. Schedule:

Bid Opening:	Mar 2024
Start of Construction:	May 2024
Substantial Completion / Occupancy:	Dec 2025

## 4. Budget Summary:

Construction:	\$5,255,000
A/E Fees:	\$625,400
DFD Mgt:	\$241,800
Contingency:	\$788,300
Other fees	\$485,000
<b>Total Project Cost:</b>	<b>\$7,395,500</b>

BUILDING COMMISSION REQUESTS / ITEMS

December 14, 2022

Subcommittee	Full Commission
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7. Various All Agency Projects – Request the following:
- a) Authority to construct the All Agency maintenance and repair request(s) listed below;
  - b) Transfer all approved GFSB to the agency’s Infrastructure Maintenance Account; and
  - c) Permit the Division of Facilities Development to adjust individual project budgets.

<b>Facility Maintenance and Repair</b>		<b>\$14,653,000</b>
CWC	Bldgs 7/8 AHU Replacement (\$2,670,600 GFSB)	\$2,670,600
SWC	Food Service Equipment Replacement (\$2,407,300 GFSB)	\$2,407,300
SRSTC	Door Controls System Upgrade (\$807,700 GFSB)	\$807,700
CWC	Electrical System Improvements (\$2,969,000 GFSB)	\$2,969,000
WMHI	Digital Radio Sys Interoperability Upgr (\$1,590,300 GFSB)	\$1,590,300
WRC	North Building Duress System Repl (\$837,600 GFSB)	\$837,600
WMHI	Gordon Hall Lower Roof Replacement (\$1,448,000 GFSB)	\$1,448,000
WRC	North Building Envelope Repairs (\$1,922,500 GFSB)	\$1,922,500
<b>Utility Repair and Renovation</b>		<b>\$11,194,000</b>
WMHI	Alternate Water Supply Pump Repl (\$540,000 GFSB)	\$540,000
NWC	Roadway Improvements (\$763,700 GFSB)	\$763,700
WMHI	Food Service Tunnel Repairs (\$1,745,000 GFSB)	\$1,745,000
MMHI	Boiler No. 6 Installation (\$4,945,300 GFSB)	\$4,945,300
SWC	East Steam Repairs (\$3,200,000 GFSB)	\$3,200,000
<b>TOTAL</b>		<b>\$25,847,000</b>

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

**AGENCY:** Department of Health Services

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

**DFD CONTACT:** RJ Binau, (608) 267-6927, [rj.binau@wisconsin.gov](mailto:rj.binau@wisconsin.gov)

**LOCATION:** 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.

<b>Facility Repair and Maintenance</b>			
<b>LOCATION</b>	<b>PROJ. NO.</b>	<b>PROJECT TITLE</b>	<b>GFSB</b>
Central Wisconsin Center (Dane Co.)	21I2F	Buildings 7 and 8 AHU Replacement	\$2,670,600
Southern Wisconsin Center (Racine Co.)	21I2T	Food Service Equipment Replacement	\$2,407,300
Sand Ridge Secure Treatment Center (Juneau Co.)	21I3K	Door Controls System Upgrade	\$807,700
Central Wisconsin Center (Dane Co.)	21J1P	Electrical System Improvements	\$2,969,000
Winnebago Mental Health Institute (Winnebago Co.)	21K1E	Digital Radio System and Interoperability Upgrade	\$1,590,300
Wisconsin Resource Center (Winnebago Co.)	21K1T	North Building Duress System Replacement	\$837,600
Winnebago Mental Health Institute (Winnebago Co.)	21K2U	Gordon Hall Lower Roof Replacement	\$1,448,000
Wisconsin Resource Center (Winnebago Co.)	21K3J	North Building Envelope Repairs	\$1,922,500
<b>Facility Repair and Maintenance Total</b>			<b>\$14,653,000</b>

<b>Utility Repair and Renovation</b>			
<b>LOCATION</b>	<b>PROJ. NO.</b>	<b>PROJECT TITLE</b>	<b>GFSB</b>
Winnebago Mental Health Institute (Winnebago Co.)	19D2A	Alternate Water Supply Pump Replacement	\$540,000
Northern Wisconsin Center (Chippewa Co.)	21I2G	Roadway Improvements	\$763,700
Winnebago Mental Health Institute (Winnebago Co.)	21J1V	Food Service Tunnel Repairs	\$1,745,000
Mendota Mental Health Institute (Dane Co.)	22A2K	Boiler Number 6 Installation	\$4,945,300
Southern Wisconsin Center (Racine Co.)	22B1M	East Steam Repairs	\$3,200,000
<b>Utility Repair and Renovation Total</b>			<b>\$11,194,000</b>

	<b>GFSB</b>
<b>TOTAL</b>	<b>\$25,847,000</b>

**Central Wisconsin Center – Buildings 7 and 8 AHU Replacement Project (21I2F):**

**Project Description and Justification:**

This project replaces three existing air handling units in buildings 7 and 8 at Central Wisconsin Center. Work includes replacing associated return fans, chilled water, steam, and condensate piping. Upgrades will be made to the electrical feeders for the equipment and new direct digital controls. Essential repairs will replace coils, electrical, and control components to the three remaining air handlers in the Penthouse. Work will be phased to limit disruption to the facility.

This project is required to maintain the physical environment in the licensed healthcare buildings 7 and 8. These units are original to the 1964 building and no longer function as designed. System and component failures are high even with preventive maintenance. Drain pans and coil frames are rusted, there are leaks in heating coils, and dampers, fans, and motors have been repaired or require replacement but parts for these units are no longer readily available. The existing control system is original and difficult to maintain due to the age. A well-designed and maintained HVAC system is energy efficient and improves indoor air quality and comfort for staff and residents.

**Budget/Schedule:**

Construction	\$2,055,000
Design	\$212,000
DFD Mgt	\$94,600
Contingency	\$309,000
<b>TOTAL</b>	<b>\$2,670,600</b>

SBC Approval	Dec 2022
A/E Selection	Oct 2021
Bid Opening	Jun 2023
Start Construction	Sep 2023
Substantial Completion	Jun 2024
Final Completion	Oct 2024

**Previous Action:** None.

**Southern Wisconsin Center – Food Service Equipment Replacement (21I2T):**

**Project Description and Justification:**

This project replaces worn-out equipment and its associated infrastructure at the Food Service Building at Southern Wisconsin Center. This includes replacing seven steam kettles, a mixer, four ovens and two blast chillers. Mechanical, electrical, and plumbing systems will be upgraded to facilitate the replacement of this equipment. Fire suppression systems and exhaust hoods will be replaced to accommodate the new equipment. This project will be phased to keep the kitchen operational throughout construction.

This project is required to ensure reliable operations by replacing older equipment in the kitchen. The kitchen produces 400 meals a day for the facility and any equipment that is out of service can interrupt the food production cycle. The equipment is original to the 1970s era Southern Wisconsin Center Food Service Building and is difficult to maintain as replacement parts are not readily available.

**Budget/Schedule:**

Construction	\$1,894,200
Design	\$141,700
DFD Mgt	\$87,200
Contingency	\$284,200
<b>TOTAL</b>	<b>\$2,407,300</b>

SBC Approval	Dec 2022
A/E Selection	Dec 2021
Bid Opening	Apr 2023
Start Construction	Jul 2023
Substantial Completion	Feb 2024
Final Completion	May 2024

**Previous Action:** None.

**Sand Ridge Secure Treatment Center – Door Controls System Upgrade (21I3K):**

**Project Description and Justification:**

This project replaces existing door control programmable logic controllers (PLCs), interface relays, touchscreen workstations and networking equipment at Sand Ridge Secure Treatment Center (SRSTC). This includes providing new workstation locations, software updates and training.

This project is required to ensure long term security at SRSTC. The existing door control PLC hardware is obsolete, replacement parts are not readily available, and computer workstation system software is unsupported. A properly functioning door controls system is integral to maintaining safety and security of inmates, staff, and the public.

**Budget/Schedule:**

Construction	\$635,500
Design	\$49,000
DFD Mgt	\$29,200
Contingency	\$94,000
<b>TOTAL</b>	<b>\$807,700</b>

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

**Previous Action:** None.

**Central Wisconsin Center – Electrical System Improvements Project (21J1P):****Project Description and Justification:**

This project improves the electrical power system infrastructure in seven buildings at Central Wisconsin Center (CWC). This project will replace main panels, branch panels and circuitry in buildings throughout the campus. Emergency panels will also be upgraded, and wiring will be segregated to meet current electrical code. These upgrades will satisfy existing and future power needs.

This project is required to ensure reliable power at CWC. Much of the existing electrical infrastructure is more than 30 years old. Equipment manufacturers are no longer in business and replacement breakers and parts are very hard to find. The power needs at the site have grown along with increased resident programming needs. Many existing power panels are fully loaded and cannot accommodate future growth. Power infrastructure replacements are required to help assure the reliability of power for the safety and security of staff and residents.

**Budget/Schedule:**

Construction	\$2,244,900
Design	\$284,000
DFD Mgt	\$103,300
Contingency	\$336,800
<b>TOTAL</b>	<b>\$2,969,000</b>

SBC Approval	Dec 2022
A/E Selection	Nov 2021
Bid Opening	Jun 2023
Start Construction	Sep 2023
Substantial Completion	Dec 2024
Final Completion	Mar 2025

**Previous Action:** None.

**Winnebago Mental Health Institute – Digital Radio System and Interoperability Upgrade (21K1E):****Project Description and Justification:**

This project upgrades the existing radio system at Winnebago Mental Health Institute (WMHI), which includes users from Wisconsin Resource Center (WRC), the Department of Corrections' Drug Abuse Corrections Center (DACC) and Winnebago Correctional Center (WCC). This project provides new radio equipment and infrastructure to connect to the Wisconsin Interoperable System for Communications (WISCOM) radio system. Scope includes

constructing a new tower and shelter at WMHI to house new radio equipment and support a microwave connection to the nearest WISCOM tower site. Electrical power and telecommunications infrastructure will be provided to the new shelter. Work also includes a new distributed antenna system to support radio communications in building lower levels and tunnel systems located on DHS property.

The existing radio system is obsolete, and components have started to fail. Much of the existing equipment is no longer supported by the manufacturer and spare parts are very difficult to find. A reliable radio system is required to ensure safety and security at WMHI, WRC, WCC and DACC. This project connects the new digital radio system to the WISCOM network and will allow the facility to contact police and fire departments in the event of a large-scale emergency.

**Budget/Schedule:**

Construction	\$1,033,500
Design	\$91,000
DFD Mgt	\$47,600
Contingency	\$155,000
Equipment	\$250,000
Other Fees	\$13,200
<b>TOTAL</b>	<b>\$1,590,300</b>

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

**Previous Action:** None.

**Wisconsin Resource Center – North Building Duress System Replacement (21K1T):**

**Project Description and Justification:**

This project replaces an existing duress system in North Building at Wisconsin Resource Center. The new system consists of hard-wired panic buttons at select locations in the North Building and augment the existing system in Hughes Hall and Wisconsin Women’s Resource Center. It will be addressable and integrated with the paging system to provide notification. The new system also connects to a graphical user interface system for annunciation in the security core. The new duress system will allow staff to quickly request assistance during times of need and instantly relay user location and identification to central security to allow immediate and effective response.

The existing personal duress system does not operate reliably. It is obsolete, and replacement parts are not available. System failures have made it difficult to identify where an incident occurs when emergency response is requested. The new system is required to provide a consistently quick and reliable response which is necessary to ensure the safety and security of inmates and staff.



**Budget/Schedule:**

Construction	\$642,000
Design	\$70,000
DFD Mgt	\$29,600
Contingency	\$96,000
<b>TOTAL</b>	<b>\$837,600</b>

SBC Approval	Dec 2022
A/E Selection	Dec 2021
Bid Opening	Apr 2023
Start Construction	Aug 2023
Substantial Completion	Apr 2024
Final Completion	Jul 2024

**Previous Action:** None.

**Winnebago Mental Health Institute – Gordon Hall Lower Roof Replacement (21K2U):****Project Description and Justification:**

This project replaces 33,500 SF of roofing on the lower roof areas of Gordon Hall at Winnebago Mental Health Institute. The existing roofing will be replaced with a fully adhered membrane roof system over new, tapered insulation. Work includes replacing scuppers, downspouts, flashings, and metal facias and repairs will be made to the upper roof by replacing flashing around penetrations. This project will be phased to limit disruption to facility.

Gordon Hall is a licensed health care facility that provides housing, programming, dining, dental services, and optical services to patients and residents. This project is required to maintain the building envelope against water infiltration. The flat roofs were last replaced in 1983 and are failing, as evidenced by an increase in leaks and repairs. Replacing the roof will maintain the integrity of the building and provide residents with comfortable and dry living quarters.

**Budget/Schedule:**

Construction	\$1,111,700
Design	\$104,100
DFD Mgt	\$51,400
Contingency	\$171,800
Other Fees	\$9,000
<b>TOTAL</b>	<b>\$1,448,000</b>

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

**Previous Action:** None.

**Wisconsin Resource Center – North Building Envelope Repairs (21K3J):****Project Description and Justification:**

This project rehabilitates the pre-cast concrete wall panels at the North building of the Wisconsin Resource Center (WRC). The project will sandblast and clean the wall panels, precast concrete cracks will be repaired, panel joints will be replaced, and a coating system will be applied. Metal door assemblies will be repaired and painted, and the security glazing will be replaced at all existing windows. The project will be phased to limit disruption the secure facility.

The North Building is part of WRC’s secured treatment facility, located inside the secured perimeter, housing inmates received from the Department of Corrections who require treatment. This project is required to maintain the building envelope against water infiltration. The precast wall panels have deteriorated with age and routine repairs can no longer address the systemic failures in the building envelope. The expansion joint material and window caulk is starting to fail causing water and air infiltration. These repairs will prevent water from entering the structure, which could cause further damage. This project will preserve the integrity of the building and help to provide inmates and staff a safe and secure facility.

**Budget/Schedule:**

Construction	\$1,518,000
Design	\$106,900
DFD Mgt	\$69,900
Contingency	\$227,700
<b>TOTAL</b>	<b>\$1,922,500</b>

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

**Previous Action:** None.

**Winnebago Mental Health Institute – Alternate Water Supply Pump Replacement (19D2A):**

**Project Description and Justification:**

This project constructs an alternate water supply system at Winnebago Mental Health Institute (WMHI). An existing water reservoir will be inspected and returned to service. New pumps, surge tanks, valves, and controls will be installed so that water from the reservoir can be used to provide water to the heating plant and to the patient care buildings. This will allow these systems to remain in operation if water from the local utility is interrupted.

WMHI is required to have an alternate source of water available if water from the local utility is interrupted. This project is needed for compliance and to ensure water is available to meet the needs of critical facility services when the utility supply is unavailable.

**Budget/Schedule:**

Construction	\$391,700
Design	\$65,000
DFD Mgt	\$18,100
Contingency	\$58,800
Other Fees	\$6,400
<b>TOTAL</b>	<b>\$540,000</b>

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

**Previous Action:** None.

**Northern Wisconsin Center – Roadway Improvements (21I2G):**

**Project Description and Justification:**

This project replaces 3,100 feet of roadway at the Northern Wisconsin Center. Work includes reconstructing segments of Forest Avenue, 4<sup>th</sup> Street, and Grant Avenue. Improvements include additions and repairs to concrete curb and gutter, replacement of street lighting and wiring, storm water improvements, and pedestrian ramp reconstruction.

This project is required to replace one of the main entrance roads into the Northern Wisconsin Center Facility and to the patient buildings. The road has large cracking, alligating, sinking curbs, and potholes which preventative maintenance cannot effectively address. Some of the failures in pavement cannot be corrected by maintenance due to underlying drainage issues and this has accelerated the deterioration of those roadways. The light poles are corroded and are nearing a point of failure. Replacing the road and streetlights will improve safety and security for residents and staff.

**Budget/Schedule:**

Construction	\$572,400
Design	\$62,000
DFD Mgt	\$26,400
Contingency	\$85,900
Other Fees	\$17,000
<b>TOTAL</b>	<b>\$763,700</b>

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

**Previous Action:** None.

**Winnebago Mental Health Institute (WMHI) – Food Service Tunnel Repairs (21J1V):**

**Project Description and Justification:**

This project reconstructs the existing 200-foot service tunnel that exits the Food Service Building. Damaged concrete sections will be removed and replaced, including the entire roof which is above ground as well as damaged wall sections. The top and sides of the reconstructed tunnel will be waterproofed and insulated. Heating and lighting systems inside the tunnel will be replaced. Exterior lights, stairs, and guardrails at the top of the tunnel will also be replaced. Disturbed landscaping will be restored. All work will be phased to allow use of the tunnel by staff during peak hours of operation.

This project is required to ensure the safe and reliable operation of the tunnel. The service tunnel was constructed with the Food Service Building in 1955. This tunnel is the primary means of transporting food from the Food Service Building to patient care buildings at WMHI and the Wisconsin Resource Center. Staff and patients use the tunnel to access program spaces adjacent to the Food Service Building. The top of the tunnel is above ground and serves as a walkway to the west entrance of the building. A recent inspection has identified many areas of delaminated and spalled concrete. The expansion joints in the roof and walls have deteriorated allowing water to infiltrate the tunnel. Repairs are required before structural integrity is compromised.

**Budget/Schedule:**

Construction	\$1,342,500
Design	\$139,300
DFD Mgt	\$61,800
Contingency	\$201,400
<b>TOTAL</b>	<b>\$1,745,000</b>

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

**Previous Action:** None.

**Mendota Mental Health Institute –Boiler Number 6 Installation (22A2K):****Project Description and Justification:**

This project removes an existing coal boiler and replace it with a natural gas and fuel oil boiler at the Mendota Mental Health Institute (MMHI). The project includes a new boiler, burner, economizer, and new stainless steel exhaust stack. Natural gas, fuel oil, feed water, steam, and condensate piping will be modified to support the proper function of the new boiler. Boiler controls will be integrated into the heating plant’s existing control system.

This project is needed to provide a reliable source of heating and process steam to over 500 patients and residents at MMHI and Central Wisconsin Center. The existing boiler was constructed in 1960 and was retrofitted with natural gas and oil burners in the early 1980s, which extended boiler life, but other critical boiler system components including the economizer, generating bank, super heater and casings are also in need of replacement due to age of the boiler and recent failures.

**Budget/Schedule:**

Construction	\$3,925,000
Design	\$250,900
DFD Mgt	\$180,600
Contingency	\$588,800
<b>TOTAL</b>	<b>\$4,945,300</b>

SBC Approval	Dec 2022
A/E Selection	Mar 2022
Bid Opening	Sep 2023
Start Construction	Dec 2023
Substantial Completion	Nov 2024
Final Completion	Feb 2025

**Previous Action:** None.

**Southern Wisconsin Center (SWC) – East Steam Repairs (22B1M):****Project Description and Justification:**

This project replaces the campus steam distribution system by constructing 1,400 feet of new steam and condensate piping in direct buried conduits. Two existing steam vaults will be reconstructed, which will include electrical power for lighting and sump pumps. The new steam lines will supply steam to buildings on the east side of the SWC campus and connect to the existing steam distribution system.

This project is required to maintain critical steam infrastructure that supports the SWC campus. The existing steam and condensate lines are of similar age to lines that have leaked and failed. Upgrading the distribution system will ensure a reliable supply of steam to the buildings. These improvements will increase the reliability of the steam system and enhance the physical environment for the developmentally disabled residents who live at this licensed health care facility.

**Budget/Schedule:**

Construction	\$2,437,000
Design	\$285,200
DFD Mgt	\$112,200
Contingency	\$365,600
<b>TOTAL</b>	<b>\$3,200,000</b>

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

**Previous Action:** None.

BUILDING COMMISSION REQUESTS / ITEMS

December 14, 2022

Subcommittee	Full Commission
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**Department of Military Affairs**

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.

<b>Facility Maintenance and Repair</b>		<b>\$551,900</b>
Sparta	Roof Replacement (\$275,950 GFSB; \$275,950 FED)	\$551,900
 <b>Utility Repair and Renovation</b>		 <b>\$2,483,000</b>
Camp Williams	Construct Sidewalk (\$159,600 GFSB; \$478,800 FED)	\$638,400
Madison AFRC	Construct Parking Lot (\$849,400 FED)	\$849,400
Fort McCoy	Repair/Replace Concrete Pavement (\$995,200 FED)	\$995,200
<b>TOTAL</b>	<b>\$435,550 GFSB    \$2,599,350 FED</b>	<b>\$3,034,900</b>

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

**AGENCY:** Department of Military Affairs

**DMA CONTACT:** LTC G. David Brown, Jr., (608) 242-3365,  
[george.d.brown26.mil@army.mil](mailto:george.d.brown26.mil@army.mil)

**DFD CONTACT:** RJ Binau, 608-267-6927, [rj.binau@wisconsin.gov](mailto:rj.binau@wisconsin.gov)

**LOCATION:** 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.

<b>Facility Maintenance and Repair</b>					
<b>LOCATION</b>	<b>PROJ. NO.</b>	<b>PROJECT TITLE</b>	<b>GFSB</b>	<b>FED</b>	<b>TOTAL</b>
Sparta Readiness Center (Monroe Co.)	22A1Z	Roof Replacement	\$275,950	\$275,950	\$551,900
<b>Facility Maintenance and Repair Total</b>			<b>\$275,950</b>	<b>\$275,950</b>	<b>\$551,900</b>

<b>Utility Repair and Renovation</b>					
<b>LOCATION</b>	<b>PROJ. NO.</b>	<b>PROJECT TITLE</b>	<b>GFSB</b>	<b>FED</b>	<b>TOTAL</b>
Camp Williams (Juneau Co.)	21J3G	Construct Sidewalk	\$159,600	\$478,800	\$638,400
Madison AFRC (Dane Co.)	22C2D	Construct Parking Lot	\$0	\$849,400	\$849,400
Fort McCoy MATES (Monroe Co.)	21C3Z	Repair and Replace Concrete Pavement	\$0	\$995,200	\$995,200
<b>Utility Repair and Renovation Total</b>			<b>\$159,600</b>	<b>\$2,323,400</b>	<b>\$2,483,000</b>

	<b>GFSB</b>	<b>FED</b>	<b>TOTAL</b>
<b>DECEMBER 2022 TOTALS</b>	<b>\$435,550</b>	<b>\$2,599,350</b>	<b>\$3,034,900</b>

**Sparta Readiness Center - Roof Replacement (22A1Z):**

**Project Description and Justification:**

This project will remove approximately 14,000 SF (entire building) of existing roof systems down to deck and install fully adhered Ethylene-Propylene-Diene-Monomer (EPDM) membrane, and mechanically fasten (or adhered) new rigid insulation. This project will replace roof drains as necessary on upper drill hall roof, provide perimeter sheet metal flashings and necessary accessories as required to achieve manufacturer’s warranty.

Portions of the existing roof were one of many that were replaced by removal and replacement of the wet areas within the system and applying a silicone membrane over the insulation. This was essentially a “silicone over spray foam” fix designed to extend the life of the existing roofing system at the time. These “spray-on” roofs are failing, and this project is being requested to preempt major failure of the roof and protect equipment, electronics, and other contents of the facility.

**Budget/Schedule:**

Construction	\$420,000
Design	\$49,500
DFD Mgt	\$19,400
Contingency	\$63,000
<b>TOTAL</b>	<b>\$551,900</b>

SBC Approval	Dec 2022
A/E Selection	Feb 2022
Bid Opening	May 2023
Start Construction	Aug 2023
Substantial Completion	Jun 2024
Final Completion	Jul 2024

**Previous Action:** None.

**Camp Williams - Construct Sidewalk (21J3G):**

**Project Description and Justification:**

This project will construct new street lighting and concrete sidewalks along Madison Blvd. as well as Williams Street from Springfield Circle to Wisconsin Avenue. At the front entrance to the USFPO, the sidewalk will be widened to meet ADA requirements and modifications will be made to the front stairs and railing to reduce snow drift. The existing asphalt swale along the northeast side of the 200 series buildings will be removed and replaced with a reinforced concrete swale with medium riprap at the discharge end.

The project area has no street lighting or sidewalks. As this area of the base has been developed over the past 10 years, both the foot traffic and the vehicular traffic has increased. It is common to see people walking or jogging in the streets after daylight hours in camouflage uniforms, which makes those people hard to see, and causes a high potential for an accident. Sidewalks and lighting in this area would significantly reduce the potential for accidents and would bring the Army side of Camp Williams up to similar standards to the Air Force side.



**Budget/Schedule:**

Construction	\$488,000
Design	\$50,500
DFD Mgt	\$22,500
Contingency	\$73,200
Other Fees	\$4,200
<b>TOTAL</b>	<b>\$638,400</b>

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

**Previous Action:** None.

**Madison Armed Forces Reserve Center - Construct Parking Lot (22C2D):****Project Description and Justification:**

This project will construct a reinforced concrete pavement parking lot at the Armed Forces Reserve Center (AFRC) for a military motor vehicle storage compound with perimeter chain link fencing and lighting. Access to the parking area will be from existing driveways and internal access points.

The existing parking available to the US Army Reserve is inadequate, resulting in crowded and overparked areas within both the Reserve's Aerospace Medical Service Apprentice (AMSA) parking and Wisconsin Army National Guard (WIARNG) Field Maintenance Shop (FMS) 9. Construction of the proposed parking lot will alleviate the parking shortage at this site, and benefit WIARNG by ensuring availability of assigned parking area to the FMS facility.

**Budget/Schedule:**

Construction	\$647,900
Design	\$71,200
DFD Mgt	\$29,900
Contingency	\$97,200
Other Fees	\$3,200
<b>TOTAL</b>	<b>\$849,400</b>

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

**Previous Action:** None.

**Fort McCoy MATES - Repair and Replace Concrete Pavement (21C3Z):****Project Description and Justification:**

This project will address deteriorating reinforced concrete pavement at the MATES facility in the northern part of Fort McCoy. Work within this area of the project will also include replacement of the existing sanitary sewer lines, storm sewer lines, and several manhole structures.

Due to winter weather and heavy, metal-tracked vehicle usage, the concrete surface is deteriorating in numerous areas and needs to be replaced. The concrete has pulled away from the sides of the building, creating a large gap that is causing weathering damage from freeze/thaw cycles. In some areas the concrete has buckled and has done damage to the foundation and walls.

**Budget/Schedule:**

Construction	\$731,100
Design	\$79,000
DFD Mgt	\$33,700
Contingency	\$109,700
Other Fees	\$41,700
<b>TOTAL</b>	<b>\$995,200</b>

SBC Approval	Dec 2022
A/E Selection	Sep 2022
Bid Opening	May 2023
Start Construction	Jul 2023
Substantial Completion	Dec 2023
Final Completion	Jan 2024

**Previous Action:** None.

December 14, 2022

Subcommittee

Full Commission

**Department of Natural Resources**

9. Mirror Lake State Park – Cliffwood Campground Toilet/Shower Building Replacement – Request the following:
- a) Approve the Design Report; and
  - b) Authority to construct the Cliffwood Campground Toilet/Shower Building Replacement project for an estimated total cost of \$1,462,200 EX-STWD.

In May 2022, the SBC authorized the release for \$110,000 BTF-Planning to prepare preliminary plans and a Design Report.

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

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

**AGENCY:** Department of Natural Resources

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

**DFD CONTACT:** RJ Binau, (608) 267-6927, [rj.binau@wisconsin.gov](mailto:rj.binau@wisconsin.gov)

**LOCATION:** Mirror Lake State Park, Sauk County

**PROJECT REQUEST:** Request the following:

- a) Approve the Design Report; and
- b) Authority to construct the Cliffwood Campground Toilet/Shower Building Replacement project for an estimated total cost of \$1,462,200 EX-STWD.

**PROJECT NUMBER:** 21L3I

**PROJECT DESCRIPTION:**

This project will demolish an existing Toilet/Shower building and replace it with a new Toilet/Shower building. The new building will improve ADA access, and will include new well and water infrastructure, septic system upgrades, campsite electrical panel relocation. Two vault toilets will be demolished and replaced by one new vault toilet. The project will also include site parking for six stalls plus two ADA stalls and reconstruct of walking paths to improve ADA access to campground areas.

**PROJECT JUSTIFICATION:**

The current ADA Toilet/Shower unit is highly degraded leading to poor accessibility for visitors with disabilities. The tiles within the building are mildewed and past their useful life, and the fixtures are rusted. The building's deterioration leads many visitors to drive to other campgrounds within the property to use their updated facilities. This causes crowding at other campground facilities and increases use and wear on those buildings.

Mirror Lake State Park was established in 1964 and encompasses 2,200 acres. The park is located near Wisconsin Dells in Sauk County and is open year-round with visitation exceeding 300,000 annually and generates over \$400,000 in annual visitor revenue. The park has over 150 sites spread across three family campgrounds and a group campground in addition to a popular three-season accessible cabin. Camping takes place year-round, and the campgrounds are full every weekend May through October. The park also has nearly 19 miles of trail, a boat landing, fishing pier, beach, picnic area, playgrounds, season ski trails, and multiple picnic shelters,

**BUDGET/SCHEDULE:**

Construction	\$1,045,200
Design	\$107,500
DFD Mgt	\$49,200
Contingency	\$182,700
Equipment	\$60,000
Other Fees	\$17,600
<b>TOTAL</b>	<b>\$1,462,200</b>

SBC Approval	Dec 2022
A/E Selection	Feb 2022
Design Report	Dec 2022
Bid Opening	Mar 2023
Start Construction	May 2023
Substantial Completion	May 2024
Final Completion	Jun 2024

**PREVIOUS ACTION:** In May 2022, the SBC authorized the release for \$110,000 BTF-Planning to prepare preliminary plans and a Design Report.

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

# DESIGN REPORT

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

December 14, 2022

Cliffwood Campground Toilet/Shower Building Replacement  
Mirror Lake State Park  
Town of Delton, WI

**Project Number:** 21L31

**For the:** Department of Natural Resources

**Project Manager:** Jim Schaefer

**Architect/Engineer:** Jewell Associates Engineers, Inc.  
Spring Green, WI

## 1. Project Description:

This project will demolish an existing toilet shower building and replace it with a new toilet shower building. The new building will improve ADA access. The project will also include new well and water infrastructure, septic system upgrades, campsite electrical panel relocation, demolition of two vault toilets and construction of one new vault toilet, new host campsite with full hookup for water, sewer and power, site parking for six stalls plus two ADA stalls, and reconstruction of walking paths to improve ADA access to campground areas.

## 2. Authorized Budget and Funding Source:

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

## 3. Schedule:

Bid Opening:	Mar 2023
Start of Construction:	May 2023
Substantial Completion / Occupancy:	May 2024

## 4. Budget Summary:

Construction:	\$1,045,200
A/E Fees:	\$107,500
DFD Mgt:	\$49,200
Contingency:	\$182,700
Equipment	\$60,000
Other Fees	\$17,600
<b>Total Project Cost:</b>	<b>\$1,462,200</b>

BUILDING COMMISSION REQUESTS / ITEMS

December 14, 2022

Subcommittee	Full Commission
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10. Yellowstone Lake State Park – Campground Toilet/Shower Building Replacement – Request the following:
- a) Approve the Design Report;
  - b) Authority to increase the project budget by \$633,900 STWD; and
  - c) Authority to construct the Campground Toilet/Shower Building Replacement for a revised estimated total cost of \$1,680,800 (\$1,046,900 GFSB and \$633,900 STWD).

In May 2022, the SBC approved for \$63,200 BTF-Planning to prepare preliminary plans and a Design Report.

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

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

**AGENCY:** Department of Natural Resources

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

**DFD CONTACT:** RJ Binau, (608) 267-6927, [rj.binau@wisconsin.gov](mailto:rj.binau@wisconsin.gov)

**LOCATION:** Yellowstone Lake State Park, Lafayette County

**PROJECT REQUEST:** Request the following:

- a) Approve the Design Report;
- b) Authority to increase the project budget by \$633,900 STWD; and
- c) Authority to construct the Campground Toilet/Shower Building Replacement for a revised estimated total cost of \$1,680,800 (\$1,046,900 GFSB and \$633,900 STWD).

**PROJECT NUMBER:** 21C10

**PROJECT DESCRIPTION:**

This project will demolish four existing buildings which includes one shower building and three vault toilet buildings. One new Toilet/Shower building will then be constructed with a concrete foundation, concrete masonry unit walls, wood trusses with metal shingles, and no heat or wall insulation for warm weather use. In total, the building will be approximately 1,730 GSF. In addition, one new prefabricated vault toilet building of approximately 195 GSF will be purchased and installed. Lastly, the new Toilet/Shower building will require a new well and septic system.

**PROJECT JUSTIFICATION:**

The old shower building and vault toilet that will be replaced were built in 1979. Both buildings are in poor condition and are in the need of upgrades to the roofing, and electrical and plumbing systems. The existing septic system is not operational, and the shower building has not operated in many years due to the septic not functioning. Having a functioning Toilet/Shower building would be greatly improve the camping experience at Yellowstone Lake.

Yellowstone Lake State Park is a 1,000-acre park in Southwestern Wisconsin, surrounded by 4,000 acres of wildlife property. The park is best known for the motorized boat access lake, campers enjoy fishing, boating and swimming on the lake, and many use the showers after swimming and boating. An estimated 244,000 visitors come to Yellowstone Lake State Park, and the campground area restrooms are used by approximately 40,000 campers per year.



**BUDGET/SCHEDULE:**

Construction	\$1,166,000
Design	\$131,500
DFD Mgt	\$53,700
Contingency	\$174,900
Equipment	\$70,000
Other Fees	\$84,700
<b>TOTAL</b>	<b>\$1,680,800</b>

SBC Approval	Dec 2022
A/E Selection	Aug 2021
Design Report	Dec 2022
Bid Opening	Apr 2023
Start Construction	Jun 2023
Substantial Completion	May 2024
Final Completion	Jun 2024

**PREVIOUS ACTION:** In May 2022, the SBC approved for \$63,200 BTF-Planning to prepare preliminary plans and a Design Report.

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

# DESIGN REPORT

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

December 14, 2022

Campground Toilet/Shower Building Replacement  
Yellowstone Lake State Park  
Town of Fayette, WI

**Project Number:** 21C10

**For the:** Natural Resources  
**Project Manager:** Steve Wenzel  
**Architect/Engineer:** MSA Professional Services Inc  
Madison, WI

## 1. Project Description:

This project will demolish four existing buildings which includes one shower building and three vault toilet buildings. One new Toilet/Shower building will then be constructed with a concrete foundation, concrete masonry unit walls, wood trusses with metal shingles, and no heat or wall insulation for warm weather use. In total, the building will be approximately 1,730 GSF. In addition, one new prefabricated vault toilet building of approximately 195 GSF will be purchased and installed. Lastly, the new Toilet/Shower building will require a new well and septic system.

## 2. Authorized Budget and Funding Source:

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

## 3. Schedule:

Bid Opening:	Apr 2023
Start of Construction:	Jun 2023
Substantial Completion / Occupancy:	May 2024

## 4. Budget Summary:

Construction:	\$1,166,000
A/E Fees:	\$131,500
DFD Mgt:	\$53,700
Contingency:	\$174,900
Equipment:	\$70,000
Reimbursables	\$84,700
<b>Total Project Cost:</b>	<b>\$1,680,800</b>

BUILDING COMMISSION REQUESTS / ITEMS

December 14, 2022

Subcommittee	Full Commission
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11. Richard Bong State Recreational Area – Shared Operations Facility – Request the following:
- a) Approve the Design Report;
  - b) Authority to increase the project budget by \$328,200 STWD; and
  - c) Authority to construct the Shared Operations Facility for a revised estimated total cost of \$1,904,500 (\$1,340,000 CON SEGB and \$564,500 STWD).

This project was enumerated in 2021 Wisconsin Act 58 for \$1,576,300 (\$1,340,000 CON SEGB and \$236,300 STWD).

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

**AGENCY:** Department of Natural Resources

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

**DFD CONTACT:** RJ Binau, (608) 267-6927, [rj.binau@wisconsin.gov](mailto:rj.binau@wisconsin.gov)

**LOCATION:** Richard Bong State Recreational Area, Kenosha County

**PROJECT REQUEST:** Request the following:

- a) Approve the Design Report;
- b) Authority to increase the project budget by \$328,200 STWD; and
- c) Authority to construct the Shared Operations Facility for a revised estimated total cost of \$1,904,500 (\$1,340,000 CON SEGB and \$564,500 STWD).

**PROJECT NUMBER:** 22C3J

**PROJECT DESCRIPTION:**

This project will construct a 90' X 50' building to be used for Fisheries Management (FM) and Wildlife Management (WM) daily operations and maintenance activities. This will free up space in the existing maintenance buildings to return to Parks usage. The new building will consist of two heated bays with pull-through doors and two unheated bays with single overhead doors. Both FM and WM will each get one heated and one unheated bay. The heated bays with floor drains will be in the center of the building, partitioned off to establish separate areas for FM and WM.

The heated WM bay will contain an area for herbicide storage and mixing, as well as an area for a general heated workspace. The heated FM bay will function as daily operational space, while also housing both in-season and off-season monitoring equipment, habitat equipment, safety equipment and supplies. Both programs will utilize heated space for in-season equipment and daily operation, as well as year-round workspace for maintenance and repair projects. This project also includes all asphalt site work and utility work.

**PROJECT JUSTIFICATION:**

The new building will provide daily operational space, plus additional space for requisite tools, equipment, and supplies that will help improve work efficiency. The proposal will make tools and supplies more accessible to workers than the current configuration in Building B with lofts and cages. It will provide a proper heated, ventilated space for the herbicide cabinets/chemicals; a sink worktable for CWD sampling; and a workbench. Equipment such as UTVs, trailers, and boats will be able to be stored in the additional stall in a more open, safer style. The construction of a new building will provide cost savings for all programs in part or in entirety due to reduction or elimination of lost staff time, truck mileage, and wear and tear of equipment.

The Richard Bong Recreation Area is a multi-use 4,515-acre property in Southeast Wisconsin, approximately 45 minutes south of Milwaukee and 45 miles north of Chicago. The property has been in state ownership since 1967 and supports a variety of activities including model airplane flying, camping, swimming, all-terrain vehicle riding, dog training/trialing, hiking, birdwatching, fishing, nature programs, and a managed hunt. The Park receives over half a million visitors per year, with around 16,000 of those being hunters.

**BUDGET/SCHEDULE:**

Construction	\$1,482,800
Design	\$107,500
DFD Mgt	\$68,300
Contingency	\$222,400
Other Fees	\$23,500
<b>TOTAL</b>	<b>\$1,904,500</b>

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

**PREVIOUS ACTION:** This project was enumerated in 2021 Wisconsin Act 58 for \$1,576,300 (\$1,340,000 CON SEGB and \$236,300 STWD).

# DESIGN REPORT

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

December 14, 2022

Shared Operations Facility  
Richard Bong Recreation Area  
Town of Brighton, WI

**Project Number:** 22C3J

**For the:** Department of Natural Resources

**Project Manager:** Jeremy Hall P.E.

**Architect/Engineer:** Arc-Int Architecture  
Milwaukee, WI

## 1. Project Description:

This project will construct a new building to be used for Fisheries Management and Wildlife Management daily operations and maintenance activities. The shared facility will consist of heated and unheated spaces for both bureaus. The heated spaces will allow staff to perform daily operational activities and provide storage for equipment in daily use. The facility will also be used for Chronic Wasting Disease (CWD) Sampling. Unheated space will be used for seasonal storage of equipment which is currently stored outside. This project will free up space in the existing maintenance buildings to return to Parks and Recreation usage. This project will improve operational efficiencies for all three Bureaus.

## 2. Authorized Budget and Funding Source:

This project was enumerated in 2021 Wisconsin Act 58 for \$1,576,300 (\$1,340,000 CON SEGB and \$236,300 STWD).

## 3. Schedule:

Bid Opening:	Apr 2023
Start of Construction:	Jun 2023
Substantial Completion / Occupancy:	Dec 2023

## 4. Budget Summary:

Construction:	\$1,482,800
A/E Fees:	\$107,500
DFD Mgt:	\$68,300
Contingency:	\$222,400
Other Fees	\$23,500
<b>Total Project Cost:</b>	<b>\$1,904,500</b>

BUILDING COMMISSION REQUESTS / ITEMS

December 14, 2022

Subcommittee	Full Commission
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12. Mercer Ranger Station – Mercer Ranger Station

Replacement – Request the following:

- a) Approve the Design Report;
- b) Authority to increase the project budget by \$381,100 CON SEGB; and
- c) Authority to construct the Mercer Ranger Station Replacement for a revised estimated total cost of \$4,394,000 CON SEGB.

This project was enumerated in 2019 Wisconsin Act 9 for \$4,012,900 CON SEGB.

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

**AGENCY:** Department of Natural Resources

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

**DFD CONTACT:** RJ Binau, (608) 267-6927, [rj.binau@wisconsin.gov](mailto:rj.binau@wisconsin.gov)

**LOCATION:** Mercer Ranger Station, Iron County

**PROJECT REQUEST:** Request the following:

- a) Approve the Design Report;
- b) Authority to increase the project budget by \$381,100 CON SEGB; and
- c) Authority to construct the Mercer Ranger Station Replacement for a revised estimated total cost of \$4,394,000 CON SEGB.

**PROJECT NUMBER:** 21H1C

**PROJECT DESCRIPTION:**

This project will construct a new 15,234 GSF building to replace the aging Mercer Ranger Station with a Fire Response Ranger Station in the Town of Mercer. The station will have space for 11 employees, a seven-bay drive-thru heated garage, and a three-bay drive-thru cold storage garage.

**PROJECT JUSTIFICATION:**

The existing Mercer Ranger Station is 79 years old, is unheated, and does not provide sufficient space to meet today's fire control equipment standards. Currently, there is not enough office space, and the ranger station needs major repairs and renovations. For example, the fisheries program fit three staff into a small office, a forester currently uses a hallway as office space, the warden now occupies what used to be the copy room, and the copy room items are now located in the lobby. The two restrooms are not ADA accessible, have frequent plumbing issues, and there is no restroom on the main floor. There are concerns regarding the fisheries sample processing room, which is in a small room in the basement without adequate ventilation, and the electrical infrastructure in the current ranger station is inadequate to handle modern electronics and appliances.

The building was originally as a home for rangers and their families, was converted to offices for use by forestry personnel in the 1950s, and later became a regional and field offices for multiple programs. Today, the Mercer Fire Response Unit (FRU) covers Iron County and supports fire protection services in Ashland County. It is an essential duty for the department to have adequate facilities and equipment to provide prevention and immediate emergency response for forest fires that threaten Wisconsin's forestland and economy.



**BUDGET/SCHEDULE:**

Construction	\$3,252,200
Design	\$272,600
DFD Mgt	\$149,600
Contingency	\$487,800
Equipment	\$198,300
Other Fees	\$33,500
<b>TOTAL</b>	<b>\$4,394,000</b>

SBC Approval	Dec 2022
A/E Selection	Sep 2021
Design Report	Dec 2022
Bid Opening	Mar 2023
Start Construction	Jul 2023
Substantial Completion	Apr 2024
Final Completion	May 2024

**PREVIOUS ACTION:** This project was enumerated in 2019 Wisconsin Act 9 for \$4,012,900 CON SEGB.

# DESIGN REPORT

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

December 14, 2022

Ranger Station Replacement  
Mercer Ranger Station  
Town of Mercer, WI

**Project Number:** 21H1C

**For the:** Department of Natural Resources

**Project Manager:** Raivo Balciunas

**Architect/Engineer:** Cedar Corporation  
Menomonie, WI

## 1. Project Description:

The project will construct a new building to replace the aging Mercer Ranger Station (Bldg. No. 310) with a fire response ranger station in the Town of Mercer, in Iron County. The station will have space for 8 FTE employees and 3 LTE employees. It includes a heated seven (7) bay drive-thru garage and a cold storage three (3) bay drive-thru garage.

## 2. Authorized Budget and Funding Source:

This project was enumerated in 2019 Wisconsin Act 9 for \$4,012,900 CON SEGB.

## 3. Schedule:

Bid Opening:	Mar 2023
Start of Construction:	Jul 2023
Substantial Completion / Occupancy:	Apr 2024

## 4. Budget Summary:

Construction:	\$3,252,200
A/E Fees:	\$272,600
DFD Mgt:	\$149,600
Contingency:	\$487,800
Equipment:	\$198,300
Other Fees	\$33,500
<b>Total Project Cost:</b>	<b>\$4,394,000</b>

BUILDING COMMISSION REQUESTS / ITEMS

December 14, 2022

Subcommittee	Full Commission
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13. BTF Release - Request the release of \$405,600 Building Trust Funds (BTF)-Planning to prepare preliminary plans and Design Reports for the projects below.

<b>BTF Request</b>		<b>\$405,600</b>
Dodgeville	Multifunctional Field Support Bldg (\$136,000 BTF)	\$136,000
Horicon Marsh	Centralized Field Equipment Facility (\$63,200 BTF)	\$63,200
Lake Wissota	Campground T/S Bldg & Vault Toilet Repl (\$136,000 BTF)	\$136,000
Collins Marsh	New Field Operations Station (\$70,400 BTF)	\$70,400

The project at the Dodgeville Service Center was enumerated in 2021 Wisconsin Act 58 for \$3,432,900 CON SEGB.

The project at Horicon Marsh State Wildlife Area was enumerated in 2021 Wisconsin Act 58 for \$1,214,700 CON SEGB.

The project at Lake Wissota State Park was enumerated in 2021 Wisconsin Act 58 for \$3,497,700 GFSB.

The project at Collins Marsh Wildlife Area was enumerated in 2021 Wisconsin Act 58 for \$1,688,400 CON SEGB.

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

**AGENCY:** Department of Natural Resources

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

**DFD CONTACT:** RJ Binau, (608) 267-6927, [rj.binau@wisconsin.gov](mailto:rj.binau@wisconsin.gov)

**PROJECT REQUEST:** Request the release of \$405,600 Building Trust Funds (BTF)-Planning to prepare preliminary plans and Design Reports for the projects below.

<b>BTF Request</b>			
<b>LOCATION</b>	<b>PROJ. NO.</b>	<b>PROJECT TITLE</b>	<b>BTF</b>
Dodgeville Service Center (Iowa Co.)	22D3E	Multifunctional Field Support Building	\$136,000
Horicon Marsh State Wildlife Area (Dodge Co.)	22F2J	Centralized Field Equipment Facility	\$63,200
Lake Wissota State Park (Chippewa Co.)	22H2C	Campground Toilet/Shower Building & Vault Toilet Replacement	\$136,000
Collins Marsh Wildlife Area (Manitowoc Co.)	22F2K	New Field Operations Station	\$70,400
<b>BTF Request Total</b>			<b>\$405,600</b>

**Dodgeville Service Center – Multifunctional Field Support Building (22D3E):**

**Project Description and Justification:**

This project will construct a new building to support the field activities of Fisheries, Forestry, Law Enforcement, Water Quality and Wildlife staff at the Dodgeville Office. This project is intended to provide a facility for the maintenance, cleaning and disinfection and storage of equipment, vehicles, and gear that DNR staff use while conducting the necessary field work their programs are responsible for. The building as proposed will be 176' X 60' and contain 3,840 GSF of heated space and 6,720 GSF of unheated space. Heated areas would be used for equipment readiness, gear maintenance, and cleaning and disinfection. Unheated storage will be used for vehicles, boats, and large equipment. The building site proposed is on the western side of the property.

The Dodgeville Service Center is built on the Military Ridge State Trail property in the City of Dodgeville. The property was acquired in 1984 and is 3.63 acres. The office building is no longer an active customer service center but is an active field office. All the programs who will use the building have a need to have field equipment and vehicles to perform their primary functions of protecting and enhancing our natural resources.

All five programs have a need for large equipment that needs to be stored safely and securely to conduct the business services they provide. Equipment such as boats, vehicles, trailers, UTVs/ATVs and fire control equipment all need to be stored safely and securely and in a ready condition close to where the staff who will use the equipment are located. This equipment also needs regular repair and maintenance as working in the field can be rough on equipment. Staff safety and effectiveness in conducting their job duties is paramount on having safe and working equipment.

**Previous Action:** This project was enumerated in 2021 Wisconsin Act 58 for \$3,432,900 CON SEGB.

### **Horicon Marsh State Wildlife Area – Centralized Field Equipment Facility (22F2J):**

#### **Project Description and Justification:**

This project will construct a 7,000 GSF consolidated field equipment facility for multiple programs at the Horicon Marsh State Wildlife Area. There are currently five smaller storage buildings located in remote areas of Dodge, Fond du Lac and Jefferson counties which house much of the field equipment, and some equipment has to be hauled over 50 miles for short-term storage. Two of the buildings need major repairs and three require significant travel time from the work locations.

The proposed facility will be a 100' X 70' drive through pole frame building and will have a concrete floor, electricity, lighting, and a 15' X 15' native plant seed storage area. It will provide storage for over 50 pieces of field operations equipment, including four tractors, four large rotary mowers, air boats, and a skid steer with attachments. A new centralized storage facility is necessary to provide enclosed, secure housing for all the costly heavy equipment managed by the various DNR programs at multiple properties. This facility will protect the DNR's investment in field operations equipment and provide a sustainable building which will function to assist staff in doing a more efficient, safe and effective job on the landscape. One existing, unsustainable storage building will be razed since renovation is impractical.

The seven DNR programs include staff from Horicon Marsh/Dodge County Wildlife Areas, Horicon Marsh Visitor and Education Center Naturalists, Glacial Habitat Restoration Area, Fisheries Management, Forestry, Law Enforcement, and Water Resources field staff. Horicon Marsh is the largest freshwater cattail marsh in the United States and has been formally recognized as a Wetland of International Importance by the Ramsar Convention of the United Nations. This marsh is also home to the Horicon Marsh Education and Visitor Center. The Glacial Habitat Restoration Area (GHRA) is a relatively new Wildlife Management program which has a goal of purchasing, restoring, and enhancing thousands of acres of native habitats for waterfowl and other game species.

**Previous Action:** This project was enumerated in 2021 Wisconsin Act 58 for \$1,214,700 CON SEGB.

## **Lake Wissota State Park – Campground Toilet/Shower Building & Vault Toilet Replacement (22H2C):**

### **Project Description and Justification:**

This project will improve services for campers while reducing maintenance costs at Lake Wissota State Park by replacing two old toilet facilities with vault toilets and adding a new Toilet/Shower building in a more centralized location within the campground. The new centralized Toilet/Shower building will include eight showers, two accessible family showers, and two separate toilet areas for men and women. The two vault toilet buildings will be open in the shoulder season when the new Toilet/Shower building is not open. The current wells will be abandoned and one new well will be installed to service the new shower building complex and the existing drinking water fountain system in the campground.

The 116-unit family campground is served by two Toilet/Shower buildings that are almost 50 years old and in disrepair. The current Toilet/Shower buildings require significant maintenance due to age and outdated design and materials. There are issues with accessibility compliance, tile degradation and mold, poor ventilation, and plumbing leaks due to corrosion. Many of these issues cause safety concerns for campers, especially regarding slipping and falling due to the slippery floors caused by poor ventilation.

Lake Wissota State Park is located on the shores of Lake Wissota near Chippewa Falls in Northwest Wisconsin. In addition to the family campground, there are two group camp areas, which can accommodate over 180 campers. The park also offers family camping, group camping, a Nature Center, picnicking, swimming, boating, fishing, trails for hiking, horseback, snowmobile and biking, cross-country skiing, and snowshoeing. Improving these campground facilities will reduce maintenance costs and maintain and increase revenue for the parks program and surrounding communities.

**Previous Action:** This project was enumerated in 2021 Wisconsin Act 58 for \$3,497,700 GFSB.

## **Collins Marsh Wildlife Area – New Field Operations Station (22F2K):**

### **Project Description and Justification:**

This project is designed to construct a new field station for Wildlife staff that currently operate out of a leased building. The new field station will contain 600 GSF of office space for up to four people consisting of two full time staff and two LTE staff. In addition, the inside will contain a break/conference room with kitchenette, mud room with lockers, and a bathroom with a shower. There will also be one 2,000 GSF heated storage bay with a floor drain and catch basin, two cold storage bays at 3,000 GSF, and utility and septic installations will ensure staff can perform Wildlife Management operations.

Currently, staff operate out of a leased building that is too large for the number of staff stationed there, with at least 30 miles of travel in one direction required to reach field sites. The new field station will be ideally located on one wildlife area and seven miles from the other two wildlife areas that make up the field unit. The new field station will be built adjacent to an existing cold storage building, which will support all equipment that staff need along with sufficient security.

Having a field station on site would make our staff more available to local citizens, governments, businesses, and visitors, and improve the ability to work with adjacent landowners and farmers, as well as with the nature center staff on the Collins and Brillion Wildlife Areas.

The Collins Marsh Wildlife Area is in western Manitowoc County encompassing 4,200 acres. The primary purpose of the property is to provide habitat for wetland, wildlife-based recreation, supporting the largest inland waterfowl concentrations in east-central Wisconsin during migrations, and providing a waterfowl banding site. In addition, the property provides 1,000 acres of savanna habitat for nesting waterfowl, upland gamebirds, and other grassland birds, and includes one of the larger contiguous forests in Manitowoc County. The grassy uplands provide hunting opportunities for ring-necked pheasants, cottontail rabbits, and mourning doves along with habitat for bobolinks, sandhill cranes, and northern harriers.

**Previous Action:** This project was enumerated in 2021 Wisconsin Act 58 for \$1,688,400 CON SEGB.

BUILDING COMMISSION REQUESTS / ITEMS

December 14, 2022

Subcommittee	Full Commission
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14. 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.

<b>Utility Repair and Renovation</b>		<b>\$3,069,500</b>
Gandy	Box Culvert Removal & Bridge Repl	\$3,069,500
Dancer	(\$1,314,500 GFSB; \$290,000 STWD; \$1,465,000 FED)	



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

**AGENCY:** Department of Natural Resources

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

**DFD CONTACT:** RJ Binau, (608) 267-6927, [rj.binau@wisconsin.gov](mailto:rj.binau@wisconsin.gov)

**LOCATION:** Gandy Dancer State Trail, Douglas 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.

<b>Utility Repair and Renovation</b>						
<b>LOCATION</b>	<b>PROJ. NO.</b>	<b>PROJECT TITLE</b>	<b>GFSB</b>	<b>STWD</b>	<b>FED</b>	<b>TOTAL</b>
Gandy Dancer State Trail (Douglas Co.)	18I1N	Box Culvert Removal & Bridge Replacement	\$1,314,500	\$290,000	\$1,465,000	\$3,069,500
<b>Utility Repair and Renovation Total</b>			<b>\$1,314,500</b>	<b>\$290,000</b>	<b>\$1,465,000</b>	<b>\$3,069,500</b>

**PROJECT DESCRIPTION:**

This project is in response to a large rain event that caused localized flooding and structure damage in June 2018, and the Parks Division is partnering with DNR's Office of Great Waters (OGW) to remove the damaged box culvert and replace it with a single-span bridge. The project will remove the existing 215-foot-long reinforced concrete box culvert and replace it with a 140-foot-long prestressed I-girder structure with a concrete deck. This new bridge will allow for realignment of the existing streambed to mimic a more natural stream flow through the site and improve fish habitat. Additional work includes debris removal, trail regrading, and guardrail installation to improve user safety.

**PROJECT JUSTIFICATION:**

This project is part of the FEMA June 2018 response. Heavy rains and flooding caused significant damage in the parks and trails that have left them closed, partially closed, or unsafe for patrons. This option will likely minimize future risk and reduce maintenance of the trail and convert the stream below to its natural state and remove a barrier for fish. This project will also protect \$1.2 million in investments made by the local community, FEMA and OGW to replace three culverts downstream in the event the Gandy Dancer crossing failed, as well as the class 1 trout stream.

The Office of Great Waters has secured federal EPA grants totaling \$1.465 million for this project.

**BUDGET/SCHEDULE:**

Construction	\$2,420,900
Design	\$140,000
DFD Mgt	\$111,400
Contingency	\$363,200
Other Fees	\$34,000
<b>TOTAL</b>	<b>\$3,069,500</b>

SBC Approval	Dec 2022
A/E Selection	Oct 2018
Bid Opening	Mar 2023
Start Construction	May 2023
Substantial Completion	Nov 2023
Final Completion	Dec 2023

**PREVIOUS ACTION:** None.

BUILDING COMMISSION REQUESTS / ITEMS

December 14, 2022

Subcommittee

Full Commission

**Department of Transportation**

15. Various All Agency Projects – Request the following:
- a) Authority to construct the All Agency maintenance and repair request(s) listed below; and
  - b) Permit the Division of Facilities Development to adjust individual project budgets.

<b>Facility Maintenance and Repair</b>	<b>\$1,358,000</b>
DTSD NW Superior Roof Replacement	\$1,358,000
Office (\$1,358,000 SEGRB)	

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

**AGENCY:** Department of Transportation

**DOT CONTACT:** Jody Grossman, (608) 267-4479, [jody.grossman@dot.wi.gov](mailto:jody.grossman@dot.wi.gov)

**DFD CONTACT:** RJ Binau, (608) 267-6927, [rj.binau@wisconsin.gov](mailto:rj.binau@wisconsin.gov)

**LOCATION:** DTSD Northwest Regional Office, Douglas County

**PROJECT REQUEST:** Request the following:

- a) Authority to construct the All Agency maintenance and repair request(s) listed below; and
- b) Permit the Division of Facilities Development to adjust individual project budgets.

<b>Facility Maintenance and Repair</b>			
<b>LOCATION</b>	<b>PROJ. NO.</b>	<b>PROJECT TITLE</b>	<b>SEGRB</b>
DTSD NW Regional Office (Douglas Co.)	20E3P	Superior Roof Replacement	\$1,358,000
<b>Facility Maintenance and Repair Total</b>			<b>\$1,358,000</b>

**PROJECT DESCRIPTION:**

This project removes and replace the low slope roof roofing system and inspect the condition of the insulation under the existing roofing membrane. Roof insulation, metal edging, roof vents, and roof drains will be replaced, mechanical units raised, reset and new overflow roof drains will be added.

**PROJECT JUSTIFICATION:**

The current 26,590 GSF DTSD NW Regional Office was built in 1981 and renovated in 2001. This building houses staff from DTSD, DMV, DNR, and DSPS. The roof is original to the building, is well past its life expectancy, and has had numerous leaks in recent years. An inspection gave the roof a “D” rating; immediate concerns were addressed in a previous project with the expectation the roof would be replaced.

**BUDGET/SCHEDULE:**

Construction	\$1,100,000
Design	\$42,700
DFD Mgt	\$50,600
Contingency	\$164,700
<b>TOTAL</b>	<b>\$1,358,000</b>

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

**PREVIOUS ACTION:** None.

BUILDING COMMISSION REQUESTS / ITEMS

December 14, 2022

Subcommittee

Full Commission

**Department of Veterans Affairs**

16. Wisconsin Veterans Home at King – HVAC and Controls Upgrades - Request the following:

- a) Approve the Design Report; and
- b) Authority to construct the HVAC and Controls Upgrades project for an estimated total cost of \$3,760,000 (\$1,316,000 GFSB and \$2,444,000 PRSB).

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  
DECEMBER 2022  
REQUEST #16**

**AGENCY:** Department of Veterans Affairs

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

**DFD CONTACT:** RJ Binau, (608) 267-6927, [rj.binau@wisconsin.gov](mailto:rj.binau@wisconsin.gov)

**LOCATION:** Wisconsin Veterans Homes at King, Waupaca County

**PROJECT REQUEST:** Request the following:

- a) Approve the Design Report; and
- b) Authority to construct the HVAC and Controls Upgrades project for an estimated total cost of \$3,760,000 (\$1,316,000 GFSB and \$2,444,000 PRSB).

**PROJECT NUMBER:** 21H2F

**PROJECT DESCRIPTION:**

This project will replace the tunnel system’s air units and exhaust fans will improve or mitigate control over temperature, humidity, and air pressurization issues. The project also replaces pneumatic control systems and equipment and will migrate the equipment monitored on the Insight BAS platform to the new system that will be installed with the Moses skilled nursing facility construction project. Replacement and upgrades to the existing HVAC systems and control systems will affect the Campus, Ainsworth Hall, Central Services, Marden Hall, MacArthur Hall (Basement), and the tunnel system.

**PROJECT JUSTIFICATION:**

This project will replace systems and equipment that are past their useful life and will provide maintenance repair to other equipment systems. The project will include energy saving devices such as variable frequency drives and climate control adjustments to conserve energy. The project will also replace various direct digital control systems (DDC) with one single DDC system for the King staff to manage.

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	\$2,814,300
Design	\$394,000
DFD Mgt	\$129,500
Contingency	\$422,200
<b>TOTAL</b>	<b>\$3,760,000</b>

SBC Approval	Dec 2022
A/E Selection	Oct 2021
Design Report	Dec 2022
Bid Opening	Sep 2023
Start Construction	Nov 2023
Substantial Completion	Sep 2024
Final Completion	Nov 2024

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

# DESIGN REPORT

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

December 14, 2022

HVAC and Controls Upgrades  
Wisconsin Veterans Home at King  
Town of Farmington, WI

**Project Number:** 21H2F

**For the:** Department of Veterans Affairs

**Project Manager:** Nick Pearce

**Architect/Engineer** Berners-Schober Associates, Inc.  
Green Bay, WI

## 1. Project Description:

This project will replace equipment and controls that are past their useful life and will repair other equipment. The project will include energy saving devices such as variable frequency drives and climate control adjustments as to conserve energy. Replacement of tunnel air units and exhaust fans will improve or mitigate temperature control, humidity control, and air pressurization issues currently present in the tunnel system.

This project will replace pneumatic control systems and equipment. It will also migrate over the equipment monitored on the Insight BAS platform to the Desigo control system installed with the Moses skilled nursing facility construction project.

Replacement and upgrades to the existing HVAC systems and control systems will affect the Campus, Ainsworth Hall, Central Services, Marden Hall, MacArthur Hall (Basement), and the tunnel system.

## 2. Authorized Budget and Funding Source:

This project was enumerated in 2021 Wisconsin Act 58 for \$3,760,000.00 (\$1,316,000 GFSB and \$2,444,000 PRSB).

## 3. Schedule:

Bid Opening:	Sep 2023
Start of Construction:	Nov 2023
Substantial Completion / Occupancy:	Sep 2024

## 4. Budget Summary:

Construction:	\$2,814,300
A/E Fees:	\$394,000
DFD Mgt:	\$129,500
Contingency:	\$422,200
<b>Total Project Cost:</b>	<b>\$3,760,000</b>



BUILDING COMMISSION REQUESTS / ITEMS

December 14, 2022

Subcommittee	Full Commission
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**State Fair Park**

17. 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.

<b>Utility Repair and Renovation</b>		<b>\$2,950,000</b>
SFP	Track Safety Improvements	\$2,950,000
	(\$1,225,000 GFSB; \$1,475,000 PRSB; \$250,000 GIFTS)	

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

**AGENCY:** State Fair Park

**SFP CONTACT:** John Decker, (414) 312-1170, [john.decker@wistatefair.com](mailto:john.decker@wistatefair.com)

**DFD CONTACT:** RJ Binau, (608) 267-6927, [rj.binau@wisconsin.gov](mailto:rj.binau@wisconsin.gov)

**LOCATION:** Wisconsin State Fair Park, Milwaukee 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.

<b>Utility Repair and Renovation</b>						
<b>LOCATION</b>	<b>PROJ NO.</b>	<b>PROJECT TITLE</b>	<b>GFSB</b>	<b>PRSB</b>	<b>GIFTS</b>	<b>TOTAL</b>
State Fair Park (Milwaukee Co)	22I2Q	Track Safety Improvements	\$1,225,000	\$1,475,000	\$250,000	\$2,950,000
<b>Utility Repair and Renovation Total</b>			<b>\$1,225,000</b>	<b>\$1,475,000</b>	<b>\$250,000</b>	<b>\$2,950,000</b>

**PROJECT DESCRIPTION:**

This project will perform repairs and improvements to the Milwaukee Mile Speedway to ensure safe racing conditions. These repairs include replacing expired components of the existing barrier impact wall system, installing new stretches of barrier impact wall, replacing existing turf with asphalt, modifications to existing pedestrian and vehicle gates, installing new energy-absorbing sand barrels, and repairing concrete bases of the existing outer catch fence system.

**PROJECT JUSTIFICATION:**

The track utilizes various types of safety features to protect drivers, spectators, and employees from racing related accidents. To ensure the track will be able to continue to serve its function of hosting races in a safe and controlled manner, the addition of new safety features and repair of existing safety features is necessary.

**BUDGET/SCHEDULE:**

Construction	\$2,296,000
Design	\$204,000
DFD Mgt	\$105,700
Contingency	\$344,300
<b>TOTAL</b>	<b>\$2,950,000</b>

SBC Approval	Dec 2022
A/E Selection	Oct 2022
Design Report	Nov 2022
Bid Opening	Jan 2023
Start Construction	Mar 2023
Substantial Completion	Jul 2023
Final Completion	Jul 2023

**PREVIOUS ACTION:** None.

BUILDING COMMISSION REQUESTS / ITEMS

December 14, 2022

Subcommittee

Full Commission

**HIGHER EDUCATION**

**University of Wisconsin**

- 18. UW-La Crosse – Land Transfer - Request authority to approve the transfer of a 0.02-acre parcel of land to the City of La Crosse in exchange for a 0.04-acre parcel of land at no cost.

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

**AGENCY:** University of Wisconsin System

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

**DFD CONTACT:** RJ Binau, (608) 267-6927, [rj.binau@wisconsin.gov](mailto:rj.binau@wisconsin.gov)

**LOCATION:** UW-La Crosse, La Crosse County

**PROJECT REQUEST:** Request authority to approve the transfer of a 0.02-acre parcel of land to the City of La Crosse in exchange for a 0.04-acre parcel of land at no cost.

**PROJECT NUMBER:** N/A

**PROJECT DESCRIPTION:**

This request allows the Board of Regents (BOR) to accept the transfer of 0.04-parcel of land from the City of La Crosse. In exchange, the BOR will provide the city with a 0.02-acre parcel of land. Both parcels are vacant and part of a larger parcel of land slated to be developed for a new fire station for the City of La Crosse. There will be no funds exchanged for either parcel.

**PROJECT JUSTIFICATION:**

In preparation for the construction of a new fire station, a certified survey map was completed to record the creation of a new lot. Due to several street vacations in and around the new lot, two slivers of land were left over after the new lot was created. These two parcels of land will be reassigned and attached to the larger proximate parcels, one belonging to the city and the other belonging to UW-La Crosse. An easement will also be granted to the city to allow for fire truck access from the south end of the site. The easement does not require BOR or SBC approval.

**BUDGET/SCHEDULE:**

SBC Approval: December 2022

Closing: Within 30 days of SBC approval

**PREVIOUS ACTION:** None.

BUILDING COMMISSION REQUESTS / ITEMS

December 14, 2022

Subcommittee	Full Commission
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19. UW-Madison – Camp Randall Sports Center

Replacement – Request the following:

- a) In accordance with § 13.48(19)(a), authority to waive provisions in Wis. Stat. § 16.855 to allow the use of Design/Build alternative delivery method for the construction of the Camp Randall Sports Center Replacement project; and
- b) Authority to demolish the existing Camp Randall Sports Center building for an estimated total cost of \$5,489,000 PR-CASH.

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

**AGENCY:** University of Wisconsin System

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

**DFD CONTACT:** RJ Binau, (608) 267-6927, [rj.binau@wisconsin.gov](mailto:rj.binau@wisconsin.gov)

**LOCATION:** UW-Madison, Dane County

**PROJECT REQUEST:** Request the following:

- a) In accordance with § 13.48(19)(a), authority to waive provisions in Wis. Stat. § 16.855 to allow the use of Design/Build alternative delivery method for the construction of the Camp Randall Sports Center Replacement project; and
- b) Authority to demolish the existing Camp Randall Sports Center building for an estimated total cost of \$5,489,000 PR-CASH.

**PROJECT NUMBER:** 22D5A

**PROJECT DESCRIPTION:**

This project replaces the Camp Randall Sports Center with a new indoor football practice facility on the same site, expands and renovates the McClain Athletic Facility, renovates lower-level spaces in Camp Randall Stadium and the McClain Athletic Facility, and constructs new infill athlete performance and treatment space between Camp Randall Stadium and the new indoor practice facility, and new retail space along Monroe Street. This proposed scope of work maximizes use of existing space, removes and replaces underutilized and obsolete facilities, reduces deferred maintenance, and assists in the campus' ability to nationally recruit and retain student athletes.

The new indoor football practice facility will include a 100-yard, synthetic turf field with ample runoff space for safety and 90-foot vertical clearance at the center line. The new facility will capitalize on its proximity to Camp Randall Memorial Park and host select public and community events. The McClain Athletic Facility will be renovated, the artificial turf replaced, and the fabric roof structure will remain. New strength and conditioning center facilities, team meeting rooms, dining hall, and sports medicine and coach's offices will be constructed in multi-story infill space between the new indoor practice facility and Camp Randall Stadium. Underground parking (approximately 330 stalls) may also be constructed below the new indoor practice facility and accessed from Monroe Street and a reconstructed Parking Lot 18. Inclusion of the underground parking facility will be evaluated during the design process to determine if it is appropriate, financially viable, and can attain the required municipal approvals.

Other proposed program elements include development of a 200-meter indoor oval track with dedicated field event zones, white box retail spaces along Monroe Street to house Bucky's Locker Room and other shops, a new Hall of Fame experience, and Sports Medicine office if

funding is available. Relocation of Bucky's Locker room permits greater public access during non-performance times.

**PROJECT JUSTIFICATION:**

The Camp Randall Memorial Sports Center (CRSC), commonly referred to as "The Shell," was constructed in 1955. The ice rink on the south end was added in the 1970s. The building has been used as an athletic department instructional space and university/community recreation space for the past several years, as well as an indoor track practice facility.

Both of these facilities are immediately adjacent and physically connected to each other, as well as to the Camp Randall Stadium complex on the west. Camp Randall Memorial Park is on the south and east and is listed on the National Register of Historic Places as an historic district. The campus is responsible for the management and maintenance of this park, although any impacts are subject to the approval of the Wisconsin Department of Veterans Affairs.

A 2013 facility assessment documented mostly poor and fair conditions for each component at the CRSC, and the current overall condition has been determined to be poor. Short-term repairs and upgrades are not justifiable for the proposed long-term use of the facility. The CRSC does not have adequate space to house an indoor track suitable for competition and the McClain Athletic Facility does not have adequate space to allow standard dimension football fields, revealing that both facilities are undersized for their highest and best use. The advanced planning completed for this project determined that the CRSC is too small to serve as an indoor practice facility and should be completely replaced. The same planning effort also determined that the deficiencies at the McClain Athletic Facility included inefficient adjacencies to football training facilities, inadequate size and configuration of spaces, and outdated or lack of facility's offered by peer institutions. The current football strength training facility is also insufficient, and its replacement is also a high priority. Its proposed location is an improvement in adjacency and scale which will significantly benefit team training as well as recruiting efforts.

UW athletic facilities need to close the gap in training facilities available to remain competitive with peer institutions for new recruits and retaining current student athletes. A properly sized and functional indoor practice facility is a necessity for top-tier football programs, especially those in northern climates. Minnesota, Michigan, Northwestern, and Notre Dame have all recently completed indoor practice field projects for their football programs. Strength training and student athlete dining facilities are also showcased when seeking new recruits, and the current state of UW-Madison facilities are out of date, undersized, and/or underwhelming compared to their peer group competition.

Pursuant to §13.48(19), whenever the building commission determines that the use of innovative types of design and construction processes will make better use of the resources and technology available in the building industry, the building commission may waive any or all of §16.855, except §16.855 (13) and (14m) (a) to (c). The combination of specialized building type (athletic performance), constrained site mandating just-in-time materials delivery, compressed schedule, and adjacency to park listed in an historic district will require an unusual amount of coordination, staging, site access, and project control. The requested Design/Build delivery method allows for expedited design and construction, as well as earlier technical expertise during the design process

compared to the traditional state project delivery method. The selection of the Design/Build team will be conducted through a competitive Request for Proposals (RFP) qualifications-based selection process. While this delivery method will expedite the project and improve the design, in accordance with current law, certain provisions in §16.855 (13) and (14) will be preserved relating to transparent mechanical, electrical, fire protection, and plumbing subcontractor bidding, contracting, and prompt payment.

The authority granted under §13.48(19) allows for the procurement and selection of a Design/Build team so the project can proceed through design and preconstruction activities. The project is still subject to legislative process in the upcoming 2023-25 biennial capital to provide enumeration and funding, and subsequent authority to construct by the SBC in accordance with §13.48 (10).

**BUDGET/SCHEDULE:**

Construction	\$231,227,000
Design	\$16,645,000
DFD Mgt	\$10,636,000
Contingency	\$34,684,000
Equipment	\$6,631,000
<b>TOTAL</b>	<b>\$299,823,000</b>

SBC Approval for Waiver & Demolition	Dec 2022
Design/Build Team Selection	Apr 2023
SBC Authority to Construct	Dec 2023
Start Construction	Nov 2024
Substantial Completion	Sep 2026
Final Completion	Mar 2027

**PREVIOUS ACTION:** None.



BUILDING COMMISSION REQUESTS / ITEMS

December 14, 2022

Subcommittee	Full Commission
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20. UW-Madison – College of Engineering Building Replacement - In accordance with § 13.48(19)(a), authority to waive provisions in Wis. Stat. § 16.855 to allow the use of a Construction Manager (CM) delivery method for the construction of the College of Engineering Replacement Building.

In June 2022, the SBC authorized the release of \$1,000,000 BTF-Planning to prepare preliminary plans and a Design Report.

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

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

This project was enumerated in 2019 Wisconsin Act 9 for \$500,000 BTF-Planning for advanced planning.

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

**AGENCY:** University of Wisconsin System

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

**DFD CONTACT:** RJ Binau, (608) 267-6927, [rj.binau@wisconsin.gov](mailto:rj.binau@wisconsin.gov)

**LOCATION:** UW-Madison, Dane County

**PROJECT REQUEST:** In accordance with § 13.48(19)(a), authority to waive provisions in Wis. Stat. § 16.855 to allow the use of a Construction Manager (CM) delivery method for the construction of the College of Engineering Replacement Building.

**PROJECT NUMBER:** 21L3J

**PROJECT DESCRIPTION:**

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

The new facility will be planned around the convergence of instructional and research platforms. Innovation and discovery will not be confined to the traditional and individual physical spaces created, but rather through the collaborative and collective efforts of research teams and external stakeholders. The design locates the instructional program at the lower levels and the research program at the upper levels. Interconnecting spaces with communicating stairs are located throughout the building to further reinforce student collaboration and the interconnectivity of programs on multiple floors. The new building will provide four flat floor, flexible, active learning classrooms and associated support spaces. Each classroom will have a capacity of 100 to 120 students. Both dry and wet instructional laboratories with their associated support spaces will be developed to meet the needs of high-demand and new degree programs. Each instructional laboratory will have a capacity of 40 students and movable interior walls so adjacent laboratories can be combined to enable sections of 80 students. The shared instructional spaces in between will be available as study space when not used for instruction. The proposed instructional laboratories will emphasize hands-on, project-based learning by integrating instrumentation and technology into the learning environment to support discovery and innovation. Researchers and faculty with different disciplinary backgrounds and exploring the same challenge will be co-located around the laboratories.

## **PROJECT JUSTIFICATION:**

The College of Engineering (COE) is the premier engineering program in the state, ranking among the nation's top public colleges of engineering. It consists of eight degree-granting programs, offering 13 Bachelor's degree programs. The program is expanding and the demand for engineering is increasing but modern facilities and consistent investments in engineering elsewhere has directly contributed to the loss of the competitive edge that UW-Madison once had for both attracting new students and research faculty, retaining existing students and research faculty, and associated research funding and ranking.

The 1410 Engineering Drive building (63,561 GSF) was constructed in 1938 with an addition in 1987 and is a composition of two different eras of construction and capability. The original structure, designed as a transportation building, has reached the end of useful life for many systems and its ability to support the functions of research are limited and costly to sustain. The introduction of contemporary classroom capabilities and instructional laboratories would require continued investment and reconfiguration. The facility was identified in the 2005 and 2015 campus master plans for elimination, and regular capital maintenance has been deferred. A 2015 Facilities Master Plan showed that all but two buildings, the Engineering Centers Building and Mechanical Engineering, needed significant renovation and that 1410 Engineering Drive, Engineering Hall and the Engineering Research Buildings required replacement. Together, these buildings comprise more than half of the college's square footage available.

Most of the existing building infrastructure systems are in poor and unsatisfactory conditions and continued use as a research facility would require a significant capital reinvestment. The current facility cannot structurally provide the open and flexible spaces required for modern instructional or research spaces; the low floor-to-floor clearance impedes widespread implementation of instructional technology, instrumentation, or equipment in all but the smallest of rooms; and the uninsulated exterior envelope cannot be retrofitted to meet current energy efficiency or sustainability goals. Only three of the eight engineering buildings have fire suppression systems, which limits the occupancy and number of wet instructional and research laboratories. The maximum number of wet labs in Engineering Hall and Engineering Research Building (ERB) are already at capacity as well as the number of gas cylinders that can be deployed throughout these buildings. Exhaust gases from ERB are still being recaptured by the air handling system and reintroduced to the building, which poses a significant safety hazard. The research group growth in specific areas housed in ERB is restricted, which negatively impacts the progress in fusion energy, plasma science, and nuclear reactor systems. These research programs are recognized as among the best in the nation, but the state of the infrastructure places that recognition at risk.

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

The nature of organizational, physical, and social environments that support engineering research activities has changed dramatically over the past several decades – outpacing the outdated,

individual research laboratories within Engineering Hall. The speed of change continues to increase along with growing competition for limited resources. This results in continual research program evolution to remain at the forefront. Success of an academic institution, its principal investigators, and its potential for discoveries and transformational impacts on society is largely contingent on the ability of the research program to adapt to these changes. The focus of a modern engineering instructional program is to produce students with the necessary soft and technical skills to enable them to assume responsibility, creatively innovate, and develop rapid solutions. The lack of new instructional and research spaces will make it more difficult to attract non-Wisconsin students to the state. The ability to attract non-Wisconsin students is essential to meet current and projected engineering workforce demands of Wisconsin industry, and this challenge will only be exacerbated with the looming change in the state demographics. Since most, if not all, the top engineering programs attempt to recruit non-resident students, the quality of the instructional facilities will be a deciding factor in many cases. The current state of UW-Madison's instructional and research infrastructure place it and the State of Wisconsin at a competitive disadvantage. This proposed project intends to restore the engineering competitiveness for Wisconsin-based companies by meeting their workforce demands, resolving research needs, and providing the educational opportunities to retrain the workforce as new technologies emerge.

The demand for an engineering degree from UW-Madison has increased since 2008 but decreased in 2014 because there were insufficient faculty and staff and instructional facilities were inadequate to provide a safe, quality, hands-on educational experience. In 2019, the College of Engineering received 7,000 applications from students seeking to study engineering at UW-Madison, but only one in six became part of the incoming class. This means many qualified students are being denied the opportunity to study engineering at UW-Madison, which has repercussions on the number of engineers available to meet the demands of Wisconsin companies. While peer institutions have shown growth in the undergraduate engineering student body, UW-Madison stands out as an exception with a decreased enrollment because it was not able to meet the demand from students and from Wisconsin-based industries. UW-Madison is a primary provider of engineering talent to Wisconsin industries, a status that is now at risk as companies recruit at other institutions to meet their workforce needs, ultimately driving students to other universities where the opportunities for employment are greater.

The COE contributes to the economic growth of Wisconsin in a variety of impactful ways. This includes its research enterprise of more than \$100 million in annual expenditures; new jobs created through companies launched by faculty, staff, students and alumni; service to Wisconsin industries through research partnerships, consulting, consortia, and other engagements (more than 400 companies interact with the COE); and opportunities of career advancement through its life-long learning programs. This project will help meet COE's demand for flexible, modern instructional and research space that will increase programmatic efficiencies and research expenditures, promote research innovation, help meet the growing demand of additional engineering degrees, and support the strategic growth and competitiveness of the college. While the quality of programs remains competitive, the lack of adequate, flexible, and functional facilities has clearly shown its negative impact on attracting and retaining students and faculty.

Pursuant to §13.48(19), whenever the building commission determines that the use of innovative types of design and construction processes will make better use of the resources and technology

available in the building industry, the building commission may waive any or all of s. 16.855, except s. 16.855 (13) and (14m) (a) to (c). The combination of specialized building type and site needs, constrained site mandating just-in-time materials delivery, and adjacency to railroad tracks, will require an unusual amount of coordination, staging, site access, and project control. The requested Construction Manager delivery method allows for expedited design and construction, as well as earlier technical expertise during the design process compared to the traditional state project delivery method. This method will provide the project with the needed technical expertise during design to execute a technical and complex engineering research and instruction building. The selection of the Design/Build team will be conducted through a competitive Request for Proposals (RFP) qualifications-based selection process. While this delivery method will expedite the project and improve the design, in accordance with current law, certain provisions in 16.855 (13) and (14) will be preserved relating to transparent mechanical, electrical, fire protection, and plumbing subcontractor bidding, contracting, and prompt payment. Authority to construct the project from the SBC will be sought after project enumeration.

The authority granted under §13.48(19) allows for the procurement and selection of a Design/Build team so the project can proceed through design and preconstruction activities. The project is still subject to legislative process in the upcoming 2023-25 biennial capital to provide enumeration and funding, and subsequent authority to construct by the SBC in accordance with §13.48 (10).

**BUDGET/SCHEDULE:**

Construction	\$259,719,000	SBC Waiver Approval	Dec 2022
Design	\$19,104,000	A/E Selection	May 2022
DFD Mgt	\$11,947,000	CM Team Selection	Jun 2023
Contingency	\$38,958,000	Design Report and SBC Authority to Construct	May 2024
Equipment	\$25,972,000	Bid Opening	Sep 2025
<b>TOTAL</b>	<b>\$355,700,000</b>	Start Construction	Nov 2025
		Substantial Completion	Sep 2027
		Final Completion	Mar 2028

**PREVIOUS ACTION:** In June 2022, the SBC authorized the release of \$1,000,000 BTF-Planning to prepare preliminary plans and a Design Report.

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

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

This project was enumerated in 2019 Wisconsin Act 9 for \$500,000 BTF-Planning for advanced planning.

BUILDING COMMISSION REQUESTS / ITEMS

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21. UW-Stevens Point – Albertson Hall Replacement –

Request the following:

- a) Approve the Design Report; and
- b) Authority to construct the Albertson Hall Replacement project for an estimated total cost of \$90,671,000 GFSB.

In June 2022, the SBC granted 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 GFSB.

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

**REQUEST FOR  
STATE BUILDING COMMISSION ACTION  
DECEMBER 2022  
REQUEST #21**

**AGENCY:** University of Wisconsin System

**UWSA CONTACT:** Alex Roe, (608) 265-0551, [aroe@uwsa.edu](mailto:aroe@uwsa.edu)  
**DFD CONTACT:** RJ Binau, (608) 267-6927, [rj.binau@wisconsin.gov](mailto:rj.binau@wisconsin.gov)

**LOCATION:** UW-Stevens Point, Portage County

**PROJECT REQUEST:** Request the following:

- a) Approve the Design Report; and
- b) Authority to construct the Albertson Hall Replacement project for an estimated total cost of \$90,671,000 GFSB.

**PROJECT NUMBER:** 19F3E-03

**PROJECT DESCRIPTION:**

This project constructs a replacement building on the same site as the current Albertson Hall. The facility design includes a structural system capable of supporting high-density book storage systems on the upper levels and open floor configuration options to accommodate the new Learning Commons and Student Success Center and associated support spaces. The exterior envelope and mechanical, electrical, and plumbing systems will be designed for energy efficiency and meet all building and life safety codes. The reconfigured spaces include the creation of a new one-stop space for student services support, including relocating the registrar, bursar, and financial aid offices from other locations on campus. To reduce the overall need for library square footage, a mobile high-density shelf storage will be added to consolidate book stacks and reallocate space on all floors.

The project creates a new Learning Commons, Student Success Center, and a Center for Inclusive Teaching and Learning (CITL). Library collections will be more efficiently disbursed throughout the building using a combination of high-density and accessible shelving systems. The Disability and Assistive Technology Center will be located on the ground floor of the replacement facility and the existing Museum of Natural History will be moved to the Science Building. This allows student services operations to be reorganized on a single floor to create a seamless experience. A new campus data center is included in the new building, but current space will be temporarily relocated on campus while the new building is constructed.

The replacement facility resolves building infrastructure deficiencies and failures by providing new mechanical and air distribution systems, a pre-action fire-sprinkler system with standpipes, detection wiring, alarm and sensing equipment, and fire pump and an exterior envelope with thermal barriers. The eastern service drive will be reconfigured to provide for a smaller receiving area for standard deliveries and all entrances and all other building amenities will be ADA compliant. Occupants of the existing building will be temporarily relocated elsewhere to facilitate the demolition and construction of the replacement building.

## **PROJECT JUSTIFICATION:**

Albertson Hall (202,006 GSF) is a six-story facility that was constructed in two phases. The first phase (128,270 GSF) was occupied in 1970 and the addition (73,736 GSF) was completed in 1985. The facility was intentionally designed to integrate print and multimedia learning resources into a single, consolidated, learning and production environment; however, programmatic changes have resulted in a wide variety of occupants, but no longer includes printing, multimedia, or television.

Albertson Hall is at the end of its useful life. The dry pipe fire sprinkler has shown progressive deterioration during the past decade and cross-sectional photos show a situation of corrosion, scaling, sediment, and metal slag. Due to its condition, the sprinkler system may not operate as intended. Additionally, the fiberboard ductwork has failed, leaks air, and complicates air distribution and system control. Much of the original building relies on plenum air distribution, which is an early version of a variable air volume system that has no controls for volume matching for supply, return, and exhaust air. High energy consumption results from the original system's design and deteriorated condition. Some outside air intakes are located at the building's loading dock allowing vehicle exhaust fumes to enter the building, and the main building intake has an at-grade elevation, which poses a security risk.

Access to the current building presents a significant ADA challenge. Exterior stairs and ramps are imposing barriers for those with disabilities. Without an at-grade entrance for access, those assisted by wheelchairs are required to use a ramp longer than 100 linear feet. The overall length, switchbacks, and eight-foot change in elevation poses an obstacle to many with disabilities.

The exterior wall has been identified as substandard. There is significant deterioration in the precast panel structures and the lack of a water retardant layer has resulted in significant water penetration throughout the building. The exterior brick wall is settling and is causing glass to implode at the ground level curtain wall, thereby necessitating removal of the entire exterior wall brick, precast concrete, and windows.

Most of the assigned space is inadequate for its current use, as it is either highly compressed or requires improved access and visibility. Due to inadequate structural capacity, each floor has areas that limit library shelving. The replacement building, although smaller, will utilize high-efficiency spaces, especially in the book and media stack areas. The new Learning Commons will provide flexible and technology-rich spaces that better respond to the collaborative nature of academic programs. The Student Success & Service Center will provide a central location for critical student-centered academic support services that requires high visibility, accessibility, and security for its visitors. The CITL will provide the necessary resources to educate and develop instructional and research opportunities on campus and will require flexible space to accommodate varied learning activities for multiple users.

The option to comprehensively renovate Albertson Hall was investigated. Renovation was not cost effective as the estimate for a significantly compromised facility was more than 75% of the cost to construct a new facility with no compromises. The existing facility may not be re-usable due to the lack of a fire suppression system, restricted ADA access, failing mechanical systems, inappropriately located air intake vents, and the need to replace the entire exterior wall.



**BUDGET/SCHEDULE:**

Construction	\$64,820,000
Design	\$6,369,000
DFD Mgt	\$2,982,000
Contingency	\$9,723,000
Equipment	\$6,664,000
Other Fees	\$113,000
<b>TOTAL</b>	<b>\$90,671,000</b>

SBC Approval	Dec 2022
A/E Selection	Dec 2019
Design Report	Dec 2022
Bid Opening	Apr 2023
Start Construction	Jul 2023
Substantial Completion	Jul 2025
Final Completion	Jul 2026

**PREVIOUS ACTION:** In June 2022, the SBC granted 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 GFSB.

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

December 14, 2022

Albertson Hall Replacement  
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 3:

Bid Opening:	Apr 2023
Start of Construction:	Jul 2023
Substantial Completion:	Jul 2025

**4. Budget Summary for Phase 3:**

Construction:	\$64,820,000
A/E Fees:	\$6,369,000
DFD Mgt:	\$2,982,000
Contingency:	\$9,723,000
Equipment:	\$6,664,000
Other Fees:	\$113,000
<b>Total Project Cost:</b>	<b>\$90,671,000</b>

December 14, 2022

Subcommittee	Full Commission
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22. UW-System – 2019-21 Minor Facilities Renewal

Program Group 1 – Request the following:

- a) Authority to release \$5,000,000 PRSB of the total \$30,000,000 (\$22,000,000 GFSB and \$8,000,000 PRSB) allocation of the 2019-21 Minor Facilities Renewal Program Group 1 and substitute \$986,000 PR-CASH for enumerated PRSB;
- b) Authority to construct the specified projects for an estimated total cost of \$5,986,000 (\$5,000,000 PRSB and \$986,000 PR-CASH); and
- c) Permit the Division of Facilities Development to adjust individual project budgets within the 2019-21 Minor Facilities Renewal Program, Group 1.

<b>2019-21 Minor Facilities Renewal, Group 1</b>		<b>\$5,986,000</b>
MSN	Fluno Ctr Plaza Deck Waterproof Repair	\$5,986,000
	(\$5,000,000 PRSB; \$986,000 PR-CASH)	

2019 Wisconsin Act 9 authorized \$90 million for UW Minor Facility Improvement projects in three categories, Group 1, 2, and 3. To date, the SBC has authorized approximately \$73 million from these enumerations.

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

**AGENCY:** University of Wisconsin System

**UWSA CONTACT:** Alex Roe, (608) 264-0551, [aroe@uwsa.edu](mailto:aroe@uwsa.edu)

**DFD CONTACT:** RJ Binau, (608) 267-6927, [rj.binau@wisconsin.gov](mailto:rj.binau@wisconsin.gov)

**LOCATION:** UW-System, Statewide

**PROJECT REQUEST:** Request the following:

- a) Authority to release \$5,000,000 PRSB of the total \$30,000,000 (\$22,000,000 GFSB and \$8,000,000 PRSB) allocation of the 2019-21 Minor Facilities Renewal Program Group 1 and substitute \$986,000 PR-CASH for enumerated PRSB;
- b) Authority to construct the specified projects for an estimated total cost of \$5,986,000 (\$5,000,000 PRSB and \$986,000 PR-CASH); and
- c) Permit the Division of Facilities Development to adjust individual project budgets within the 2019-21 Minor Facilities Renewal Program, Group 1.

**MINOR FACILITIES RENEWAL, GROUP 1**

INST	PROJ. NO.	PROJECT TITLE	PRSB	PR-CASH	TOTAL
MADISON (Dane Co.)	19G1Y	Fluno Center Plaza Deck Waterproofing Repair	\$5,000,000	\$986,000	\$5,986,000
<b>MINOR FACILITIES RENEWAL, GROUP 1 SUBTOTAL</b>			<b>\$5,000,000</b>	<b>\$986,000</b>	<b>\$5,986,000</b>

	PRSB	PR-CASH	TOTAL
<b>DECEMBER 2022 TOTAL</b>	<b>\$5,000,000</b>	<b>\$986,000</b>	<b>\$5,986,000</b>

**UW-Madison - Fluno Center Plaza Waterproofing Repair (19G1Y):**

**Project Description and Justification:**

This project provides the necessary design and construction to waterproof the concrete cap of the underground parking garage at Fluno Center, repair the relevant damage to the parking garage, and restore the above ground site components.

Surface water runoff from the ground surface courtyard has been entering into the underground parking ramp below the Fluno Center since 2007, causing damage to the underground facilities. Water cascades through ceiling joints through the first level and down into the second parking level. Water intrusions land on interior walk and drive surfaces creating slippery conditions for pedestrians and vehicles and has gradually damaged concrete surfaces and joints, which has also increased the volume of water intrusion. Continued water intrusion will eventually cause concrete to spall which could fall on pedestrians and vehicles. In winter, some water intrusions create large ice columns and slabs which impede travel within the ramp. Several repairs have been performed by campus staff, with limited short-term success, but the overall problem

continues to persist and grow. This project is needed to provide comprehensive long-term solutions to the water intrusions to maintain full use of the parking facility and mitigate damage to the overall structure.

**Budget/Schedule:**

Construction	\$4,634,000
Design	\$443,800
DFD Mgt	\$213,200
Contingency	\$695,000
<b>TOTAL</b>	<b>\$5,986,000</b>

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

**Previous Action:** 2019 Wisconsin Act 9 authorized \$90 million for UW Minor Facility Improvement projects in three categories, Group 1, 2, and 3. To date, the SBC has authorized approximately \$73 million from these enumerations. The table below summarizes projects previously authorized by the SBC from these enumerations.

Group	SBC Mtg	Project	Amount Authorized
Group 1	Aug 2020	GBY – Mary Ann Cofrin Hall/Wood Hall Exterior Envelope Repair (19G1Z)	\$6,058,300
	Dec 2020	MIL - Engineering & Mathematical Sciences Building Mechanical/Electrical/Plumbing Systems Infrastructure Renovation (19G2B)	\$6,558,700
	Dec 2020	STO - Site Utility Steam Distribution System Replacement (19G2A)	\$5,223,500
	Feb 2021	MSN - Multi-Building Fire Alarm System Replacement and Renovation, Phases 8-9 (19E3M)	\$5,955,000
		<b>Group 1 Subtotal</b>	<b>\$23,795,500</b>
Group 2	Feb 2021	MSN - Site Utility Steam Distribution Pits 4/13-79/12 Replacement (19G2C)	\$6,238,000
	May 2021	MIL - Mitchell Hall Exterior Envelope Repair & Window Replacement (19G2G)	\$6,941,500
	Oct 2021	MSN – Site Utility Electrical Distribution System Renovation & Replacement (19G2E)	\$5,047,000
	Dec 2021	MSN – Site Utility Steam Distribution Pit 59/10-Ag Bulletin/Soils/King Replacement (19G2D)	\$6,582,000
		<b>Group 2 Subtotal</b>	<b>\$24,808,500</b>
Group 3	Oct 2020	MIL - Multi-Building Exterior Envelope Repair (19G2O)	\$3,708,000
	Oct 2020	PLT - Karmann Library HVAC System Renovation/Skylight Replacement (19G2Y)	\$4,798,000
	May 2021	WTW - McGraw Hall Exterior Entrance Repair (19G2M)	\$3,000,000
	Aug 2021	OSH – Gruenhagen Hall Plumbing Riser Replacement (19G2L)	\$3,133,000
	Oct 2021	MSN – Multi-Building Elevator Replacement (19G2P)	\$2,888,000
	Aug 2022	MSN – Multi-Building Exterior Envelope Repair (19G2N)	\$6,949,500
		<b>Group 3 Subtotal</b>	<b>\$24,476,500</b>
		<b>Program Total</b>	<b>\$73,080,500</b>

BUILDING COMMISSION REQUESTS / ITEMS

December 14, 2022

Subcommittee	Full Commission
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23. UW-System – 2021-23 Minor Facilities Renewal

Program Groups 1 and 2 – Request the following:

- a) Authority to release \$8,737,000 (\$7,324,000 GFSB and \$1,413,000 PRSB) of the total \$56,629,000 (\$55,216,000 GFSB and \$1,413,000 PRSB) allocation of the 2021-23 Minor Facilities Renewal Program, Group 1;
- b) Authority to release \$3,444,000 GFSB of the total \$43,798,000 (\$36,457,000 GFSB and \$7,341,000 PRSB) allocation of the 2021-23 Minor Facilities Renewal Program, Group 2;
- c) Authority to construct the specified projects for an estimated total cost of \$12,181,000 (\$10,768,000 GFSB and \$1,413,000 PRSB); and
- d) Permit the Division of Facilities Development to adjust individual project budgets within the 2021-23 Minor Facilities Renewal Program Groups 1 and 2.

<b>2021-23 Minor Facilities Renewal, Groups 1</b>		<b>\$8,737,000</b>
PKS	Heating/Chilling Plant Boilers 3/4 Repl (\$4,260,000 GFSB; \$872,000 PRSB)	\$5,132,000
SUP	Sports & Activity Fields Redevelopment (\$3,064,000 GFSB; \$541,000 PRSB)	\$3,605,000
<b>2021-23 Minor Facilities Renewal, Group 2</b>		<b>\$3,444,000</b>
OSH	Multi-Bldg Historic Homes Renovations (\$3,444,000 GFSB)	\$3,444,000
<b>TOTAL</b>	<b>\$10,768,000 GFSB      \$1,413,000 PRSB</b>	<b>\$12,181,000</b>

2021 Wisconsin Act 58 authorized approximately \$100 million for UW Minor Facility Renewal projects in two categories, Groups 1 and 2. To date, the SBC has authorized approximately \$11 million from these enumerations.

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

**AGENCY:** University of Wisconsin System

**UWSA CONTACT:** Alex Roe, (608) 264-0551, [aroe@uwsa.edu](mailto:aroe@uwsa.edu)

**DFD CONTACT:** RJ Binau, (608) 267-6927, [rj.binau@wisconsin.gov](mailto:rj.binau@wisconsin.gov)

**LOCATION:** UW-System, Statewide

**PROJECT REQUEST:** Request the following:

- a) Authority to release \$8,737,000 (\$7,324,000 GFSB and \$1,413,000 PRSB) of the total \$56,629,000 (\$55,216,000 GFSB and \$1,413,000 PRSB) allocation of the 2021-23 Minor Facilities Renewal Program, Group 1;
- b) Authority to release \$3,444,000 GFSB of the total \$43,798,000 (\$36,457,000 GFSB and \$7,341,000 PRSB) allocation of the 2021-23 Minor Facilities Renewal Program, Group 2;
- c) Authority to construct the specified projects for an estimated total cost of \$12,181,000 (\$10,768,000 GFSB and \$1,413,000 PRSB); and
- d) Permit the Division of Facilities Development to adjust individual project budgets within the 2021-23 Minor Facilities Renewal Program Groups 1 and 2.

**MINOR FACILITIES RENEWAL, GROUP 1**

INST	PROJ. NO.	PROJECT TITLE	GFSB	PRSB	TOTAL
PARKSIDE (Kenosha Co.)	21E2A	Heating & Chilling Plant Boilers 3 & 4 Replacement	\$4,260,000	\$872,000	\$5,132,000
SUPERIOR (Douglas Co.)	21E3J	Sports and Activity Fields Redevelopment	\$3,064,000	\$541,000	\$3,605,000
<b>MINOR FACILITIES RENEWAL, GROUP 1 SUBTOTAL</b>			<b>\$7,324,000</b>	<b>\$1,413,000</b>	<b>\$8,737,000</b>

**MINOR FACILITIES RENEWAL, GROUP 2**

INST	PROJ. NO.	PROJECT TITLE	GFSB	PRSB	TOTAL
OSHKOSH (Winnebago Co.)	21E2U	Multi-Building Historic Homes Renovations	\$3,444,000	\$0	\$3,444,000
<b>MINOR FACILITIES RENEWAL, GROUP 2 SUBTOTAL</b>			<b>\$3,444,000</b>	<b>\$0</b>	<b>\$3,444,000</b>

	GFSB	PRSB	TOTAL
<b>DECEMBER 2022 TOTAL</b>	<b>\$10,768,000</b>	<b>\$1,413,000</b>	<b>\$12,181,000</b>

**UW-Parkside - Heating & Chilling Plant Boilers 3 & 4 Replacement (21E2A):**

**Project Description and Justification:**

This project replaces the two 250 horsepower summer boilers with new 350 horsepower boilers and their associated burner management systems, fuel trains, and exhaust stacks. The project includes a heating plant control upgrade for the summer and winter boilers. The replacement boilers will accommodate dual fuel sources (gas/oil) to provide redundant services during gas interruptions. These boilers will also utilize linkageless control to maximize air to fuel ratios and turndown.



The central Heating & Chilling Plant was constructed in 1971 and the summer boilers were moved to their current location following three years of service in the temporary Heating & Chilling Plant. These units have a 4:1 boiler turndown ratio. The new boilers will implement 10:1 turndown on gas and 8:1 on #2 fuel oil, which was considered state-of-the-art at the time of construction, but is now antiquated and inefficient by modern standards. These boilers do not currently utilize economizer efficiencies, and existing linkage boiler controls are inefficient and problematic.

**Budget/Schedule:**

Construction	\$3,970,600
Design	\$383,100
DFD Mgt	\$182,700
Contingency	\$595,600
<b>TOTAL</b>	<b>\$5,132,000</b>

SBC Approval	Dec 2022
A/E Selection	Sep 2021
Bid Opening	Mar 2023
Start Construction	Sep 2023
Substantial Completion	Oct 2024
Final Completion	Jun 2025

**UW-Superior – Sports and Activity Fields Redevelopment (21E3J):**

**Project Description and Justification:**

This project redevelops the recreation fields north of the Gates Gym and the Marcovich Wellness Center (MWC), a small portion of the Ole Haugrud Stadium field, and the adjacent residence hall parking lot. This project replaces the natural turf soccer field, outdoor track, and fields located on the south end of campus. Project work includes excavation of the former football field, surrounding recreational fields, and adjacent residence hall parking lot, replacement of the existing soils with filtration fabric, engineered fill, and drain tile to provide appropriate drainage capabilities and features, and installation of new track and rubberized surface, artificial turf, storm water drainage and management infrastructure, field and site lighting, bleachers, and protective fencing around the entire site. Due to the location of the new facility, a new parking lot will be constructed as part of this project to replace the parking lot that will be redeveloped into fields.

The soccer field is located on the south end of campus and is no longer utilized for academic courses or co-curricular programs. Built on construction spoils instead of engineered fill with drain tile, rocks and construction debris emerge every spring, leaving the field surface littered with debris causing injuries to students and users. A continual, annual process has been implemented to repair damages to the sprinkler system, remove debris, and relevel the field surface with top dressing to improve its playability. The south side of the soccer field is eroding into the adjacent creek, causing more issues with the safety of the surface and ultimately making the field beyond repair. Due to the campus location in the extreme northwestern portion of the state, natural turf fields are rarely in optimal condition during spring and fall seasons due to short growing seasons and poor drainage. In 2018 the fields were determined to be unsafe and unplayable, despite continuous maintenance and restoration efforts. This action required the men's and women's soccer programs to rent off-campus facilities for both practices and competition, causing undue financial and logistic strains on already stressed programs.

The outdoor track and field complex is also located on the south end of campus and is rarely utilized by academic or co-curricular programs due to its location and condition. Built in 1973, the track was resurfaced in 1983, 1994, and 2004, and has had several significant repairs. The asphalt base of the track is failing and is well beyond its useful life, but the surface is no longer able to be repaired with a new resurfacing application and has been determined to be unsafe for hosting events by the Upper Midwest Athletic Conference. This has significantly limited the University's ability to host events, displacing students and limiting the economic impact the University could facilitate through events and tourism.

Relocating facilities from the south end of campus to the north side of the MWC will leverage adjacencies not available on the south end of campus. Classrooms, locker rooms, training facilities, restrooms, and concessions will become available to users. The facility will alleviate the utilization pressures faced in MWC Fieldhouse. Extending the daily usage with exterior lighting, as well as the extended playing season by having an artificial surface, will greatly enhance the utilization by instructors and co-curricular programs. The recreation fields on the north side of Gates Gymnasium and the MWC were never constructed to be utilized as practice, recreation, and outdoor classrooms. The fields were constructed on clay and construction spoils and the ground surface consists of material that is rocky and uneven. The fields do not drain properly and hold water in areas throughout the year.

Ole Hausgrud Stadium was constructed in 1954 and is no longer in utilization. The stadium, which was originally constructed for the former football program, consists of a crowned, natural turf football field surrounded by deteriorated fencing and dilapidated concrete stadium bleacher. The crowned playing surface limits utilization and the field dimensions make it unplayable for activities like soccer and lacrosse, which require a wide, flat playing surface. The field does not have any drainage or irrigation systems, as no drain tile or sub-surface drainage plane exists. Football was discontinued in 1991 and the University is unable to reinstate the program. Redevelopment of this portion of campus is needed and can assist towards advancing the University's strategic academic and enrollment goals.

**BUDGET/SCHEDULE:**

Construction	\$2,824,000
Design	\$194,400
DFD Mgt	\$130,400
Contingency	\$434,200
Other Fees	\$22,000
<b>TOTAL</b>	<b>\$3,605,000</b>

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

**UW-Oshkosh - Multi-Building Historic Homes Renovations (21E2U):**

**Project Description and Justification:**

This project renovates, repairs, and restores the exterior envelopes of three historic buildings on the UW Oshkosh campus: the Multicultural Center, Oviatt House, and Pollack House. Project work includes roof repairs or replacement, exterior door and window restorations, exterior siding repair, and drainage improvements for the basements. All three buildings will have ADA access

ramps modified or installed to meet current accessibility requirements, and interior renovations to the Multicultural Center will provide a new ADA compliant restroom.

The Multicultural Education Center was constructed as the Thomas R. Wall residence. Completed in 1898-1900, the house was designed by prominent local architect William Waters and was listed on the National Register of Historic Places in 1984. The Oviatt House is a two and one half-story rock faced, coursed ashlar blue limestone structure with an adjacent garage and was constructed in 1883 as the Moses Hooper Residence; it was also listed on the National Register of Historic Places in 1979. The Pollock House is a two-story stucco structure that was constructed in 1920 as the William E. Pollock residence; and was listed on the National Register of Historic Places in 1984. While these residences were not originally designed to be fully accessible, use as a public facility necessitates universal accessibility and the existing accessible ramps should be replaced in keeping with the historical features of the building.

**Budget/Schedule:**

Construction	\$2,560,400	SBC Approval	Dec 2022
Design	\$336,800	A/E Selection	Sep 2021
DFD Mgt	\$117,900	Bid Opening	Mar 2023
Contingency	\$385,000	Start Construction	May 2023
Other Fees	\$43,900	Substantial Completion	Mar 2024
<b>TOTAL</b>	<b>\$3,444,000</b>	Final Completion	Sep 2024

**Previous Action:** 2021 Wisconsin Act 58 authorized approximately \$100 million for UW Minor Facility Renewal projects in two categories, Groups 1 and 2. To date, the SBC has authorized approximately \$11 million from these enumerations. The table below summarizes projects previously authorized by the SBC from these enumerations.

Group	SBC Mtg	Project	Amount Authorized
Group 2	Oct 2021	STO - Jarvis Hall Technology Wing Laboratory Infrastructure Renovation (20B2I)	\$7,397,000
	Aug 2022	SUP – Barstow Science Laboratory & Applied Research Renovation (21E3A)	\$3,789,000
		<b>Group 2 Subtotal</b>	<b>\$11,186,000</b>
		<b>Program Total</b>	<b>\$11,186,000</b>

BUILDING COMMISSION REQUESTS / ITEMS

December 14, 2022

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24. 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 \$13,214,500**

MIL Union/Sandburg Parking Ramp Repairs \$2,699,100  
(\$2,699,100 PRSB)

MSN Ingraham Hall HVAC System Repl \$2,643,600  
(\$2,643,600 GFSB)

MSN Rennebohm Hot Water Sys Fitting Repl \$1,171,900  
(\$1,171,900 GFSB)

MSN Slichter Hall Exterior Window Repl \$2,998,400  
(\$2,998,400 PRSB)

OSH Blackhawk Kitchen Elevator Repl \$860,500  
(\$860,500 PRSB)

PKS University Apts Exter Stair Repl \$2,182,000  
(\$2,182,000 PRSB)

SUP Halbert Heating Plant Chimney Repair \$659,000  
(\$659,000 GFSB)

**Utility Repair and Renovation \$17,360,900**

GBY Central Utility Tunnel Extension \$4,999,200  
(\$3,499,200 PRSB; \$1,500,000 PR-CASH)

GBY Weidner Parking Lot Resurface/Recon \$2,366,500  
(\$2,366,500 PR-CASH)

LAC Chiller Plant Unit 1 Replacement \$4,998,200  
(\$2,899,000 GFSB; \$1,000,000 PRSB;  
\$1,099,200 PR-CASH)

MSN Microbial/Radio Switchgear/Cable Repl \$4,997,000  
(\$3,448,000 GFSB; \$1,549,000 PRSB)

**Health, Safety & Environmental Protection \$1,268,800**

MSN Stovall Fire Suppression Sys Repl \$1,268,800  
(\$1,268,800 GFSB)

**TOTAL \$12,090,300 GFSB \$14,788,200 PRSB  
\$4,965,700 PR-CASH \$31,844,200**

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

**AGENCY:** University of Wisconsin System

**UWSA CONTACT:** Alex Roe, (608) 264-0551, [aroe@uwsa.edu](mailto:aroe@uwsa.edu)

**DFD CONTACT:** RJ Binau, (608) 267-6927, [rj.binau@wisconsin.gov](mailto:rj.binau@wisconsin.gov)

**LOCATION:** UW-System, Statewide

**PROJECT REQUEST:** Request the following:

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

**FACILITY MAINTENANCE AND REPAIR**

INST	PROJ. NO.	PROJECT TITLE	GFSB	PRSB	PR-CASH	TOTAL
MILWAUKEE (Milwaukee Co.)	21A3L	Union & Sandburg Hall Parking Ramp Repairs	\$0	\$2,699,100	\$0	\$2,699,100
MADISON (Dane Co.)	20I1V	Ingraham Hall HVAC System Replacement	\$2,643,600	\$0	\$0	\$2,643,600
MADISON (Dane Co.)	20I1F	Rennebohm Hall Heating Hot Water System Fittings Replacement	\$1,171,900	\$0	\$0	\$1,171,900
MADISON (Dane Co.)	21D3Q	Slichter Hall Exterior Window Replacement	\$0	\$2,998,400	\$0	\$2,998,400
OSHKOSH (Winnebago Co.)	21I2P	Blackhawk Commons Kitchen Elevators Replacement		\$860,500	\$0	\$860,500
PARKSIDE (Kenosha Co.)	22A2F	University Apartments Exterior Stairs Replacement	\$0	\$2,182,000	\$0	\$2,182,000
SUPERIOR (Douglas Co.)	21G1L	Halbert Heating Plant Chimney Repairs	\$659,000	\$0	\$0	\$659,000
<b>FACILITY MAINTENANCE AND REPAIR SUBTOTALS</b>			<b>\$4,474,500</b>	<b>\$8,740,000</b>	<b>\$0</b>	<b>\$13,214,500</b>

**UTILITY REPAIR AND RENOVATION**

INST	PROJ. NO.	PROJECT TITLE	GFSB	PRSB	PR-CASH	TOTAL
GREEN BAY (Brown Co.)	21E3H	Central Utility Tunnel Extension	\$0	\$3,499,200	\$1,500,000	\$4,999,200
GREEN BAY (Brown Co.)	21J1S	Weidner Center Parking Lot Resurfacing/Reconstruction	\$0	\$0	\$2,366,500	\$2,366,500
LA CROSSE (La Crosse Co.)	21K2G	Chiller Plant Unit #1 Replacement	\$2,899,000	\$1,000,000	\$1,099,200	\$4,998,200
MADISON (Dane Co.)	21G1E	Microbial & Radio Hall 15kV Switchgear and Cable Replacement	\$3,448,000	\$1,549,000	\$0	\$4,997,000
<b>UTILITY REPAIR AND RENOVATION SUBTOTALS</b>			<b>\$6,347,000</b>	<b>\$6,048,200</b>	<b>\$4,965,700</b>	<b>\$17,360,900</b>

**HEALTH, SAFETY, AND ENVIRONMENTAL PROTECTION**

INST	PROJ. NO.	PROJECT TITLE	GFSB	PRSB	PR-CASH	TOTAL
MADISON (Dane Co.)	20J1K	Stovall Hall Fire Suppression System Replacement	\$1,268,800	\$0	\$0	\$1,268,800
<b>HEALTH, SAFETY, &amp; ENVIRONMENTAL PROTECTION SUBTOTALS</b>			<b>\$1,268,800</b>	<b>\$0</b>	<b>\$0</b>	<b>\$1,268,800</b>

	GFSB	PRSB	PR-CASH	TOTAL
<b>DECEMBER 2022 TOTALS</b>	<b>\$12,090,300</b>	<b>\$14,788,200</b>	<b>\$4,965,700</b>	<b>\$31,844,200</b>

**UW-Milwaukee – Union & Sandburg Hall Parking Ramp Repairs (21A3L):**

**Project Description and Justification:**

This project repairs the structural, electrical, and plumbing systems in the UW-Milwaukee Union and Sandburg Hall parking ramps and includes the option to replace all lighting in the Sandburg Hall ramp with new LED fixtures with motion sensing technology and dimming capability. Project work includes repairing concrete spalling and crack filling on waffle slabs, columns, and walls; refinishing the underside of concrete waffle slabs; replacing traffic membrane topcoat, concrete wear slab, sealant coating, and expansion joints; repairing or replacing concrete stairs, treads, hand railings, and select steel doors and frames; replacing plaza deck drainage system including grates, inlets, and piping; and reconstructing adjacent concrete pedestrian walkway sections as required. Electrical distribution panels will be replaced, abandoned conduits will be sealed and open junction boxes will be covered to prevent water intrusion, conduits will be reconnected to hangars and clips and missing conduit clips will be replaced.

The 430-stall Union parking structure was constructed in 1969. The ramp entrance is located on the east side of the Union (basement level) and the exit is located at the south side (ground level) along Kenwood Boulevard. Adjacent to the ramp exit, there is an exterior plaza which is supported by the ground floor structural slab. This plaza deck is directly above the basement floor parking area. Maintenance issues throughout the structure include spalls, delamination, and cracks of the waffle slab system. Deterioration of the concrete waffle slab can be seen from the underside of the ground floor. There is evidence of water moving through the wear-slab and is apparent at several locations indicating that the plaza waterproofing system above has failed. At a limited number of locations, spalls are present at concrete columns, walls, and the basement floor slab-on-grade. At the ground floor south plaza area, there is significant deterioration of the concrete wearing slab; cracked and spalled concrete and deteriorated sealant joints are widespread throughout. The stairwells that connect the basement and ground floors at the south end of the plaza are in fair condition, but water has been flowing from underneath the wearing slab into the stairwells, causing deterioration of the concrete walls. Metal elements within the stairs such as handrail anchorages and door frames are badly corroded.

The 320-stall Sandburg Hall parking structure was constructed in 1967 and consists of the lowest two levels above the four-tower residence hall complex with an exterior terraced plaza area at the ground level. Maintenance issues throughout the structure include spalls and delamination of the waffle slab system, columns, and deterioration of the traffic membranes and expansion joints. Deterioration of the concrete waffle slab is evident at the top surface and underside of the slab.

The stair towers are in poor condition with numerous areas of concrete delamination and spalling most frequently at the step horizontal slabs. The steps are a safety concern due to deterioration and loosened treads. Significant corrosion of the stair railings and anchoring is evident in several locations within the stair towers. Deteriorated sealant joints and cracks are visible in most locations across the topping-slab areas at the terraced areas on the plaza level. The new lower-level electrical panels were observed to have water dripping on them and are starting to corrode. The upper-level parking distribution panels appear to be original from 1967, are at the end of their useful life and need to be replaced. Light levels were low throughout the ramp, especially at entrances and ramps between levels, leading to concerns for personal safety and security.

**Budget/Schedule:**

Construction	\$2,061,500
Design	\$233,500
DFD Mgt	\$94,900
Contingency	\$309,200
<b>TOTAL</b>	<b>\$2,699,100</b>

SBC Approval	Dec 2022
A/E Selection	Mar 2021
Bid Opening	Feb 2023
Start Construction	Apr 2023
Substantial Completion	Sep 2023
Final Completion	Mar 2024

**Previous Action:** None.

**UW-Madison - Ingraham Hall HVAC System Replacement (2011V):**

**Project Description and Justification:**

This project replaces the antiquated HVAC system with a new system consisting of centralized air handling units located in existing mechanical rooms and connected to central campus utilities (chilled water and high-pressure-steam/pumped condensate return). Project work includes replacing AHU-1, a multi zone unit with a variable air volume air handling unit. The room unit ventilators will be removed, and new units installed on the ground and first floors. AHU-7 will also be replaced and expanded for the number of rooms it serves.

Ingraham Hall was constructed in the 1950s and during the 1960s, several air handling units were installed to serve specific needs, but they did not serve the entire building. Many classrooms have unit ventilators which have excessive operational maintenance needs. All the HVAC equipment has reached the end of its useful life. To replace multiple small units in-kind would not be cost effective, nor provide the desired performance.

**Budget/Schedule:**

Construction	\$2,013,000
Design	\$238,000
DFD Mgt	\$92,600
Contingency	\$300,000
<b>TOTAL</b>	<b>\$2,643,600</b>

SBC Approval	Dec 2022
A/E Selection	Dec 2020
Bid Opening	Mar 2023
Start Construction	Apr 2024
Substantial Completion	Aug 2024
Final Completion	Feb 2025

**Previous Action:** None.

**UW-Madison - Rennebohm Hall Heating Hot Water System Fittings Replacement (20I1F):**

**Project Description and Justification:**

This project replaces pipe fittings throughout the facility to resolve frequent shutdowns and water damage caused by leaking joints. Project work includes shutting down and draining the entire heating hot water system, removing sections of ceiling to access piping, removing the current fittings and replacing with updated fittings, reinsulating the piping as required, and replacing the ceiling sections removed to facilitate piping work.

The fittings installed during construction of the building do not hold pressure. Once the system warms up after being cooled down for repairs and renovation work, the fitting leak causes water damage and interruption to daily operations. Water damage to pipe insulation, ceilings, walls, floors, and furniture is persistent and there is a constant risk of mold growth and potential structural damage.

**Budget/Schedule:**

Construction	\$860,000
Design	\$143,000
DFD Mgt	\$39,600
Contingency	\$129,300
<b>TOTAL</b>	<b>\$1,171,900</b>

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

**Previous Action:** None.

**UW-Madison - Slichter Hall Exterior Window Replacement (21D3Q):**

**Project Description and Justification:**

This project replaces exterior windows at Slichter Residence Hall. Project work includes removal of existing exterior windows, steel lintels and associated stone masonry, and installation of new windows, steel lintels and associated stone masonry. The existing exterior windows on this residence hall are wooden clad units that were installed in the 1980s. Many of these units do not operate properly, several units have rotted sashes due to condensation, and repair parts are difficult to find, if they are available at all.

**Budget/Schedule:**

Construction	\$2,315,700
Design	\$228,700
DFD Mgt	\$106,600
Contingency	\$347,400
<b>TOTAL</b>	<b>\$2,998,400</b>

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

**Previous Action:** None.



**UW-Oshkosh – Blackhawk Commons Kitchen Elevators Replacement (21I2P):**

**Project Description and Justification:**

This project replaces two hydraulic kitchen service elevators in Blackhawk Commons. Project work includes complete removal and disposal of original elevator equipment, cabs, and controls, and installation of new power units (pumps, motors, valves, oil), elevator cabs, car and hoistway doors, controls with fire services, three-phase disconnect switch, and underground jack assemblies. Work also includes re-drilling for jack assemblies, as required. A new fire alarm and smoke detection system will be installed in the machine room to meet current life safety codes and the machine room HVAC system will be modified and augmented to satisfy the equipment warranty. One elevator will remain in service at all times throughout the duration of the project.

Both kitchen elevators have exceeded their useful life and have had numerous repairs over the past 50 years, including replacing one of the underground jack assemblies. The cab interiors are worn and dated, and the controls do not meet current safety standards. Both elevators are essential to the kitchen staff to be able to move food and supplies up to the serving and dining area on the upper level. Replacement of both kitchen elevators will allow for efficient food service operations between the kitchen in the lower level and the serving lines on the upper level.

**Budget/Schedule:**

Construction	\$641,900
Design	\$92,700
DFD Mgt	\$29,600
Contingency	\$96,300
<b>TOTAL</b>	<b>\$860,500</b>

SBC Approval	Dec 2022
A/E Selection	Nov 2021
Bid Opening	Apr 2023
Start Construction	Jun 2023
Substantial Completion	Jun 2024
Final Completion	Dec 2024

**Previous Action:** None.

**UW-Parkside – University Apartments Exterior Stairs Replacement (22A2F):**

**Project Description and Justification:**

This project replaces the University Apartments exterior wooden stairs, railings, elevated balconies, and walkways. Project work includes removal, disposal, and replacement of exterior wooden stairs, railings, balconies, walkways and all structural support members, footings, brackets, and hardware. Replacement materials will be selected, stained, and/or treated to create a low maintenance and extended life assembly. An internal safety analysis conducted in July 2021 of the University Apartments exterior wooden structures determined that numerous portions are in poor condition. The exterior wooden structures are in disrepair with peeling paint, severe stair tread wear, stair treads not affixed to the stair riser, rotting joists, handrails that are missing spindles and not properly affixed to structure, and deteriorating footings.

**Budget/Schedule:**

Construction	\$1,694,200
Design	\$154,900
DFD Mgt	\$78,000
Contingency	\$254,200
Other Fees	\$700
<b>TOTAL</b>	<b>\$2,182,000</b>

SBC Approval	Dec 2022
A/E Selection	May 2021
Bid Opening	Feb 2023
Start Construction	May 2023
Substantial Completion	Aug 2023
Final Completion	Sep 2024

**Previous Action:** None.

**UW-Superior - Halbert Heating Plant Chimney Repairs (21G1L):****Project Description and Justification:**

This project reconfigures the masonry stack for Boilers 1 and 2 to eliminate ice forming at the top. Project work includes performing exterior masonry repairs to the chimney, installation of aviation obstruction lighting on the chimney and installation of a liquid collector to the perimeter at the top of the chimney. In the winter, the existing boiler stack configuration causes ice to form at the top, causing safety issues from falling ice in the area employees enter and leave the plant. Ice also can land on the plant roof damaging the new roof and potentially causing structural damage.

**Budget/Schedule:**

Construction	\$486,600
Design	\$26,300
DFD Mgt	\$24,400
Contingency	\$121,700
<b>TOTAL</b>	<b>\$659,000</b>

SBC Approval	Dec 2022
A/E Selection	Jul 2021
Bid Opening	Feb 2023
Start Construction	May 2023
Substantial Completion	Aug 2023
Final Completion	Jun 2024

**Previous Action:** None.

**UW-Green Bay – Central Utility Tunnel Extension (21E3H):****Project Description and Justification:**

This project creates a new utility corridor and installs new thermal utilities along the west side of Leon Bond Drive from the end of the underground, navigable utility tunnel to the new student residence hall site. Project work includes installing 1,200 LF of new steam and pumped condensate utilities in pre-engineered, direct buried piping, constructing three new steam pits along this path, and installing 1,200 LF of new chilled water supply and return piping. All new steam pits will include electrical power for lighting and sump pumps.

The project provides central steam, condensate, and chilled water to the proposed new student residence hall. Extending these systems to the new building will provide for more efficient climate control to the building, along with less maintenance of mechanical systems in the building. The extension of the systems will provide an opportunity for connecting future buildings to these utilities that previously was not possible. The campus has planned on replacing

many of the old, student residence halls and dormitories since the Residence Life Master Plan was completed in 2019. The campus has completed a pre-design for a 400-bed student residence hall and has planned a two-phase student residence hall to be constructed by Brown County Economic Development that has been active on campus since 1981 and has constructed 17 facilities.

**Budget/Schedule:**

Construction	\$3,914,000
Design	\$318,000
DFD Mgt	\$180,100
Contingency	\$587,100
<b>TOTAL</b>	<b>\$4,999,200</b>

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

**Previous Action:** None.

**UW-Green Bay – Weidner Center Parking Lot Resurfacing/Reconstruction (21J1S):**

**Project Description and Justification:**

This project replaces the asphalt surface, improves the base course material, and improves drainage design and infrastructure in the Weidner Center Parking Lots A, B, and various campus roadways. Project work includes pulverizing the existing asphalt; removal of the base material; installing new drain tile; and rebuilding catch basins as necessary. The failed bases will be resolved and sections of curbing that has settled or failed will be replaced. New ADA accessible stalls will be constructed in Lots A and B. This project also replaces the pole lights and bases with new poured concrete bases and LED fixtures. The Weidner Center Parking Lots last received an asphalt overlay in 1992. The lots are appropriately sized for the patrons and staff that utilize the facility. Annual asphalt maintenance has been performed to extend the useful life of the surface.

**Budget/Schedule:**

Construction	\$1,760,000
Design	\$155,000
DFD Mgt	\$84,500
Contingency	\$352,000
Other Fees	\$15,000
<b>TOTAL</b>	<b>\$2,366,500</b>

SBC Approval	Dec 2022
A/E Selection	Dec 2017
Bid Opening	Mar 2023
Start Construction	May 2023
Substantial Completion	Sep 2023
Final Completion	Dec 2023

**Previous Action:** None.

**UW-La Crosse - Chiller Plant Unit #1 Replacement (21K2G):**

**Project Description and Justification:**

This project installs a new 1,300-ton chiller in the West Chiller Plant. Project work includes the installation of a new 1,300-ton chiller along with a new cooling tower, associated pumps, piping, valves, motors, electrical, and controls equipment. The new controls will be connected and

integrated within the campus central chilled water system operations to allow all chiller units and controls between the two campus chiller plants to work in tandem. A section of chiller loop piping may require upsizing from 18-inch to 24-inch to reduce potential flow issues with shifting chilling capacity from the East Chiller Plant to the West Chiller Plant.

**Budget/Schedule:**

Construction	\$3,960,000
Design	\$262,500
DFD Mgt	\$182,200
Contingency	\$593,500
<b>TOTAL</b>	<b>\$4,998,200</b>

SBC Approval	Dec 2022
A/E Selection	Dec 2021
Bid Opening	Mar 2023
Start Construction	Jun 2023
Substantial Completion	Sep 2024
Final Completion	Mar 2025

**Previous Action:** None.

**UW-Madison – Microbial and Radio Hall 15kV Switchgear and Cable Replacement (21G1E):**

**Project Description and Justification:**

This project renovates two campus electrical substations with 15kV switchgear. Project work includes fully replacing the 15kV switchgear at the Microbial Substation with 15kV, two high stacked, vacuum circuit breakers. This includes all breakers, relays, and control power system in the switchgear to create a three-bus configuration compared to the current two-bus configuration. The work allows for a third heavy tie feeder along with an additional regional building feeder from the Walnut Street Substation to Microbial Substation and a second heavy tie feeder from Microbial Substation to Radio Hall Substation. Additional spare breakers will be added to the 15kV switchgear lineup to support future campus growth. Project work also includes removing the current tie bus between bus 1 and bus 2 at Radio Hall Substation, freeing up the existing tie breaker as an available breaker for the new heavy tie feeder from the Microbial Substation. This project increases capacity and reliability at Radio Hall Substation upon completion of both projects.

Campus electrical load demand and reliability concerns continue to increase as the campus grows and the infrastructure ages. The Microbial substation switchgear is a critical junction point between the Walnut Street Substation and East Campus Substation. The switchgear was constructed in phases into three bus sections, with the most recent addition being completed in the late 1990s. The Radio Hall substation (also constructed in the late 1990s) 15kV switchgear does not have adequate breaker space for future 15kV feeders for the eastern portion of campus.

In August 2020, there was a bus fault in the Microbial substation due to age of the of the switchgear. The repairs to that fault were completed and the system was re-energized. In June 2021, a different bus section experienced a fault, and power was lost in 58 buildings across the east & central campus and the Charter Street Heating Plant. Due to these events, the campus is even more vulnerable to future failures. While repairs are conducted, the remaining load runs through a single transformer while the switchgear is assessed. Any further stresses on the system will create additional risk for system failures. The reconfiguration and optimized bus layout

provide enhanced reliability for the connection of current transmission circuits and to account for future installation of transmission circuits identified in the 2015 Master Plan. Additional feeder breakers will support an improved circuiting layout to accommodate 15kV buildings and 5kV buildings that can be converted to the 15kV system. The upgrade will provide the latest switchgear and relaying components to aid in reliability and troubleshooting.

**Budget/Schedule:**

Construction	\$3,850,000
Design	\$317,000
DFD Mgt	\$180,000
Contingency	\$650,000
<b>TOTAL</b>	<b>\$4,997,000</b>

SBC Approval	Dec 2022
A/E Selection	Sep 2021
Bid Opening	Apr 2023
Start Construction	Jul 2023
Substantial Completion	Dec 2024
Final Completion	Jun 2025

**Previous Action:** None.

**UW-Madison - Stovall Hall Fire Suppression System Replacement (20J1K):**

**Project Description and Justification:**

This project replaces the fire suppression standpipe system with a new combination standpipe and fire sprinkler system throughout the building. A new fire suppression riser and fire department connection will be included. Project work includes removing the fire suppression water service located on Henry Mall and providing a new water service off Lorch Court. A portion of the ceilings will be removed to accommodate the installation of the fire suppression piping. Where ceilings are removed, new acoustical tile or gypsum board ceilings will be provided. In addition, new LED lighting will be provided at all new ceilings. Additional fire alarm points will be added to monitor fire suppression system.

The existing galvanized piping is severely corroded. The fire protection water main runs under the basement slab and cannot be inspected for integrity. The original building plan shows the pipe as being a lake water main that feeds the standpipes. The current condition of this main is unknown and impossible to inspect. The single check backflow preventer is located in a pit that is difficult to access and has previously flooded, which could compromise function and/or shorten the life of the backflow preventer.

**Budget/Schedule:**

Construction	\$965,600
Design	\$114,400
DFD Mgt	\$44,400
Contingency	\$144,400
<b>TOTAL</b>	<b>\$1,268,800</b>

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

**Previous Action:** None.