



State of Wisconsin Building Commission

TONY EVERS
Governor

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

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

Wednesday, October 16, 2019

9:30 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, October 16, 2019

10:30 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, October 16, 2019

1:30 p.m.

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

BUILDING COMMISSION REQUESTS / ITEMS

October 16, 2019

Subcommittee

Full Commission

The Secretary requests approval of the minutes of August 7, 2019.

No action required.

DEBT MANAGEMENT

1. General Obligation Authorizing Resolution - 2019 State of Wisconsin Building Commission Resolution 8 authorizes the issuance and sale of General Obligations in an amount not to exceed \$315,930,000, in fixed or variable rate form, to fund the construction or improvements of facilities, grants, and acquisition of land for state-wide purposes.

2. General Obligation Refunding Authorizing Resolution - 2019 State of Wisconsin Building Commission Resolution 9 authorizes the issuance and sale of General Obligations in an amount not to exceed \$495,000,000, in fixed or variable rate form, to refund outstanding general obligation bonds previously issued for construction or improvement of facilities, grants, and acquisition of land for state-wide purposes.

3. Environmental Improvement Fund Revenue Bond Authorizing Resolution - 2019 State of Wisconsin Building Commission Resolution 10 authorizes the issuance and sale of Environmental Improvement Fund Revenue Bonds in an amount not to exceed \$80,000,000 for providing State match on federal capitalization grants and funding or refinancing loans under the clean water fund and safe drinking water loan programs.

No action required.

No action required.

No action required.

October 16, 2019

Subcommittee

Full Commission

ADMINISTRATIVE AFFAIRS

Department of Administration

4. Small Project Program Funding Request – The Department of Administration requests the release of \$26,353,600 2019-21 All Agency GFSB funding and the authority to allow the Division of Facilities Development and Management to transfer funds between Small Project accounts:
- a) \$22,000,000 Z060 Facilities Repair/Wisbuild to Z070 SP Facility Repair/Renovation
 - b) \$1,353,600 Z080 Utility Repair/Renovation to Z090 SP Utility Repair/Renovation
 - c) \$1,000,000 Z060 Facilities Repair/Wisbuild to Z240 SP Road Maintenance
 - d) \$2,000,000 Z060 Facilities Repair/Wisbuild to Z260 SP Facility Repair Roofing

DNR Funding Transfer – The Department of Administration, on behalf of the Department of Natural Resources, is requesting the release of \$2,700,000 TA100 Land Acquisition to TA320 Small Projects Stewardship (19-21).

DOT Funding Transfer – The Department of Administration, on behalf of the Department of Transportation, is requesting the release of \$2,900,000 of SEGRB for Department of Transportation Small Projects.

- DOA Funding Transfer – The Department of Administration, on behalf of the Department of Administration, is requesting the release of \$4,000,000:
- a) \$3,000,000 Y2400 Facilities Repair/Renovation to Y2700 SP-Facility Repair – Small Project
 - b) \$1,000,000 Y2500 Utility Repair/Renovation – PR to Y2600 SP-Facilities Repair/Roof/DOA-PR

**AGENCY REQUEST FOR
STATE BUILDING COMMISSION ACTION
OCTOBER 2019
REQUEST #4**

Date: October 16, 2019
To: SBC Members
From: Naomi De Mers, Secretary
Subject: Small Project Program Funding Transfer Request for the October 2019 State Building Commission Meeting

Small Project Program Funding Request - The Department of Administration requests the release of \$26,353,600 2019-21 All Agency GFSB funding and the authority to allow the Division of Facilities Development and Management to transfer funds between Small Project accounts:

\$22,000,000 Z060 Facilities Repair/Wisbuild to Z070 SP Facility Repair/Renovation

\$1,353,600 Z080 Utility Repair/Renovation to Z090 SP Utility Repair/Renovation

\$1,000,000 Z060 Facilities Repair/Wisbuild to Z240 SP Road Maintenance

\$2,000,000 Z060 Facilities Repair/Wisbuild to Z260 SP Facility Repair Roofing

DNR funding Transfer – The Department of Administration, on behalf of the Department of Natural Resources, is requesting the release of \$2,700,000 TA100 Land Acquisition to TA320 Small Projects Stewardship (19-21).

DOT Funding Transfer – The Department of Administration, on behalf of the Department of Transportation, is requesting the release of \$2,900,000 of SEGRB for Department of Transportation Small Projects.

DOA Funding Transfer – The Department of Administration, on behalf of the Department of Administration, is requesting the release of \$4,000,000:

\$3,000,000 Y2400 Facilities Repair/Renovation to Y2700 SP-Facility Repair – Small Project

\$1,000,000 Y2500 Utility Repair/Renovation – PR to Y2600 SP-Facilities Repair/Roof/DOA-PR

Agencies and statewide institutions submit funding requests for small maintenance and repair projects through this program. Approved projects include a wide range of facility repairs and improvements.

This request supports the agencies' small projects to maintain and repair existing facilities.

This is the first requested release of funds from the 2019-21 Capital Budget for the Small Project Program. Prior to this request, the last request for a small projects allocation was in May 2019.

State agencies have opened 375 small projects with an estimated budget of \$32.2 million (all funds) from March 2019 to September 2019.

Of this total, UW System campuses were the largest user of the Small Projects Program having opened 159 projects totaling \$13.3 million (all funds), or 41% of the total initiated since March 2019.

Second to UW System, the Department of Corrections opened 84 projects with an estimated budget of \$7.0 million (all funds), representing 22% of the total.

The third largest user of the Small Projects Program has been the Department of Administration. Since March 2019 the Department of Administration established 41 projects with an estimated budget of \$2.7 million (all funds).

Taken together, these three agencies represent 284 projects, totaling \$23.1 million (all funds) or approximately 72% of the total. The other 12 agencies that have established projects since March 2019 (DHS, DMA, DOT, ECB, etc.) initiated 91 projects with an estimated budget of \$9.1 million (all funds).

BUILDING COMMISSION REQUESTS / ITEMS

October 16, 2019

Subcommittee

Full Commission

Department of Corrections

5. Oakhill Correctional Institution – Assisted Living Addition – Request the following:
- a) Approve the Design Report; and
 - b) Authority to construct the Assisted Living Addition for an estimated total cost of \$7,000,000 GFSB.

The project was enumerated in 2017 Wisconsin Act 59 for \$7,000,000 GFSB. The project name was changed from “Geriatric Correctional Institution - Purchase and Renovation of a Facility for a Geriatric Correctional Institution” to “Oakhill Correctional Institution - Assisted Living Addition” in 2019 Wisconsin Act 9.

**AGENCY REQUEST FOR
STATE BUILDING COMMISSION ACTION
OCTOBER 2019
REQUEST #5**

AGENCY: Department of Corrections

DOC CONTACT: Jane Zavoral, (608) 240-5410, jane.zavoral@wisconsin.gov

DFDM CONTACT: RJ Binau, (608) 267-6927, rj.binau@wisconsin.gov

LOCATION: Oakhill Correctional Institution, Dane County

PROJECT REQUEST: Request the following:

- a) Approve the Design Report; and
- b) Authority to construct the Assisted Living Addition for an estimated total cost of \$7,000,000 GFSB.

PROJECT NUMBER: 18B2M

PROJECT DESCRIPTION:

This project consists of constructing the 15,000 GSF ADA compliant Assisted Living Addition to the Health Service Unit (HSU) building. Located on the same level as the HSU, there will be a housing unit with 15 hospital beds for inmates that may need additional assistance. The building includes an exam room, Officer Stations, Nurse's Station, Program Offices and three housing units. The new housing building will be constructed with rain screen exterior wall construction (to match existing HSU), wood roof truss with a shingled roofing system, and the interior walls will be concrete masonry for durability.

PROJECT JUSTIFICATION:

DOC's current population includes a number of inmates with limited mobility and chronic medical conditions that make living in existing housing units difficult for staff to provide adequate care and supervision. Projections show that this population will continue to grow as the inmate population ages. Primary medical care will be provided at the OCI HSU. This new facility will provide limited medical services and assist with daily living activities. It will be designed to help the DOC address the growing number of inmates – regardless of age – who require alternate accommodations and need increased access to medical resources due to a lack of mobility, diminishing cognitive ability, poor physical health, or other impairments that prevent an inmate from being fully independent. Additionally, specialized services are becoming necessary for some inmates due to complications associated with aging such as severe mobility issues, Alzheimer's disease, Parkinson Disease, dementia, and other medical conditions.

BUDGET/SCHEDULE:

Construction	\$5,326,000
Design	\$479,400
DFDM Mgt	\$235,000
Contingency	\$532,600
Equipment	\$395,000
Other Fees	\$32,000
TOTAL	\$7,000,000

SBC Approval	Oct 2019
A/E Selection	Apr 2018
Design Report	Oct 2019
Bid Opening	Mar 2020
Start Construction	Jun 2020
Substantial Completion	Jun 2021
Final Completion	Aug 2021

PREVIOUS ACTION: The project was enumerated in 2017 Wisconsin Act 59 for \$7,000,000 GFSB. The project name was changed from “Geriatric Correctional Institution - Purchase and Renovation of a Facility for a Geriatric Correctional Institution” to “Oakhill Correctional Institution - Assisted Living Addition” in 2019 Wisconsin Act 9.

DESIGN REPORT

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

October 16, 2019

Assisted Living Addition
Oakhill Correctional Institution
Oregon, WI

Project Number: 18B2M

For the: Department of Corrections

Project Manager: Jake Ehmke

Architect/Engineer: Venture Architects
Milwaukee, WI

1. Project Description:

This project consists of an addition to the Health Service Unit (HSU) building for an Assisted Needs Housing Unit. Located on the same level as the HSU, there will be a housing unit with 15 hospital beds for inmates that may need additional assistance. Building includes Exam room, Officer Stations, Nurse's Station, Program Offices and three housing units.

The new Housing building will be constructed with rain screen exterior wall construction (to match existing HSU), wood roof truss with a shingled roofing system and the interior walls will be concrete masonry for durability.

2. Authorized Budget and Funding Source:

The project was enumerated in 2017 Wisconsin Act 59 for \$7,000,000 GFSB.

3. Schedule:

Bid Opening	Mar 2020
Start of Construction	Jun 2020
Substantial Completion	Jul 2021

4. Budget Summary:

Construction	\$5,326,000
A/E Fees	\$479,400
DFDM Mgmt	\$235,000
Contingency	\$532,600
Equipment	\$395,000
Other Fees	\$32,000
Total Project Cost	\$7,000,000

BUILDING COMMISSION REQUESTS / ITEMS

October 16, 2019

Subcommittee	Full Commission
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6. Various All Agency Projects – Request the following:

- a) Authority to construct various All Agency maintenance and repair projects for an estimated total cost of \$1,635,500 (\$985,500 GFSB and \$650,000 PR-CASH);
- b) Transfer all approved GFSB All Agency Allocation to the DOC Infrastructure Maintenance Appropriation; and
- c) Permit the Division of Facilities Development and Management to adjust individual project budgets.

	Facility Maintenance and Repair	\$448,000
WCI	RHU Door Control Replacement (\$448,000 GFSB)	\$448,000

	Utility Repair and Renovation	\$1,187,500
Multiple	Water Reservoir Painting (\$537,500 GFSB; \$650,000 PR-CASH)	\$1,187,500

**AGENCY REQUEST FOR
STATE BUILDING COMMISSION ACTION
OCTOBER 2019
REQUEST #6**

AGENCY: Department of Corrections

DOC CONTACT: Jane Zavoral, (608) 240-5410, jane.zavoral@wisconsin.gov

DFDM CONTACT: RJ Binau, (608) 267-6927, rj.binau@wisconsin.gov

LOCATION: Statewide

PROJECT REQUEST: Request the following:

- a) Authority to construct various All Agency maintenance and repair projects for an estimated total cost of \$1,635,500 (\$985,500 GFSB and \$650,000 PR-CASH);
- b) Transfer all approved GFSB All Agency Allocation to the DOC Infrastructure Maintenance Appropriation; and
- c) Permit the Division of Facilities Development and Management to adjust individual project budgets.

Facility Maintenance and Repair					
LOCATION	PROJ. NO.	PROJECT TITLE	GFSB	PR-CASH	TOTAL
Waupun Correctional Institution (Dodge Co.)	19C1D	RHU Door Control Replacement	\$448,000	\$0	\$448,000
Facility Maintenance and Repair Total			\$448,000	\$0	\$448,000

Utility Repair and Renovation					
LOCATION	PROJ. NO.	PROJECT TITLE	GFSB	PR-CASH	TOTAL
Multiple Locations	18I1P	Water Reservoir Painting	\$537,500	\$650,000	\$1,187,500
Utility Repair and Renovation Total			\$537,500	\$650,000	\$1,187,500

	GFSB	PR-CASH	TOTAL
OCTOBER 2019 TOTALS	\$985,500	\$650,000	\$1,635,500

Waupun Correctional Institution – Restricted Housing Unit Door Control Replacement (19C1D):

Project Description and Justification:

This project will replace the intercom, door control programmable controllers, and hearing room audio systems in the Restricted Housing Unit (RHU) at Waupun Correctional Institution (WCI).

New user workstations will be installed in the RHU and the adjacent observation towers. Additional intercom and gate controls will be added as needed. WCI has experienced a multitude of hardware and software problems with these systems. Currently, a portion of the RHU door control system and related intercom system is not functioning and the system is slow in response or not operable. At times when the need is critical, the control systems will lock-up and require a reboot to regain functions. These systems and devices handle movement, communication, and critical needs in a very sensitive area in which time is often an important factor. Unstable operation or failure of these systems results in security and life safety concerns. Operating the doors manually takes roughly three times the security staff to operate, which WCI is currently unable to resource. Much of this equipment dates from the original installation in 1996 and is no longer supported by the vendor.

Budget/Schedule:

Construction	\$360,000	SBC Approval	Oct 2019
Design	\$31,100	A/E Selection	Mar 2019
DFDM Mgt	\$15,900	Bid Opening	Oct 2019
Contingency	\$36,000	Start Construction	Jan 2020
Equipment	\$5,000	Substantial Completion	May 2020
TOTAL	\$448,000	Final Completion	Jul 2020

Previous Action: This project was previously approved as a small project for \$250,000 GFSB.

Multiple Locations – Water Reservoir Painting (18I1P):

Project Description and Justification:

This project will repaint water reservoirs at Oakhill Correctional Institution (OCI), Waupun Correctional Institution (WCI), and Lincoln Hills/Copper Lake School (LHS/CLS) and complete other miscellaneous repairs for code compliance and maintenance of the tanks.

OCI and LHS/CLS have had recent Department of Natural Resources (DNR) sanitary surveys noting that water reservoir improvements are needed. Each of these facilities also had a recent inspection done on the reservoir/elevated storage standpipe per DNR regulatory requirements. The inspections provided by DNR listed recommended repairs and maintenance.

The OCI water system includes two wells and one 280,000-gallon reservoir. In May 2016, a maintenance dive inspection was completed on the reservoir to inspect and evaluate the interior and exterior coatings performance and life expectancy, assess the condition of the metal surfaces, and appurtenances, review safety and health aspects, and make budgetary recommendations for continued maintenance of the tank. The exterior coating is in good condition overall, with a few spot coating failures on the sidewall and roof. The wet interior coating is in poor condition with spot failures, rust bleed through, delamination, and blistering on the floor and sidewall.

The WCI scope includes the repainting of the 100,000-gallon legged water storage tank at the Waupun Central Generating Plant. The tank’s exterior will be blast cleaned and the interior will be cleaned and coated with a corrosion prevention coating system. The project will repair any

antennae mountings that have been damaged. A 2017 DNR survey noted issues with the tank and set a January 2021 compliance date to repaint the tank.

The LHS/CLS water system includes two wells and one 250,000-gallon elevated water storage standpipe. In October 2015, Lane Tank Co. performed a Water Storage Facility Inspection Report on the elevated storage standpipe. The exterior coating shows significant topcoat delamination and a few large areas of rust bleed through with some blistering. The interior coating is beginning to show significant small blisters/failures with signs of steel corrosion and pitting.

Budget/Schedule:

Construction	\$932,500
Design	\$121,200
DFDM Mgt	\$40,600
Contingency	\$80,300
Other Fees	\$12,900
TOTAL	\$1,187,500

SBC Approval	Oct 2019
A/E Selection	Sep 2018
Bid Opening	Jan 2020
Start Construction	Mar 2020
Substantial Completion	Jul 2020
Final Completion	Aug 2020

Previous Action: None.

BUILDING COMMISSION REQUESTS / ITEMS

October 16, 2019

Subcommittee

Full Commission

Department of Health Services

7. Mendota Mental Health Institute – Stovall Hall Roof Replacement – Request the following:
- a) Authority to construct the Stovall Hall Roof Replacement project for an estimated total cost of \$1,256,000 GFSB;
 - b) Transfer all approved GFSB All Agency allocation to the DHS Infrastructure Maintenance Appropriation; and
 - c) Permit the Division of Facilities Development and Management to adjust individual project budgets.

**AGENCY REQUEST FOR
STATE BUILDING COMMISSION ACTION
OCTOBER 2019
REQUEST #7**

AGENCY: Department of Health Services

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

DFDM CONTACT: RJ Binau, (608) 267-6927, rj.binau@wisconsin.gov

LOCATION: Mendota Mental Health Institute, Dane County

PROJECT REQUEST: Request the following:

- a) Authority to construct the Stovall Hall Roof Replacement project for an estimated total cost of \$1,256,000 GFSB;
- b) Transfer all approved GFSB All Agency allocation to the DHS Infrastructure Maintenance Appropriation; and
- c) Permit the Division of Facilities Development and Management to adjust individual project budgets.

PROJECT NUMBER: 18J1E

PROJECT DESCRIPTION:

This project will replace the 47,700 square foot roof of Stovall Hall. The existing roof of the building will be completely removed and replaced with a membrane roof system over new insulation. Roof drains will also be replaced. An existing structure will be demolished that was once used to screen roof top cooling towers. The cooling towers have been removed.

PROJECT JUSTIFICATION:

This project is required to maintain the building envelope against water infiltration. Stovall Hall was built in 1963. The existing roof was last repaired in 2000, has reached the end of its useful life, and is failing as evidenced by an increase in the frequency of repairs. Stovall Hall is a licensed hospital building which houses medium security forensic and civil patients. Replacing the roof will maintain the physical environment and minimize further damage to the building.

BUDGET/SCHEDULE:

Construction	\$1,029,000
Design	\$77,200
DFDM Mgt	\$45,400
Contingency	\$104,400
TOTAL	\$1,256,000

SBC Approval	Oct 2019
A/E Selection	Dec 2018
Bid Opening	Jan 2020
Start Construction	Apr 2020
Substantial Completion	Sep 2020
Final Completion	Mar 2021

PREVIOUS ACTION: None.

BUILDING COMMISSION REQUESTS / ITEMS

October 16, 2019

Subcommittee

Full Commission

Department of Military Affairs

8. Various All Agency Projects – Request the following:
- a) Authority to construct various All Agency maintenance and repair projects for an estimated total cost of \$5,304,700 (\$1,430,390 GFSB and \$3,874,310 FED);
 - b) Transfer all approved GFSB All Agency allocation to the DMA Infrastructure Maintenance Appropriation; and
 - c) Permit the Division of Facilities Development and Management to adjust individual project budgets.

Facility Maintenance and Repair		\$5,304,700
Camp Williams	Laser Paint Ablation System Install (\$671,200 FED)	\$671,200
Chippewa Falls	Construct Facilities Maintenance Bldg (\$247,900 GFSB; \$743,300 FED)	\$991,200
Chippewa Falls	Reno Toilet/Shower Fac & HVAC (\$726,850 GFSB; \$2,180,550 FED)	\$2,907,400
Madison JFHQ	Physical Training Room Addn (\$455,640 GFSB; \$279,260 FED)	\$734,900

**AGENCY REQUEST FOR
STATE BUILDING COMMISSION ACTION
OCTOBER 2019
REQUEST #8**

AGENCY: Department of Military Affairs

DMA CONTACT: COL Jelora Coman, (608) 242-3365, jelora.j.coman.mil@mail.mil

DFDM CONTACT: RJ Binau, (608) 267-6927, rj.binau@wisconsin.gov

LOCATION: Statewide

PROJECT REQUEST: Requests the following:

- a) Authority to construct various All Agency maintenance and repair projects for an estimated total cost of \$5,304,700 (\$1,430,390 GFSB and \$3,874,310 FED);
- b) Transfer all approved GFSB all agency allocation to the DMA Infrastructure Maintenance appropriation; and
- c) Permit the Division of Facilities Development and Management to adjust individual project budgets.

Facility Maintenance and Repair					
LOCATION	PROJ. NO.	PROJECT TITLE	GFSB	FED	TOTAL
Camp Williams (Juneau Co.)	19B1B	Laser Paint Ablation System Installation	\$0	\$671,200	\$671,200
Chippewa Falls Readiness Center (Chippewa Co.)	18K1U	Construct Facilities Maintenance Building	\$247,900	\$743,300	\$991,200
Chippewa Falls Readiness Center (Chippewa Co.)	18K1T	Renovate Toilet/Shower Facilities and HVAC System	\$726,850	\$2,180,550	\$2,907,400
Madison JFHQ (Dane Co.)	18E1V	Physical Training Room Addition	\$455,640	\$279,260	\$734,900
Facility Maintenance and Repair Total			\$1,430,390	\$3,874,310	\$5,304,700

Camp Williams – Laser Paint Ablation System Installation (19B1B):

Project Description and Justification:

This project will install a new Class IV 1,000W Laser with separate HEPA filter, and all services and apparatuses necessary for proper, convenient, and safe operations.

The Combined Support Maintenance Shop (CSMS) Allied Trade Shops have a need to remove mill scale, rust, corrosion, and paint from vehicles and equipment in preparation for painting, welding, machining, fabrication, and repairs. In general, metal preparation at CSMS is limited to areas that require repair. This limited metal preparation need at CSMS

is ideal for the use of hand-held laser ablation technology.

A bead blasting paint prep machine in the CSMS Allied Trades shops (strip bay) was used in the past for paint removal. This machine was recently removed due to the large amount of waste generated by this process. In addition, the process generated dust that settled throughout the entire bay. The process required restrictive personal protective equipment.

Budget/Schedule:

Construction	\$572,200
Design	\$16,600
DFDM Mgt	\$25,200
Contingency	\$57,200
TOTAL	\$671,200

SBC Approval	Oct 2019
A/E Selection	Feb 2019
Bid Opening	Jun 2020
Start Construction	Sep 2020
Substantial Completion	Dec 2020
Final Completion	Oct 2019

Previous Action: None.

Chippewa Falls Readiness Center – Construct Facilities Maintenance Building (18K1U):

Project Description and Justification:

This project will construct a facility maintenance building approximately 5,300 square feet in size with two equipment storage/maintenance bays with overhead doors, two private offices, open office space accommodating eight maintenance staff, an equipment/parts storage area, latrines, and a break room. Construction type may either be steel or masonry. External features include appropriate site lighting, dumpster enclosure, fencing, walkways and concrete aprons.

The Wisconsin Army National Guard currently operates with a space shortage. Due to this space shortage, DMA State Facility Staff does not have any dedicated office, storage, or workspace within any of the Armories they support and often must relocate items based on changing unit equipment and mission needs. Equipment must be stored and worked on outdoors since there is no appropriate work bay space available. This staff’s equipment includes 10 vehicles, a skid steer, trailers, personnel lift, plows, and various tools. Although not all equipment will be able to be stored in the facility, staff would be able to bring vehicles into the building during winter months to load and prepare for upcoming work or perform necessary maintenance in a controlled environment. This building will also provide needed storage for supplies that would become damaged if stored outdoors or when temperatures drop below freezing.

Budget/Schedule:

Construction	\$781,440
Design	\$74,010
DFDM Mgt	\$34,390
Contingency	\$78,160
Equipment	\$17,000
Other Fees	\$6,200
TOTAL	\$991,200

SBC Approval	Oct 2019
A/E Selection	Dec 2018
Bid Opening	Apr 2020
Start Construction	Jun 2020
Substantial Completion	Nov 2020
Final Completion	Jan 2021

Previous Action: None.

Chippewa Falls Readiness Center – Renovate Toilet/Shower Facilities and HVAC System (18K1T):

Project Description and Justification:

This project will provide all new ADA accessible toilet/shower facilities and gender-neutral locker storage on the lower level. New ballistic resistant doors will replace existing exterior doors throughout the entire building. New high-lift doors in the Military Maintenance area and an insulated overhead door in the Cold Storage area will be provided. Building HVAC systems work will include replacing the existing boilers and providing new consolidated air handling equipment, new condensing units and DDC controls. The remodel will include limited site demolition to improve drainage around the building and the addition of an interior drain-tile system around the inside perimeter of the work area with a sump pump and pit. This project will also provide new LED lighting throughout the building.

Existing toilet/shower fixtures are not sufficient to serve the facility staff, as there are limited numbers of toilet/shower facilities available. Currently, the facility is purchasing heat from an adjacent state facility which is not efficient and 30+ years old. The lighting throughout the facility is older and will be more energy efficient with the planned upgrade.

Budget/Schedule:

Construction	\$2,337,000
Design	\$233,700
DFDM Mgt	\$102,900
Contingency	\$233,800
TOTAL	\$2,907,400

SBC Approval	Oct 2019
A/E Selection	Jan 2019
Bid Opening	Aug 2020
Start Construction	Oct 2020
Substantial Completion	May 2021
Final Completion	Jun 2021

Previous Action: None.

Madison JFHQ –Physical Training Room Addition (18E1V):

Project Description and Justification:

This project will construct a 2,064 square foot addition for physical training, weightlifting, and exercise space. It will also extend building systems into the addition and provide a new HVAC unit for the addition.

The current area is drastically undersized and inadequate in area for physical fitness activities. The ventilation system is virtually non-existent, and a large fan is currently used to circulate air. The layout of equipment is limited due to space constrictions. The area is an afterthought rather than specifically designed space for physical activity. The ceiling leaks during heavy rainfall. The current room is better suited for storage than activity.

Budget/Schedule:

Construction	\$592,800
Design	\$59,100
DFDM Mgt	\$26,000
Contingency	\$57,000
TOTAL	\$734,900

SBC Approval	Oct 2019
A/E Selection	Jun 2018
Bid Opening	Jan 2020
Start Construction	May 2020
Substantial Completion	Oct 2020
Final Completion	Dec 2020

Previous Action: None.

October 16, 2019

Subcommittee	Full Commission
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Department of Natural Resources

9. Peninsula State Park – Eagle Tower Reconstruction (Increase) – Request authority to increase the project budget to accept bids received for the Eagle Tower Reconstruction project by \$1,400,000 (\$916,556.40 STWD and \$483,443.60 GFSB) for a revised total project cost of \$3,472,000 (\$1,666,556.40 STWD, \$483,443.60 GFSB, \$750,000 GIFTS, \$500,000 FED, and \$72,000 PR-CASH).

In August 2018, the SBC granted authority to construct the project for an estimated total cost of \$2,072,000 (\$750,000 STWD, \$750,000 GIFTS, \$500,000 FED, and \$72,000 PR-CASH).

The project was enumerated in 2017 Wisconsin Act 59 for \$2,522,100 (\$750,000 STWD and \$1,772,100 GIFTS).

**AGENCY REQUEST FOR
STATE BUILDING COMMISSION ACTION
OCTOBER 2019
REQUEST #9**

AGENCY: Department of Natural Resources

DNR CONTACT: Dan Olson, (608) 264-6055, daniel.olson@wisconsin.gov

DFDM CONTACT: RJ Binau, (608) 267-6927, rj.binau@wisconsin.gov

LOCATION: Peninsula State Park, Door County

PROJECT REQUEST: Request authority to increase the project budget to accept bids received for the Eagle Tower Reconstruction project by \$1,400,000 (\$916,556.40 STWD and \$483,443.60 GFSB) for a revised total project cost of \$3,472,000 (\$1,666,556.40 STWD, \$483,443.60 GFSB, \$750,000 GIFTS, \$500,000 FED, and \$72,000 PR-CASH).

PROJECT NUMBER: 1711Q

PROJECT DESCRIPTION:

This project will reconstruct an observation structure to replace the previous iconic Eagle Tower. The new public structure will be fully accessible for individuals with physical disabilities at all viewing levels. The project includes site work for access and parking, selective vegetation clearing, and restoration of the existing Civilian Conservation Corps (CCC) stone wall surrounding the tower. The project also includes visitor kiosks, social media interaction, interpretive and educational elements.

PROJECT JUSTIFICATION:

Eagle Tower was an iconic structure at the most visited park in the Wisconsin State Park System. The original 1932 tower was closed and razed in 2016 for public safety concerns relating to structural deterioration. The Friends of Peninsula State Park and local community have raised funds for a new structure at the existing Eagle Tower site with additional funding support from the State of Wisconsin and a Federal grant.

Bids were received for this project on August 8, 2019. This project has been bid twice and results were still over the existing authorized budget. No additional program deductions are available to value engineer project to help reduce costs. Therefore, the additional funds requested are required to accept bids received and allow for an appropriate post-bid contingency.

BUDGET/SCHEDULE:

Construction	\$2,872,000
Design	\$159,000
DFDM Mgt	\$126,800
Contingency	\$297,200
Other Fees	\$17,000
TOTAL	\$3,472,000

SBC Approval	Oct 2019
A/E Selection	Oct 2017
Design Report	Jun 2018
Bid Opening	Aug 2019
Start Construction	Dec 2019
Substantial Completion	Sep 2020
Final Completion	Nov 2020

PREVIOUS ACTION: In August 2018, the SBC granted authority to construct the project for an estimated total cost of \$2,072,000 (\$750,000 STWD, \$750,000 GIFTS, \$500,000 FED, and \$72,000 PR-CASH).

The project was enumerated in 2017 Wisconsin Act 59 for \$2,522,100 (\$750,000 STWD and \$1,772,100 GIFTS).

BUILDING COMMISSION REQUESTS / ITEMS

October 16, 2019

10. Crex Meadows Wildlife Area – Dining Hall Multipurpose Facility – Request authority to construct the Crex Meadows Dining Hall and Multipurpose Facility for an estimated total cost of \$609,400 (\$310,300 STWD and \$299,100 GIFTS).

Subcommittee

Full Commission

**AGENCY REQUEST FOR
STATE BUILDING COMMISSION ACTION
OCTOBER 2019
REQUEST #10**

AGENCY: Department of Natural Resources

DNR CONTACT: Dan Olson, (608) 264-6055, daniel.olson@wisconsin.gov

DFDM CONTACT: RJ Binau, (608) 267-6927, rj.binau@wisconsin.gov

LOCATION: Crex Meadows Wildlife Area, Burnett County

PROJECT REQUEST: Request authority to construct the Crex Meadows Dining Hall and Multipurpose Facility for an estimated total cost of \$609,400 (\$310,300 STWD and \$299,100 GIFTS).

PROJECT NUMBER: 18L2X

PROJECT DESCRIPTION:

This project will construct a new multipurpose building for use at Crex Meadows Wildlife Area. The building will act as a dining hall for the Northwest Wisconsin Concentrated Employment Program (NWCEP) – a summer camp program. During the remainder of the year the building will be utilized for wildlife education and outdoor skills events. These events include trapper education camps, dog trials, scouting events, learn to hunt programs, and other overnight programs. Attendees will be on-site for extended periods of time and benefit from having a place where food can be served along with having access to educational facilities. The building will have modest kitchen facilities with the ability to seat up to 30 people for programming as well as meals.

PROJECT JUSTIFICATION:

NWCEP has administered federal, state, and private foundation-funded workforce development programs for over 50 years. Their mission is to strengthen the economy of Northwest Wisconsin by providing effective and efficient workforce development services to businesses and workers.

NWCEP crews provide labor for WDNR projects throughout Barron, Polk, and Burnett Counties. Most NWCEP work projects occur on state wildlife areas located in these counties. Crews assist with invasive species removal, trail maintenance, goose banding roundups, native seed harvesting, and a host of other labor-intensive maintenance projects. NWCEP crews conservatively provide over 4,000 hours of labor each year on WDNR projects. Without a modest kitchen and dining area to provide meals for the camp, NWCEP would need to discontinue this program with WDNR or seek other less suitable solutions to provide its crews with food.

Crex Meadows Wildlife Area is the largest state-owned wildlife area in Wisconsin. It is comprised of wetlands, oak/pine barrens (also called brush prairies), and forests scattered across a gently rolling landscape in western Burnett County. Abundant wildlife viewing and recreational opportunities make Crex one of the most popular wildlife areas the state.

BUDGET/SCHEDULE:

Construction	\$420,200
Design	\$47,300
DFDM Mgt	\$18,500
Contingency	\$42,000
Equipment	\$80,200
Other Fees	\$1,200
TOTAL	\$609,400

SBC Approval	Oct 2019
A/E Selection	Jan 2019
Bid Opening	Feb 2020
Start Construction	May 2020
Substantial Completion	Oct 2020
Final Completion	Nov 2020

PREVIOUS ACTION: None.

BUILDING COMMISSION REQUESTS / ITEMS

October 16, 2019

Subcommittee

Full Commission

HIGHER EDUCATION

University of Wisconsin

11. UW-Eau Claire – Governors Hall Addition and Renovation – Request the following:

- a) Approve the Design Report; and
- b) Authority to construct the Governors Hall Addition and Renovation project for an estimated total cost of \$19,307,000 PRSB.

This project was enumerated in 2017 Wisconsin Act 59 for \$19,307,000 PRSB.

Subcommittee	Full Commission

**AGENCY REQUEST FOR
STATE BUILDING COMMISSION ACTION
OCTOBER 2019
REQUEST #11**

AGENCY: University of Wisconsin-System

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

DFDM CONTACT: RJ Binau, (608) 267-6927; rj.binau@wisconsin.gov

LOCATION: UW-Eau Claire, Eau Claire County

PROJECT REQUEST: Request the following:

- a) Approve the Design Report; and
- b) Authority to construct the Governors Hall Addition and Renovation project for an estimated total cost of \$19,307,000 PRSB.

PROJECT NUMBER: 18E2P

PROJECT DESCRIPTION:

Governors Hall has two four-story tower wings that share a common first floor main entrance and lobby. This project redesigns and reconstructs the lower level (including footings and foundation) to accommodate a new elevator and make the first-floor entrance accessible. Above the reconstructed lower level and first floor, the two wings will be joined on every subsequent floor with an elevator lobby. Restrooms on all floors will be relocated and expanded to accommodate ADA access. The space vacated by the existing restroom facilities will be converted into resident rooms, and new rooms will be added adjacent to the new lobbies on floors two, three, and four. This will result in an additional 46 beds to the total building inventory.

The project renews the facility by replacing all mechanical, electrical, and plumbing systems and associated fixtures. A new fire sprinkler system and air conditioning will be installed. The roofing system and all exterior windows will be replaced. Selective tuck-pointing and repairs will be made to the exterior brick walls and flashing, and joints will be resealed.

Mechanical ventilation was added to the project to control relative humidity and mitigate air quality issues experienced at similar residence halls. The area of the originally proposed addition was reduced to accommodate the additional mechanical ventilation within the project budget.

PROJECT JUSTIFICATION:

A comprehensive building condition assessment determined that all systems are well beyond their useful lives and need replacement. Mechanical and plumbing systems are in danger of catastrophic failure. The steam heat and pneumatic controls are original to the building and require replacement. The HVAC system is inefficient and temperature control is extremely difficult to maintain. Electrical and telecommunications systems do not meet the current

demands nor have adequate capacity for expansion.

The expansion of restroom facilities will provide more privacy for residents and allow for the installation of additional fixtures to accommodate ADA requirements. The addition of an elevator and redesign of the building's main entrance will provide ADA accessibility to the entire building. Construction of a common core will increase circulation throughout the entire building.

BUDGET/SCHEDULE:

Construction	\$15,570,000
Design	\$1,494,000
DFDM Mgt	\$685,000
Contingency	\$1,557,000
TOTAL	\$19,307,000

SBC Approval	Oct 2019
A/E Selection	Sep 2018
Design Report	Oct 2019
Bid Opening	Mar 2020
Start Construction	Jun 2020
Substantial Completion	Jul 2021
Final Completion	Sep 2021

PREVIOUS ACTION: This project was enumerated in 2017 Wisconsin Act 59 for \$19,307,000 PRSB.

DESIGN REPORT

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

October 16, 2019

Governors Hall Addition and Renovation
UW-Eau Claire
Eau Claire, WI

Project Number: 18E2P

For the: University of Wisconsin

Project Manager: Kristine Anderson

Architect/Engineer: SDS Architects
Eau Claire, WI

1. Project Description:

The Governors Hall has two four-story tower wings that have a common first floor main entrance and lobby. This project redesigns and reconstructs the lower level (including footings and foundation) to accommodate a new elevator and make the first-floor entrance accessible. Above the reconstructed lower and first floor, the two wings will be joined on every subsequent floor with an elevator lobby, stairs, resident rooms and lounge spaces. Restrooms will be relocated to the existing lounge spaces on every floor and will be designed for ADA access. The space vacated by the existing restroom facilities on each of the upper three floors will be converted into resident rooms, along with resident rooms in the addition adding 46 beds to the total building inventory. First floor restrooms will be expanded in their current location to provide accessibility.

The project renews the facility by replacing all mechanical, electrical and plumbing systems and associated fixtures. A new fire sprinkler system and air conditioning will be installed. The roofing system and all exterior windows will be replaced. Selective tuck-pointing and repairs will be made to the exterior brick walls and flashing, and joints will be resealed.

Mechanical ventilation was added to the project to control relative humidity and mitigate air quality issues experienced at similar residence halls. The area of the addition was reduced to accommodate the mechanical ventilation system within the project budget.

2. Authorized Budget and Funding Source:

This project was enumerated in 2017 Wisconsin Act 59 for \$19,307,000 PRSB.

3. Schedule:

Bid Opening	Mar 2020
Start of Construction	Jun 2020
Substantial Completion	Jul 2021

4. Budget Summary:

Construction	\$15,570,000
A/E Fees	\$1,494,900
DFDM Mgmt	\$685,100
Contingency	\$1,557,000
Total Project Cost	\$19,307,000

BUILDING COMMISSION REQUESTS / ITEMS

October 16, 2019

Subcommittee	Full Commission
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12. UW-Madison – Camp Randall Stadium and Fieldhouse Renovation – Request the following:

- a) In accordance with §.13.48(19)(a), authority to waive §.16.855 except §.16.855 (13) and (14m) (a) to (c), to allow the use of a Design/Build alternative delivery method for the construction of the Camp Randall Stadium and Fieldhouse Renovation project; and
- b) Authority to construct the project for an estimated total project cost of \$77,646,000 (\$68,046,000 PRSB, \$6,600,000 PR-CASH and \$3,000,000 GIFTS).

This project was enumerated in 2019 Wisconsin Act 9 for \$77,646,000 (\$68,046,000 PRSB, \$6,600,000 PR-CASH, and \$3,000,000 GIFTS).

**AGENCY REQUEST FOR
STATE BUILDING COMMISSION ACTION
OCTOBER 2019
REQUEST #12**

AGENCY: University of Wisconsin

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

DFDM CONTACT: RJ Binau, (608) 267-6927, 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 §.16.855 except §.16.855 (13) and (14m) (a) to (c), to allow the use of a Design/Build alternative delivery method for the construction of the Camp Randall Stadium and Fieldhouse Renovation project; and
- b) Authority to construct the project for an estimated total project cost of \$77,646,000 (\$68,046,000 PRSB, \$6,600,000 PR-CASH and \$3,000,000 GIFTS).

PROJECT NUMBER: 19F2Y

PROJECT DESCRIPTION:

This project replaces approximately half of the bleacher seating available in the south end zone with 11,000 SF of field-level club space; 7,500 SF of loge level premium club space; and 7,000 SF of exterior terrace club space. The precast concrete tread and riser structure, seating, and railing systems will be demolished, replaced, and augmented as required to support the new seating options; new mechanical, electrical/telecommunications and plumbing systems will be installed; and associated roofing, waterproofing, and temporary facility protections and support structures will be provided.

Work includes reconstruction of a new premium-style seating system above the existing concourse, visiting team locker room, and media center. Each of the three new premium club spaces will be outfitted with food preparation and serving areas, associated storage, and new restrooms. Given the fall football schedule, the work is expected to be undertaken in a compressed time frame to avoid impacting scheduled games. The field level underground civil, electrical/telecommunications, and mechanical utility infrastructure will be upgraded, augmented, and replaced as necessary to provide adequate capacity to the new premium seating areas. The field turf in Camp Randall Stadium will be replaced to facilitate the necessary underground utility work, and to achieve cost efficiencies, the field turf in the McClain Center will also be replaced.

The north façade of the Field House will be restored, including the exterior windows, masonry walls, and structural shoring, if required. The west side press box will be renovated to provide new interior finishes, technology, and audio/visual equipment.

PROJECT JUSTIFICATION:

Camp Randall Stadium doesn't have the ability to provide premium seating in the main bowl, although those types of seats are in high demand. The proposed addition of new seating options will provide amenities and opportunities for additional revenue as well as create an enhanced fan experience for those visiting the stadium. Locating these new seats in the south end zone was determined to be the most economical approach, and it allows a more prominent view of the historic and iconic Field House gable end windows for those inside of the stadium seating bowl. A recent market study concluded these proposed premium seating additions are economically viable and in demand. Although the standard bleacher seating in the south end zone will be reduced by half, the premium seating options are anticipated to increase overall net annual revenue.

Based on a recent survey of donors, season ticket holders, premium seat holders, single game purchasers, merchandise purchasers, and corporate partners, more than 45% of respondents expressed an interest in purchasing new club seating options. This sentiment is further supported by the current waiting list for current club seating options and the fact that the waiting list grows at a pace of approximately 35 seats per year. Estimates for total annual revenue generated (including seat donations, ticket sales, and concessions) after project completion are approximately \$6 million with a net annual revenue of approximately \$2.2 million to help support all 23 sports in the intercollegiate athletics department.

The Big Ten Conference peers are constructing new facilities for student athletes at an average cost of \$130 million per project, and a feasibility study concluded in 2017 that UW-Madison is falling behind their competition in regard to the quality of its athletics physical plant. Intercollegiate Athletics must consistently maintain and upgrade its facilities to help attract and retain high-quality coaching staff, student-athletes, and its ticket-buying fan-base.

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), if the action is in the best interest of the state and is approved by the building commission. This request seeks authority to use a Design/Build delivery method to expedite the design and construction of this project to meet the schedule and program goals of the project. While this delivery method will expedite the project, certain provisions in 16.855 will be preserved relating to transparent mechanical, electrical, fire protection, and plumbing subcontractor bidding, contracting, and prompt payment.

BUDGET/SCHEDULE:

Construction	\$59,912,000
Design	\$4,793,000
DFDM Mgt	\$2,756,000
Contingency	\$8,987,000
Equipment	\$1,198,000
TOTAL	\$77,646,000

SBC Approval	Oct 2019
Procure Design/Build Team	Jan 2020
Start Design	Mar 2020
Start Construction	Nov 2020
Substantial Completion	Aug 2021
Final Completion	Nov 2021

PREVIOUS ACTION: This project was enumerated in 2019 Wisconsin Act 9 for \$77,646,000 (\$68,046,000 PRSB, \$6,600,000 PR-CASH, and \$3,000,000 GIFTS).

BUILDING COMMISSION REQUESTS / ITEMS

October 16, 2019

Subcommittee

Full Commission

13. UW-Madison – Land Acquisition – Request authority to purchase a 0.058-acre parcel of land and improvements located at 911 Clymer Place in the City of Madison for \$610,000 PR-CASH plus closing costs.

**AGENCY REQUEST FOR
STATE BUILDING COMMISSION ACTION
OCTOBER 2019
REQUEST #13**

AGENCY: University of Wisconsin System

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

DFDM CONTACT: RJ Binau, (608) 267-6927, rj.binau@wisconsin.gov

LOCATION: Madison, Dane County

PROJECT REQUEST: Request authority to purchase a 0.058-acre parcel of land and improvements located at 911 Clymer Place in the City of Madison for \$610,000 PR-CASH plus closing costs.

PROJECT NUMBER: 19H2S

PROJECT DESCRIPTION:

This project will acquire a 0.058-acre parcel of land within the UW-Madison campus boundary that is located at 911 Clymer Place in the City of Madison, south of the Grainger Hall School of Business. The property is improved with a two and a half-story house constructed in 1904. The negotiated price is \$610,000. No relocation costs are associated with this acquisition. The anticipated closing will occur after State Building Commission approval and after the owner is able to find a comparable income property to purchase in order to avoid financial penalties.

Two real estate appraisals of the property were completed and the purchase price of \$610,000 was negotiated as the average of the two appraisals. A preliminary environmental audit of the property by UW staff found no evidence of contaminants or unacceptable environmental hazards; however, city records indicate that the house has asbestos siding; and, based upon the age of the property, lead-based materials may be present.

PROJECT JUSTIFICATION:

The UW-Madison Campus Master Plan, which was updated in 2015 identified the city block south of Grainger Hall as a site within the campus boundary for the location of new academic/research facilities and a parking ramp. Current planning includes a 350-car parking ramp, a facility to house consolidated departments that would relocate from the Mosse Humanities Building and Sterling Hall, and a potential future addition that would be constructed above a portion of the parking ramp.

This proposed acquisition is one of seven parcels that remain to be purchased. As part of the campus development plan, thirteen adjacent properties have been previously approved and

acquired for redevelopment. Continued long term acquisition is planned for the remaining parcels as funding is identified and parcels become available from willing sellers.

DOA and the University of Wisconsin Legal staff have reviewed the documents for this request and found no issues with the transaction.

SCHEDULE:

SBC Approval: October 2019
Closing: December 2019

PREVIOUS ACTION: None.

BUILDING COMMISSION REQUESTS / ITEMS

October 16, 2019

14. UW-Parkside – We Energies Photovoltaic Array - In accordance with §.13.48(12), request authority to allow We Energies to construct a photovoltaic array on 12.0 acres of land on the main campus of UW-Parkside at no cost to the State.

Subcommittee

Full Commission

**REQUEST FOR
STATE BUILDING COMMISSION ACTION
OCTOBER 2019
REQUEST #14**

AGENCY: University of Wisconsin System

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

DFDM CONTACT: RJ Binau, (608) 267-6927, rj.binau@wisconsin.gov

LOCATION: UW-Parkside, Kenosha County

PROJECT REQUEST: In accordance with §.13.48(12), request authority to allow We Energies to construct a photovoltaic array on 12.0 acres of land on the main campus of UW-Parkside at no cost to the State.

PROJECT NUMBER: 19H1W

PROJECT DESCRIPTION:

This request allows We Energies the ability to design, construct, operate, maintain, and repair a 2.25-megawatt solar photovoltaic array adjacent to the abandoned East Parking Lot, located along the eastern edge of the main campus. The installation includes the solar panel array and all associated connector equipment (cabling, wires, conduit, piping, inverters, mounting apparatus, trackers, controls, and associated equipment).

The solar photovoltaic hosting pilot program offered by We Energies, titled “Solar Now” is limited to providing up to 2.25 megawatts of solar power per customer within the We Energies service area and it requires no capital investment by the customer. These installations do not replace any existing customer energy supply requirements. The installation will feed directly into the electric grid for energy output and provide a capacity offset for We Energies. We Energies will enter into a land lease with Board of Regents for 30 years. At the end of the lease term, the photovoltaic array will either be sold to the Board of Regents for fair market value or decommissioned, removed, and the site restored by We Energies.

PROJECT JUSTIFICATION:

The University works toward the development and implementation of sustainable practices as an active member with a consortium of higher education and government entities in the Kenosha and Racine communities and as a member of the Racine Sustainable Business Network. This opportunity to partner with We Energies will provide a solar photovoltaic site for research and study; and increase the visibility of renewable energy efforts in southeast Wisconsin. Studies will be conducted by the College of Natural and Health Sciences, Center for Environmental Studies to analyze solar array effectiveness and efficiency. The site will be studied to determine the long-term effect of solar panels on the surrounding ecology.

The University of Wisconsin-Parkside is one of the few UW institutions that can dedicate a significant amount of undeveloped main campus land to hosting a solar panel array. The

property east of Wood Road (137.4 acres), especially east of the Tallent Hall Parking Lot, is largely undeveloped with the exception of the East Parking Lot (8.4 acres) and its access roads to the north and west. The original parking lot, constructed in 1968, is not active and has not received a capital investment for maintenance, repair, resurfacing, or reconstruction in more than 30 years.

PREVIOUS ACTION: None.

BUILDING COMMISSION REQUESTS / ITEMS

October 16, 2019

Subcommittee

Full Commission

15. UW-Whitewater – Utility Improvements – Request the following:

- a) Approve the Design Report; and
- b) Authority to construct a Utility Improvement project for an estimated total cost of \$6,937,000 (\$3,954,000 GFSB and \$2,983,000 PRSB).

This project was enumerated as part of a System-Wide Utility Improvement project in 2019 Wisconsin Act 9 for \$6,937,000 (\$3,954,000 GFSB and \$2,983,000 PRSB).

**REQUEST FOR
STATE BUILDING COMMISSION ACTION
OCTOBER 2019
REQUEST #15**

AGENCY: University of Wisconsin System

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

DFDM CONTACT: RJ Binau, (608) 267-6927, rj.binau@wisconsin.gov

LOCATION: UW-Whitewater, Walworth County

PROJECT REQUEST: Request the following:

- a) Approve the Design Report; and
- b) Authority to construct a Utility Improvement project for an estimated total cost of \$6,937,000 (\$3,954,000 GFSB and \$2,983,000 PRSB).

PROJECT NUMBER: 18K2S

PROJECT DESCRIPTION:

This project will install new fuel oil burners on boilers #1 and #2 and update the pressure vessels and gas burners to safely, reliably, and efficiently produce steam to serve the entire campus. The project also assures full redundancy of steam production in the event the steam supplied by a third-party co-generation plant is not available. Project work includes installation of new programmable logic boiler controllers, modification and renovation of the boiler feed and condensate pumps, construction of new fuel oil storage and piping, compressed air system renovations, and all necessary electrical service and plumbing system modifications to accommodate the new equipment. New equipment will also be installed to correct the saturated steam supply from the third-party utility provider in the event that contract continues past its current expiration date.

PROJECT JUSTIFICATION:

The steam provided on campus is purchased from a third-party utility provider with the campus central Heating Plant providing primary backup to the purchased steam. Due to the pending expiration of that contract in July 2021 and the unlikely potential of a cost-effective renewal, this project assures that the central heating plant is fully capable of producing the required steam to meet demand and provide full redundancy of service.

Buildings located on all the UW System campuses are served by a variety of utilities, which are critical to their operation, and have a replacement value in the hundreds of millions of dollars. Repair, renovation, and replacement of these systems is a constant process requiring a substantial and consistent investment. Routine maintenance is supported by the operating budget. In addition, each biennium the UW System identifies critical repair and renovation projects to be funded through the capital budget, as well as replacements for systems beyond their expected service life and/or where repairs are no longer feasible. The projects proposed in this request are

considered to be the most efficient, practical, and economically justifiable to meet present and future needs of each institution.

BUDGET/SCHEDULE:

Construction	\$5,682,800
Design	\$370,300
DFDM Mgt	\$250,300
Contingency	\$573,600
Other	\$60,000
TOTAL	\$6,937,000

SBC Approval	Oct 2019
A/E Selection	Jan 2019
Design Report	Oct 2019
Bid Opening	Feb 2020
Start Construction	May 2020
Substantial Completion	Jun 2021
Final Completion	Dec 2021

PREVIOUS ACTION: This project was enumerated as part of a System-Wide Utility Improvement project in 2019 Wisconsin Act 9 for \$6,937,000 (\$3,954,000 GFSB and \$2,983,000 PRSB).

DESIGN REPORT

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

October 16, 2019

Utility Improvements
UW-Whitewater
Whitewater, WI

Project Number: 18K2S

For the: University of Wisconsin

Project Manager: Rob Otremba

Architect/Engineer: Ring & DuChateau
Brookfield, WI

1. Project Description:

This report develops a cost for the installation of boiler redundant capacity, on-site fuel storage, and associated equipment in the Heating Plant to allow 72 hours of weekend boiler operation at peak usage rate in the event of a natural gas outage or curtailment with the largest boiler unavailable for service in accordance with the Department of Administration (DOA) and UW System Administration (UWSA) Risk Management recommendations.

The project will include the installation of new gas/oil fired boilers, onsite fuel oil storage, and the removal of necessary equipment.

2. Authorized Budget and Funding Source:

This project was enumerated in 2019 Wisconsin Act 9 for \$6,937,000 (\$3,954,000 GFSB and \$2,983,000 PRSB).

3. Schedule:

Bid Opening	Feb 2020
Start of Construction	May 2020
Substantial Completion	Jun 2021

4. Budget Summary:

Construction	\$5,654,000
Asbestos Removal	\$28,800
A/E Fees	\$370,300
DFDM Mgmt	\$250,300
Contingency	\$573,600
Other Fees	\$60,000
Total Project Cost	\$6,937,000

BUILDING COMMISSION REQUESTS / ITEMS

October 16, 2019

Subcommittee

Full Commission

16. UW-System – Classroom Renovation/Instructional Technology Improvements – Request the following:

- a) Authority to release \$2,160,000 GFSB of the \$10,000,000 GFSB 2017-19 Classroom Renovation/Instructional Technology Improvement Program enumeration;
- b) Authority to construct various Classroom Renovation/Information Technology projects for an estimated total cost of \$2,160,000 GFSB; and
- c) Permit the Division of Facilities Development and Management to adjust individual project budgets.

	Classroom Renovation/Instructional Technology	\$2,160,000
MKE	Mitchell Hall Active Learning Classroom (\$650,000 GFSB)	\$650,000
PLT	Science Building Instructional Space Reno (\$1,510,000 GFSB)	\$1,510,000

In August 2019, the SBC released \$1,672,000 GFSB of the \$10,000,000 GFSB enumerated in 2017 Wisconsin Act 59 to construct various Campus projects that are a part of this program.

In June 2019, the SBC released \$4,116,700 GFSB of the \$10,000,000 GFSB enumerated in 2017 Wisconsin Act 59 and authorized the use of \$117,300 PR-CASH to construct various Campus projects that are a part of this program.

This project is a subset of the UW System Classroom Renovations/Instructional Technology Improvements enumeration of \$10,000,000 GFSB in 2017 Wisconsin Act 59.

**AGENCY REQUEST FOR
STATE BUILDING COMMISSION ACTION
OCTOBER 2019
REQUEST #16**

AGENCY: University of Wisconsin System

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

DFDM CONTACT: RJ Binau, (608) 267-6927, rj.binau@wisconsin.gov

LOCATION: UW System, Statewide

PROJECT REQUEST: Requests the following:

- a) Authority to release \$2,160,000 GFSB of the \$10,000,000 GFSB 2017-19 Classroom Renovation/Instructional Technology Improvement Program enumeration;
- b) Authority to construct various Classroom Renovation/Instructional Technology projects for an estimated total cost of \$2,160,000 GFSB; and
- c) Permit the Division of Facilities Development and Management to adjust individual project budgets.

Classroom Renovation/Instructional Technology		
LOCATION	PROJ. NO.	GFSB
UW-Milwaukee (Milwaukee Co.)	18H1V	\$650,000
UW-Platteville (Grant Co.)	18H1Z	\$1,510,000
Classroom Renovation/Instructional Technology Total		\$2,160,000

UW-Milwaukee – Mitchell Hall Active Learning Classroom (18H1V):

Project Description and Justification:

This project will renovate a vacated office area (B95) in Mitchell Hall to provide a 50-seat active learning classroom for campus. Beyond finish improvements and general modifications to provide appropriate amenities to support an interactive learning environment, the project will provide the technology, infrastructure, and flexible format furniture to support group learning.

As the active learning format of education becomes more popular among both faculty and students at UW-Milwaukee, the campus is struggling to meeting demand via the current, limited inventory of active learning classrooms equipped with appropriate technology, flexible format furniture, and ancillary furnishings that appropriately support this pedagogy.

In 2012, an academic planning group listed the creation of a cooperative learning environment as its top priority. This pedagogical practice will encourage students to collaborate with peers and increase interactions between instructors and students. The process of active learning will allow instructors to coach students during activities by assisting them in answering their own questions. Students will be able to present their results to classmates for peer review and immediate feedback. The campuses existing stock of active learning classrooms are nearing scheduling capacity as demand for interactive learning environments from both faculty and students increases. UW-

Milwaukee must continue to stay abreast of this growing demand by expanding its portfolio of active learning classrooms to provide a greater variety of sizes, locations, and functionality.

Budget/Schedule:

Construction	\$431,900
Design	\$55,000
DFDM Mgt	\$19,900
Contingency	\$64,000
Equipment	\$78,200
Other Fees	\$1,000
TOTAL	\$650,000

SBC Approval	Oct 2019
A/E Selection	Sep 2018
Design Report	Oct 2019
Bid Opening	Mar 2020
Start Construction	May 2020
Substantial Completion	Dec 2020
Final Completion	Apr 2021

Previous Action: See Below.

UW-Platteville – Science Building Instructional Space Renovation (18H1Z):

Project Description and Justification:

Renovation of 4,572 SF of instructional space for an expanded Mechatronics Laboratory in Russell Hall which was originally built in 1971. Renovation is focused on improving safety classroom accessibility while providing new instructional technology. Rooms 100/102/104 will be combined and converted into a 24 student Automation Laboratory. The improvements include new borrowed lights, new doors with card access, new flooring, new wall and ceiling finishes, new markerboards, new compressed air outlets, new hand washing sink with eyewash, new mechanical grilles, new energy efficient LED lighting, additional power receptacles, new equipment disconnect switches, new data receptacles, and a new instructor station with new audio visual equipment. Rooms 110A/110B/110C/110D/103 will be combined and converted to a 24 student Robotics Laboratory. The improvements include new borrowed lights, new doors with card access, new flooring, new wall and ceiling finishes, new markerboards, new hand washing sink with eyewash, new compressed air outlets, new mechanical ductwork and grilles, new energy efficient LED lighting, additional power receptacles, new data receptacles, a new instructor station with new audio visual equipment.

Advances in industrial technology and teaching pedagogy, as well as enrollment growth are driving the need for this project. As technology in industry advances, industrial education must keep up to meet the needs of employers. This project will develop dedicated space for a robotics lab, which will consist of six Fanuc robotics/automation lab stations, and an adjacent electronics lab. Currently, Industrial Studies’ robotics equipment is located within inferior space in Russell Hall Room 016, which is the Agriculture Power Control Laboratory. The equipment and process in the Agriculture Power Control Laboratory focuses on agricultural mechanics and equipment, specifically tractors and hydraulic systems, and is inherently a machine-shop (dirty lab) environment. The machine-shop processes and noise, dirt/dust, engine and hydraulic oil, etc. are not physically compatible with the robotics/automation training equipment or its teaching pedagogy. Additionally, the existing electronics laboratory is not adjacent to the existing robotics/automation equipment, and is on an opposite side of the building, and on different floor levels. The need for this project is also driven by large, sustained enrollment growth in the programs of Industrial Technology Management, Technology Education, and Agricultural Education.

Budget/Schedule:

Construction	\$1,057,000
Design	\$80,700
DFDM Mgt	\$48,400
Contingency	\$152,100
Equipment	\$171,800
TOTAL	\$1,510,000

SBC Approval	Oct 2019
A/E Selection	Sep 2018
Design Report	Oct 2019
Bid Opening	Feb 2020
Start Construction	Apr 2020
Substantial Completion	Aug 2020
Final Completion	Dec 2020

Previous Action: In August 2019, the SBC released \$1,672,000 GFSB of the \$10,000,000 GFSB enumerated in 2017 Wisconsin Act 59 to construct various Campus projects that are a part of this program.

In June 2019, the SBC released \$4,116,700 GFSB of the \$10,000,000 GFSB enumerated in 2017 Wisconsin Act 59 and authorized the use of \$117,300 PR-CASH to construct various Campus projects that are a part of this program.

This project is a subset of the UW System Classroom Renovations/Instructional Technology Improvements enumeration of \$10,000,000 GFSB in 2017 Wisconsin Act 59.

BUILDING COMMISSION REQUESTS / ITEMS

October 16, 2019

Subcommittee

Full Commission

17. UW-System – Various All Agency Projects – Request the following:

- a) Authority to construct various All Agency maintenance and repair projects for an estimated total cost of \$7,352,600 (\$5,030,600 GFSB, \$921,500 PRSB, and \$1,400,500 PR-CASH);
- b) Transfer all approved GFSB All Agency Allocations to the UW Infrastructure Maintenance Appropriation; and
- c) Permit the Division of Facilities Development and Management to adjust individual project budgets.

Facility Maintenance and Repair		\$4,536,000	
GBY	Enviro Sciences MEP Infrastructure Reno (\$2,528,000 GFSB)	\$2,528,000	
WTW	Multi-Building Elevator Renovations (\$1,405,600 GFSB; \$602,400 PRSB)	\$2,008,000	
Utility Repair and Renovation		\$2,816,600	
OSH	Halsey Science Ctr Steam/Condensate Repl (\$449,100 GFSB; \$431,500 PR-CASH)	\$880,600	
STO	Heating Plant Fuel Reliability Upgr (Incr) (\$969,000 PR-CASH)	\$969,000	
SUP	Campus Fiber Optic Backbone Replacement (\$647,900 GFSB; \$319,100 PRSB)	\$967,000	

**AGENCY REQUEST FOR
STATE BUILDING COMMISSION ACTION
OCTOBER 2019
REQUEST #17**

AGENCY: University of Wisconsin System

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

DFDM CONTACT: RJ Binau, (608) 267-6927, rj.binau@wisconsin.gov

LOCATION: UW System, Statewide

PROJECT REQUEST: Request the following:

- a) Authority to construct various All Agency maintenance and repair projects for an estimated total cost of \$7,352,600 (\$5,030,600 GFSB, \$921,500 PRSB, and \$1,400,500 PR-CASH);
- b) Transfer all approved GFSB All Agency Allocations to the UW Infrastructure Maintenance Appropriation; and
- c) Permit the Division of Facilities Development and Management to adjust individual project budgets.

FACILITY MAINTENANCE AND REPAIR

INST	PROJ. NO.	PROJECT TITLE	GFSB	PRSB	PR-CASH	TOTAL
GBY	18K1I	Enviro Sciences MEP Infrastructure Renovation	\$2,528,000	\$0	\$0	\$2,528,000
WTW	18K2L	Multi-Building Elevator Renovations	\$1,405,600	\$602,400	\$0	\$2,008,000
FMR SUBTOTALS			\$3,933,600	\$602,400	\$0	\$4,536,000

UTILITY REPAIR AND RENOVATION

INST	PROJ. NO.	PROJECT TITLE	GFSB	PRSB	PR-CASH	TOTAL
OSH	18K1K	Halsey Science Center Steam/Condensate Utility Repl	\$449,100	\$0	\$431,500	\$880,600
STO	17E3B	Heating Plant Fuel Reliability Upgrade (Increase)	\$0	\$0	\$969,000	\$969,000
SUP	18I1G	Campus Fiber Optic Backbone Replacement	\$647,900	\$319,100	\$0	\$967,000
URR SUBTOTALS			\$1,097,000	\$319,100	\$1,400,500	\$2,816,600

	GFSB	PRSB	PR-CASH	TOTAL
OCTOBER 2019 TOTALS	\$5,030,600	\$921,500	\$1,400,500	\$7,352,600

UW-Green Bay – Environmental Sciences MEP Infrastructure Renovation (18K1I):

Project Description and Justification:

This project replaces selected mechanical, electrical, and plumbing building infrastructure. Project work includes replacing the galvanized plumbing lines and associated valves; restroom plumbing fixtures; above ground sanitary drain and vent piping; five constant volume air handling units and associated pneumatic controls with three variable volume air handling units with direct digital controls; restroom exhaust fans; and unit heater and fin tube radiation

pneumatic controls with direct digital controls. Nineteen new terminal units with direct digital controls will be installed to serve the existing and new hot water reheat coils. Electrical power, central chilled water, and building hot water services will be extended to serve the new HVAC equipment. A new domestic hot water heater will also be installed. All ductwork will be cleaned. The restroom interior plumbing chases will be demolished and rebuilt to facilitate plumbing work. The suspended acoustical ceiling will be removed and reinstalled to facilitate mechanical and plumbing work. New suspended acoustical ceilings with LED lighting will be installed in the restrooms. New LED lighting will also be installed in the mechanical rooms.

The building mechanical, electrical, and plumbing infrastructure is mostly original to the facility, which was constructed in 1968. Some failed sections of domestic water piping were replaced in 2014. The sections that were replaced had non-uniform wear and varying pipe wall thicknesses present. Discolored water is prevalent throughout the facility and the drinking fountains require more operational maintenance than those located in other campus facilities. The mechanical systems are obsolete, difficult to control, and require frequent operational maintenance and repair. The mechanical rooms are undersized for the current equipment array installed in them and required clearances cannot be met in all instances. Some of the distribution ductwork is made of fiberboard and was found to be collapsed during a classroom renovation project in 2013.

Budget/Schedule:

Construction	\$2,009,000
Design	\$203,300
DFDM Mgt	\$89,400
Contingency	\$226,300
TOTAL	\$2,528,000

SBC Approval	Oct 2019
A/E Selection	Dec 2018
Bid Opening	Feb 2020
Start Construction	May 2020
Substantial Completion	Sep 2020
Final Completion	Dec 2020

Previous Action: None.

UW-Whitewater – Multi-Building Elevator Renovations (18K2L):

Project Description and Justification:

This project modernizes the passenger elevator systems in Connor University Center, Drumlin Dining Hall, Hyer Hall, and Winther Hall by replacing and reconditioning motors, controls, and elevator car assemblies. Project work in Drumlin Dining Hall is limited to replacing the in-ground hydraulic cylinder for the two-stop hydraulic elevator. For the other buildings in this project, work includes replacing all machine room equipment and associated controls; upgrading elevator doors and associated equipment and control stations to meet current ADA requirements; installing a new elevator monitoring system and fire fighter service operation; and improving the heating and cooling systems for the equipment rooms. A fully regenerative drive will be installed in Winther Hall.

The elevator systems and associated wiring are original to the buildings. Modernization of the elevators was deferred from the project scopes of recent renovations. The motors and drive systems are no longer made, and parts are unavailable. The drives are obsolete and no longer supported by the manufacturer. The frequency of bearing, seal, drive, and circuit board failures

have increased, and elevator reliability is becoming a significant concern. When parts fail, maintenance staff have a difficult time finding compatible replacement parts, as they are neither currently manufactured, nor easily found. During past failures, cars have been inoperable for an extended time, which unacceptable situation considering the institutions serves a large disabled student population.

Budget/Schedule:

Construction	\$1,600,000
Design	\$112,000
DFDM Mgt	\$72,400
Contingency	\$209,600
Other Fees	\$14,000
TOTAL	\$2,008,000

SBC Approval	Oct 2019
A/E Selection	Jan 2019
Bid Opening	Nov 2019
Start Construction	Jan 2020
Substantial Completion	Aug 2021
Final Completion	Dec 2021

Previous Action: None.

UW-Oshkosh - Halsey Science Center Steam/Condensate Utility Replacement (18K1K):

Project Description and Justification:

This project replaces one steam pit and approximately 210 LF of underground steam and condensate utility distribution lines between the Halsey Science Center and Pit A1b. Project work includes removing and reconstructing Pit A1b, replacing the underground concrete box conduit and the associated 4-inch steam and 2-inch condensate utility lines between the Halsey Science Center and Pit A1b, installing new electrical conduit parallel to the new concrete box conduit section, and electrical power for new lighting, power outlets, and a sump pump for the new steam pit. The access ladder will also be replaced. The new concrete box conduit will connect to an existing section just south of Halsey Science Center, constructed under a previous project. Temporary steam and condensate lines will be installed to allow for service to Hasley Science Center throughout the construction period. Associated work includes traffic and pedestrian control, excavation, backfill, and surface restoration.

This steam line provides heat and lab steam to the Halsey Science building which houses faculty offices, classrooms, labs and an animal facility. Within the 210 feet of concrete box conduit, the condensate line is deteriorated and leaking. Work has been done previously by the campus to patch the line, but all efforts have failed. During those attempted repairs it was noted that the box conduit is being infiltrated with ground water and is in poor shape. Replacement of condensate line without replacing the box conduit would not be recommended as the ground water in the box conduit will again deteriorate the piping along with the insulation on the steam and condensate lines. Steam Pit A1b is also in poor shape due to age and past flooding experiences, as its walls and ceiling are cracking and failing. The electrical distribution does not meet current code requirements, creates an unsafe condition, and there is no permanent lighting for the space. The access ladder is rusted and unsafe.

Budget/Schedule:

Construction	\$668,000
Design	\$81,800
DFDM Mgt	\$30,800
Contingency	\$100,000
TOTAL	\$880,600

SBC Approval	Oct 2019
A/E Selection	Dec 2018
Bid Opening	Nov 2019
Start Construction	May 2020
Substantial Completion	Aug 2020
Final Completion	Dec 2020

Previous Action: None.

UW-Stout - Central Heating Plant Fuel Reliability Upgrade (Increase) (17E3B):**Project Description and Justification:**

This request increases the project budget to reinstate the scope for the demolition of coal handling facilities and cover increased soft costs related to the bids received on this project this past spring.

Project work includes installation of new fuel oil burners for the coal/gas-fired boilers; 40,000 gallons of fuel oil storage tanks; spill containment; and associated equipment and controls. All existing coal and ash handling equipment will be removed. The coal-fired boilers were installed in 1965 with sidewall natural gas burners. UW-Stout currently has 10,000 gallons of fuel oil storage capacity and 14 hours of run time.

Budget/Schedule:

Construction	\$3,758,000
Design	\$392,200
DFDM Mgt	\$165,100
Contingency	\$368,300
TOTAL	\$4,684,400

SBC Approval	Oct 2019
A/E Selection	Jul 2017
Bid Opening	Aug 2018
Start Construction	Oct 2018
Substantial Completion	Dec 2020
Final Completion	Jun 2021

Previous Action: In April 2018, the SBC granted authority to construct this project for an estimated total cost of \$3,715,400 (\$2,912,100 GFSB and \$1,523,300 PRSB).

UW-Superior – Campus Fiber Optic Backbone Replacement (18I1G):**Project Description and Justification:**

This project replaces the campus fiber optic backbone to meet all known current and anticipated future requirements for data, voice, video, energy management/building automation system, and fire alarm/smoke detection system reporting. Project work includes installation of new single mode (SM) fiber; removal and disposal of multiple pair telephone trunk cable and coaxial video cable; repair, renovation, and/or replacement of underground telecommunications duct bank and 45 utility pits; and renovation of 15 building signal entrance facilities to accommodate the new fiber optic backbone. New SM fiber interface modules will be installed for the energy management/building automation system and fire alarm/smoke detection system panels.

The campus long-range information technology plan includes increasing the speed of the data network to serve the current and ever increasing academic, administrative, and student use. The plan includes conversion of the digital PBX-based telephone system to Voice over IP (VoIP), conversion of the coaxial cable-based video system to video over IP, conversion of the copper cable-based fire alarm reporting system to SM fiber optic cable, and conversion of the campus EMS system network links from multi-mode fiber to SM fiber.

Budget/Schedule:

Construction	\$681,000
Design	\$75,500
DFDM Mgt	\$30,600
Contingency	\$81,800
Equipment	\$98,100
TOTAL	\$967,000

SBC Approval	Oct 2019
A/E Selection	Nov 2018
Bid Opening	Feb 2020
Start Construction	Apr 2020
Substantial Completion	Oct 2020
Final Completion	Dec 2020

Previous Action: None.