



# State of Wisconsin Building Commission

SCOTT WALKER  
Governor

JOHN L. KLENKE  
Secretary  
P.O. Box 7866  
Madison, WI 53707-7866  
Voice (608) 266-1855  
Fax (608) 267-2710  
e-mail: [John.Klenke@wisconsin.gov](mailto:John.Klenke@wisconsin.gov)

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

**Wednesday, December 13, 2017**

**9:30 a.m.**

**Room 330 SW  
State Capitol**

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

**Wednesday, December 13, 2017**

**10:30 a.m.**

**Room 330 SW  
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 13, 2017**

**1:00 p.m.**

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

**BUILDING COMMISSION REQUESTS / ITEMS**

December 13, 2017

Subcommittee

Full Commission

The Secretary requests approval of the minutes of October 18, 2017.

No action required.

**ADMINISTRATIVE AFFAIRS**

**Department of Administration**

1. Small Project Program Funding Request – The Department of Administration requests the release of \$10,800,000 2017-19 All Agency GFSB funding and the authority to allow the Division of Facilities Development and Management to transfer funds between Small Project accounts:
  - a) \$4,000,000 Z060 Facilities Repair/Wisbuild to Z070 SP Facility Repair/Renovation;
  - b) \$3,400,000 Z080 Utilities Repair/Renovation to Z090 SP Utilities Repair/Renovation;
  - c) \$2,000,000 Z100 Health and Safety to Z110 SP Health and Safety;
  - d) \$900,000 Z060 Facilities Repair/Wisbuild to Z190 SP Preventive Maintenance;
  - e) \$300,000 Z080 Utilities Repair/Renovation to Z240 SP Road Maintenance; and
  - f) \$200,000 Z060 Facilities Repair/Wisbuild to Z260 SP Facility Repair Roofing.

Small Project Program Funding Request - The Department of Administration requests the release of \$9,000,000 2017-19 All Agency PRSB funding and the authority to allow the Division of Facilities Development and Management to transfer funds between Small Project accounts:

- a) \$4,000,000 of Y2400 Facility Repair/Renovation-PR to Y2700 SP-Facility Repair-Small Project;
- b) \$1,000,000 of Y2400 Facility Repair/Renovation-PR to Y2600 SP-Facilities REPR/Roof/DOA-PR; and
- c) \$4,000,000 of Y2500 Utility Repair/Renovation-PR to Y2800 SP-Utility Repair-Small Project.

BUILDING COMMISSION REQUESTS / ITEMS

December 13, 2017

Subcommittee	Full Commission
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DNR Stewardship Funding Transfer – The Department of Administration, on behalf of the Department of Natural Resources is requesting the release of \$2,473,800 of Stewardship funding (TA) from TA28 Stewardship to TA29 Small Projects Stewardship.

DNR Conservation Seg Bonding – The Department of Administration, on behalf of the Department of Natural Resources is requesting the release of \$1,000,000 of TUJ00 to TU5000 SP-Small Projects.

UWSA Self-Amortizing Facilities Funding Transfer – The Department of Administration, on behalf of the University of Wisconsin System, is requesting the release of \$5,000,000 of T9900 UW Self Amortizing Residual to T1900 SP-Self-Amort-Small Projects.



# State of Wisconsin Building Commission

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Secretary  
P.O. Box 7866  
Madison, WI 53707-7866  
Voice (608) 266-1855  
Fax (608) 267-2710  
e-mail: [John.Klenke@wisconsin.gov](mailto:John.Klenke@wisconsin.gov)

Date: December 2017  
To: SBC Members  
From: John L. Klenke, Secretary  
Subject: Small Project Program Funding Transfer Request for the December 2017 State Building Commission Meeting

1. Small Project Program Funding Request - The Department of Administration requests the release of \$10,800,000 2017-19 All Agency GFSB funding and the authority to allow the Division of Facilities Development and Management to transfer funds between Small Project accounts:

\$4,000,000 Z060 Facilities Repair/Wisbuild to Z070 SP Facility Repair/Renovation

\$3,400,000 Z080 Utilities Repair/Renovation to Z090 SP Utilities Repair/Renovation

\$2,000,000 Z100 Health and Safety to Z110 SP Health and Safety

\$900,000 Z060 Facilities Repair/Wisbuild to Z190 SP Preventive Maintenance

\$300,000 Z080 Utilities Repair/Renovation to Z240 SP Road Maintenance

\$200,000 Z060 Facilities Repair/Wisbuild to Z260 SP Facility Repair Roofing

2. Small Project Program Funding Request - The Department of Administration requests the release of \$9,000,000 2017-19 All Agency PRSB funding and the authority to allow the Division of Facilities Development and Management to transfer funds between Small Project accounts:

\$4,000,000 of Y2400 Facility Repair/Renovation-PR to Y2700 SP-Facility Repair-Small Project

\$1,000,000 of Y2400 Facility Repair/Renovation-PR to Y2600 SP-Facilities REPR/Roof/DOA-PR

\$4,000,000 of Y2500 Utility Repair/Renovation-PR to Y2800 SP-Utility Repair-Small Project.

3. DNR Stewardship Funding Transfer – The Department of Administration, on behalf of the Department of Natural Resources is requesting the release of \$2,473,800 of Stewardship funding (TA) from TA28 Stewardship to TA29 Small Projects Stewardship.
4. DNR Conservation Seg Bonding – The Department of Administration, on behalf of the Department of Natural Resources is requesting the release of \$1,000,000 of TUJ00 to TU5000 SP-Small Projects.
5. UWSA Self-Amortizing Facilities Funding Transfer – The Department of Administration, on behalf of the University of Wisconsin System, is requesting the release of \$5,000,000 of T9900 UW Self Amortizing Residual to T1900 SP-Self-Amort-Small Projects.

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 2017-19 Capital Budget for the Small Project Program. Prior to this request, the last request for a small projects allocation was in May 2016.

State agencies have opened 595 small projects with an estimated budget of \$36.5 million (all funds) since May 2016.

Of this total, UW System campuses were the largest user of the small project program having opened 218 projects totaling \$15.5 million (all funds), or 42% of the total initiated since May 2016.

Second to UW System, the Department of Corrections opened 116 projects with an estimated budget of \$6.3 million (all funds), representing 17% of the total.

The third largest user of the small projects program since May 2016 has been the Department of Natural Resources. Since May 2016 the Department of Natural Resources established 36 projects with an estimated budget of \$3.0 million (all funds).

Taken together, these three agencies represent 370 projects, totaling \$24.8 million (all funds) or approximately 70% of the total. The other 12 agencies that have established projects since May 2016 (DOA, DMA, DHS, DOT, etc.) initiated 225 projects with an estimated budget of \$11.7 million (all funds).

BUILDING COMMISSION REQUESTS / ITEMS

December 13, 2017

Subcommittee	Full Commission
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2. Department of Administration on behalf of the Department of Corrections - Dodge Correctional Institution/Alliant Energy Easement – Request authority to execute a 0.606-acre permanent natural gas easement and a 1.22-acre temporary construction easement at the Dodge Correctional Institution (DCI) to Wisconsin Power and Light Company (aka Alliant Energy) for \$5,681.25 for the permanent easement and \$2,287.50 for a temporary construction easement.

**AGENCY REQUEST FOR  
STATE BUILDING COMMISSION ACTION  
DECEMBER 2017**

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

**DOA CONTACT:** Tammy Olson (608) 264-9503, [tammy.olson@wisconsin.gov](mailto:tammy.olson@wisconsin.gov)

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

**LOCATION:** Dodge Correctional Institution, Dodge County

**PROJECT REQUEST:** Request authority to execute a 0.606-acre permanent natural gas easement and a 1.22-acre temporary construction easement at the Dodge Correctional Institution (DCI) to Wisconsin Power and Light Company (aka Alliant Energy) for \$5,681.25 for the permanent easement and \$2,287.50 for a temporary construction easement.

**PROJECT DESCRIPTION:**

The easement to Alliant Energy is for underground natural gas line facilities, including but not limited to pipelines with valves; main and service laterals; and other appurtenant equipment above and underground associated with the transmission and distribution of natural gas products. The current 3,400 feet of 6" steel gas main located in Lot 1 and in Outlot 191 at Dodge Correctional Institution is past its life expectancy and will be retired and replaced. In 1966, the State granted an easement to Alliant Energy for this purpose. A new 8" steel gas main will be installed parallel and under this existing gas main.

Alliant Energy is seeking an additional easement for 1,320 feet to cover the remaining portion of Outlot 191 not included in the easement granted in 1966. Approximately 1,045 SF of gas main that is currently installed in the CTH MM right-of-way (ROW) will be moved onto the DCI Outlot 191. The easement will be 20 feet wide and approximately 250 feet or more away from DCI's perimeter fence.

The easement is located adjacent to Beaver Dam Street / CTH MM Road along the west property line abutting the CTH MM ROW from Lincoln Street to the DCI south property line. During installation of the new gas main, the existing gravel driveway on the affected side of the DCI property will be temporarily closed for approximately 1-2 days. Please see the attached map.

**PROJECT JUSTIFICATION:**

The existing 6" steel gas main was installed in 1969. Over the past 48 years, the coating on the existing pipeline has broken down and flaws have developed which could cause system failure. To avoid this, the requested easement will allow Alliant Energy to discontinue the use of the faulty piping and install a new pipeline segment utilizing today's improved coating technologies. The new gas main piping will increase gas capacity and reliability to DCI and to other Alliant Energy consumers in Waupun and the surrounding areas.

DOA Legal has reviewed the easement and supporting documentation, and found no issues with the transaction. DOC Legal has reviewed and approved the easements and compensation.

**PREVIOUS ACTION:** None.





BUILDING COMMISSION REQUESTS / ITEMS

December 13, 2017

Subcommittee	Full Commission
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3. Department of Administration - Wisconsin Rapids State Office Building Land Sale – Request authority to sell 0.081 acres to the City of Wisconsin Rapids for roadway improvements between Gaynor Avenue and the Riverview Expressway (WIS 13/54/73) intersection in Wisconsin Rapids. Total compensation for this transaction is \$18,012.

**AGENCY REQUEST FOR  
STATE BUILDING COMMISSION ACTION  
DECEMBER 2017**

**AGENCY:** Department of Administration

**DOA CONTACT:** Tammy Olson, (608) 264-9503, [tammy.olson@wisconsin.gov](mailto:tammy.olson@wisconsin.gov)

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

**LOCATION:** Wisconsin Rapids State Office Building, Wood County

**PROJECT REQUEST:** Request authority to sell 0.081 acres to the City of Wisconsin Rapids for roadway improvements between Gaynor Avenue and the Riverview Expressway (WIS 13/54/73) intersection in Wisconsin Rapids. Total compensation for this transaction is \$18,012.

**PROJECT DESCRIPTION:**

The City of Wisconsin Rapids is requesting this land purchase to support the reconstruction of 2<sup>nd</sup> Avenue South (WIS 54/73) from Gaynor Avenue to West Riverview Expressway (WIS 13). The Wisconsin Rapids State Office Building will be impacted by a loss of 0.081 acres of land, and the removal of an electric sign and mature ornamental deciduous tree due to widening the street and moving the sidewalks back from the roadway. The City is providing compensation for this acquisition and for a 0.074-acre Temporary Limited Easement (TLE) that is needed for sloping an area adjacent to the acquired Right of Way (ROW). The TLE will be used only during construction and will be restored to original. Additionally, DOA will be reimbursed for the cost of purchasing and re-locating signage related to the land sale.

**PROJECT JUSTIFICATION:**

The Wisconsin Rapids' reconstruction of 2<sup>nd</sup> Avenue South project is being done to address existing roadway design deficiencies that have resulted in documented crashes at or near the Riverview Expressway (WIS 13/54/73) intersection. The current roadway design allows four driveway access points onto 2<sup>nd</sup> Avenue South – within 500 feet of the WIS 13/54/73 intersection. In addition, westbound WIS 54/73 narrows from two lanes to one lane between the intersection and Woodbine Street. This design results in traffic backups, from an ineffective use of the dual left-turn lanes at the intersection on WIS 13 and conflicting traffic movements west of the intersection on 2<sup>nd</sup> Avenue South.

This project will improve traffic flow, movement, and conditions at the Riverview Expressway intersection and the 17<sup>th</sup> Street and Gaynor Avenue roundabout; as well as providing traffic signal upgrades and pavement marking and signing improvements on 2<sup>nd</sup> Avenue South.

**BUDGET/SCHEDULE:**

The project is estimated to take two to three months and is scheduled for 2019. However, the improvement project could occur as early as 2018.

The below table shows the state's compensation for this land transaction:

Allocation	Size	Unit	Per Unit	\$	Section Totals
<b>Costs Associated with Granting this transaction:</b>					
Land Purchased	0.081	Acre	\$50,000	\$4,050.00	
Temporary Limited Easement	0.074	Acre		\$289.00	
Directional Signage				\$158.25	
Asphalt Drive /Concrete Curb				\$1,475.00	
<b>Section Total:</b>					<b>\$5,972.25</b>
<b>Reimbursement to DOA for costs incurred for the Easement:</b>					
Sign Relocation				\$9,363.40	
Signage - Electric		1	\$1,985	\$1,985.00	
Landscaping (Trees)		1	\$691	\$691.00	
<b>Section Total:</b>					<b>\$12,039.40</b>
Total Reimbursement:					\$18,011.65
<b>Total Compensation (Rounding)</b>					<b>\$18,012.00</b>

**PREVIOUS ACTION:** None.

BUILDING COMMISSION REQUESTS / ITEMS

December 13, 2017

Subcommittee

Full Commission

4. Lower Fox River Navigational System - Land Sale – Request authority to sell 0.25 acres of land at Appleton Lock #3 to Eagle Flats, LLC for \$14,250.

In October 2017, SBC approved the execution of quit claims and land transfer from the U.S. Corps of Engineers at Appleton Locks #3 and #4.

In February 2016, SBC approved the execution of quit claims and land transfer from the U.S. Army Corps of Engineers for 3,529 SF at the Appleton Lock #1 and 6,716 SF at the Kaukauna Lock #5.

**AGENCY REQUEST FOR  
STATE BUILDING COMMISSION ACTION  
DECEMBER 2017**

**AGENCY:** Department of Administration

**DOA CONTACT:** Tammy Olson, (608) 264-9503, [tammy.olson@wisconsin.gov](mailto:tammy.olson@wisconsin.gov)

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

**LOCATION:** Lower Fox River Navigational System – Appleton Lock #3

**PROJECT REQUEST:** Request authority to sell 0.25 acres of land at Appleton Lock #3 to Eagle Flats, LLC for \$14,250.

**PROJECT DESCRIPTION:**

2001 Wisconsin Act 16 created the Fox River Navigational System Authority (FRNSA) to manage, rehabilitate and operate the system of lower Fox River locks between Lake Winnebago and Green Bay. The System was transferred to the State from the U.S. Army Corps of Engineers (COE) in 2004. At that time, the State entered into a 30-year lease with FRNSA for the Fox River Navigational System.

In addition, 2015 Wisconsin Act 357 permits FRNSA to begin the planning for a Visitors Center at this location. The transaction proposed seeks to move the potential for a Visitors Center forward by permitting a public private partnership to develop land formerly owned by the State and designated by the Authority for the Visitors Center.

The 0.25 acres of land being offered for sale by the State has been appraised at \$14,250. The sale price equals the appraised value. In addition, the transaction includes a permanent easement granted by Eagle Flatts, LLC to the state to permit unencumbered access to the State's property operated by the Authority at Appleton Lock #3.

The sale transaction is the result of a public process where the parcel was listed for sale on the DOA website.

**PROJECT JUSTIFICATION:**

The transaction would permit the creation of a mixed-use development on the property that would provide FRNSA with a Visitors Center occupying the first floor and residential housing units occupying the upper three floors of the building. The plan conforms to the City of Appleton's TID #8 plan.

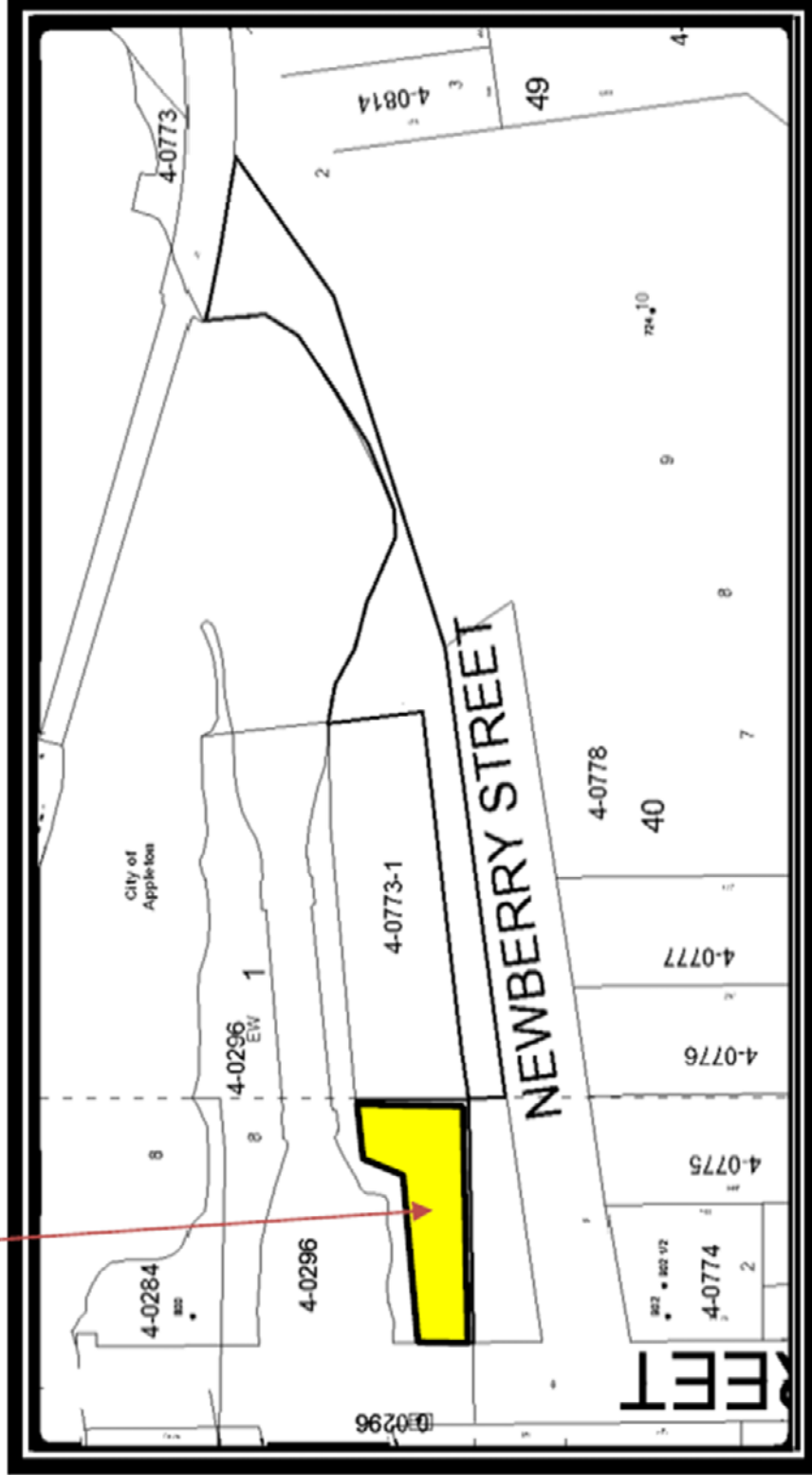
It is anticipated that the Visitor's Center will include interactive exhibits and displays that tell the history and economic impact of the Fox Lock System, as well as highlight the significance of the Fox River restoration project.

DOA Legal has reviewed the sale documents and found no issues with the transaction.

**PREVIOUS ACTION:** In October 2017, SBC approved the execution of quit claims and land transfer from the U.S. Corps of Engineers at Appleton Locks #3 and #4.

In February 2016, SBC approved the execution of quit claims and land transfer from the U.S. Army Corps of Engineers for 3,529 SF at the Appleton Lock #1 and 6,716 SF at the Kaukauna Lock #5.

State-owned land





BUILDING COMMISSION REQUESTS / ITEMS

December 13, 2017

Subcommittee

Full Commission

**Department of Corrections**

5. Kettle Moraine Correctional Institution – Wastewater Treatment Improvements – Request the following:
- a) Approve the Design Report; and
  - b) Authority to construct the Wastewater Treatment Improvements project for an estimated total cost of \$2,000,000 GFSB.

This project was enumerated in 2015 Wisconsin Act 55 for \$2,000,000 GFSB.

Subcommittee	Full Commission

**AGENCY REQUEST FOR  
STATE BUILDING COMMISSION ACTION  
DECEMBER 2017**

**AGENCY:** Department of Corrections

**DOC CONTACT:** Kristine Anderson, (608)240-5416, [kristine.anderson@wisconsin.gov](mailto:kristine.anderson@wisconsin.gov)

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

**LOCATION:** Kettle Moraine Correctional Institution, Sheboygan County

**PROJECT REQUEST:** Request the following:

- a) Approve the Design Report; and
- b) Authority to construct the Wastewater Treatment Improvements project for an estimated total cost of \$2,000,000 GFSB.

**PROJECT NUMBER:** 15H1M

**PROJECT DESCRIPTION:**

This project will construct a second clarifier and associated infrastructure for the current wastewater treatment system at Kettle Moraine Correctional Institution (KMCI). The project scope also includes: site development, associated electrical and plumbing infrastructure, system monitoring, testing and maintenance repairs.

**PROJECT JUSTIFICATION:**

The existing KMCI wastewater treatment system was constructed in 1992 with a single clarifier. The single clarifier is limiting the ability of the institution to perform long-term, regular, preventive maintenance because the system cannot be taken off-line when the institution is occupied. The installation of a second clarifier will provide necessary wastewater treatment redundancy at KMCI and will allow the institution to take one clarifier off-line to perform routine preventive maintenance on the other.

**BUDGET/SCHEDULE:**

Construction	\$1,412,000
Design	\$193,000
DFDM Mgt	\$67,300
Contingency	\$269,200
Other Fees	\$58,500
<b>TOTAL</b>	<b>\$2,000,000</b>

SBC Approval	Dec 2017
A/E Selection	Oct 2015
Design Report	Dec 2017
Bid Opening	Mar 2018
Start Construction	Jul 2018
Substantial Completion	Jan 2019
Final Completion	Mar 2019

**PREVIOUS ACTION:** This project was enumerated in 2015 Wisconsin Act 55 for \$2,000,000 GFSB.

# DESIGN REPORT

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

December 13, 2017

Wastewater Treatment Plant Improvements  
Kettle Moraine Correctional Institution  
Plymouth, WI

**Project Number: 15H1M**

**For the:** Department of Corrections

**Project Manager:** Ed Keasler

**Architect/Engineer:** Strand Associates, Inc.  
Milwaukee, WI

## 1. Project Description:

This project will construct a second clarifier and associated infrastructure for the current wastewater treatment system at KMCI. The project scope also includes: site development; associated electrical and plumbing infrastructure, system monitoring, testing and maintenance repairs.

## 2. Authorized Budget and Funding Source:

This project was enumerated in 2015 Wisconsin Act 55 for \$2,000,000 GFSB.

## 3. Schedule:

Bid Opening:	Mar 2018
Start of Construction:	July 2018
Substantial Completion / Occupancy:	Jan 2019

## 4. Budget Summary:

Construction:	\$1,412,000
A/E Fees:	\$193,000
DFDM Mgmt:	\$67,300
Contingency:	\$269,200
Other Fees	\$58,500
<b>Total Project Cost:</b>	<b>\$2,000,000</b>

BUILDING COMMISSION REQUESTS / ITEMS

December 13, 2017

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 \$866,000 (\$188,000 GFSB – Utility Repair and Renovation; and \$678,000 GFSB – Facility Maintenance and Repair);
- b) Transfer all approved GFSB All Agency allocations to the Department of Corrections Infrastructure appropriation; and
- c) Permit the Division of Facilities Development and Management to adjust individual project budgets.

**Utility Repair and Renovation** **\$188,000**

Lincoln Hills	Primary Elec Sys Repl (Increase)	\$188,000
	(\$188,000 GFSB)	

**Facility Maintenance and Repair** **\$678,000**

Lincoln Hills	Security Equip and Infrastructure Improv Phase II	\$678,000
	(\$678,000 GFSB)	

**AGENCY REQUEST FOR  
STATE BUILDING COMMISSION ACTION  
DECEMBER 2017**

**AGENCY:** Department of Corrections

**DOC CONTACT:** Kristine Anderson, (608)240-5416, [kristine.anderson@wisconsin.gov](mailto:kristine.anderson@wisconsin.gov)

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

**PROJECT REQUEST:** Request the following:

- a) Authority to construct various All Agency maintenance and repair projects for an estimated total cost of \$866,000 (\$188,000 GFSB – Utility Repair and Renovation; and \$678,000 GFSB – Facility Maintenance and Repair);
- b) Transfer all approved GFSB All Agency allocations to the Department of Corrections Infrastructure appropriation; and
- c) Permit the Division of Facilities Development and Management 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>
Lincoln Hills School	14H2G	Primary Electrical System Replacement (Increase)	\$188,000
<b>Utility Repair and Renovation Total</b>			<b>\$188,000</b>

<b>Facility Maintenance and Repair</b>			
<b>LOCATION</b>	<b>PROJ. NO.</b>	<b>PROJECT TITLE</b>	<b>GFSB</b>
Lincoln Hills School	17K1A	Security Equipment and Infrastructure Improvements-Phase II	\$678,000
<b>Facility Maintenance and Repair Total</b>			<b>\$678,000</b>

**Lincoln Hills School – Primary Electrical System Replacement (14H2G)(Increase):**

**Project Description and Justification:**

This project was originally approved for construction in August 2016. The project bid on November 15, 2017. In order to accept bids received and re-establish an appropriate post-bid contingency, an additional \$188,000 GFSB is required. Based on the original scope of work as described below, the project could not be de-scoped to re-bid within available funding.

This project will replace and upgrade the aging 4.16 kV electrical distribution system throughout the Lincoln Hills School. Work includes the replacement of the existing lead-covered medium-voltage cables, replacement of obsolete medium-voltage switchgear and transformers, and replacement of the main distribution panel in each cottage.

The existing distribution system is original to the facility when it was constructed in 1968 and is no longer in reliable operating condition. The system is well beyond its expected lifespan of 30-40 years. In addition, replacement parts are difficult to obtain. This upgrade will provide electrical system reliability and bring the system up-to-date.

**Budget/Schedule:**

Construction	\$909,500	SBC Approval	Aug 2016
Design	\$87,000	AE Selection	Oct 2014
DFDM Mgt	\$41,900	Bid Opening	Nov 2017
Contingency	\$136,600	Start Construction	Jan 2018
Other Fees	\$45,000	Substantial Completion	Oct 2018
<b>TOTAL</b>	<b>\$1,220,000</b>	Final Completion	Dec 2018

**Previous Action:** Project 14H2G was approved by the SBC in August 2016 for \$1,032,000 GFSB.

**Lincoln Hills School – Security Equipment and Infrastructure Improvements – Phase II (17K1A):**

**Project Description and Justification:**

This project will provide security equipment and infrastructure improvements by replacing the existing, obsolete analog cameras with new, modern digital equipment and related infrastructure to create a more secure and comprehensive surveillance system. Work includes cameras, viewing stations, recording equipment/software and supporting infrastructure for Addams, Black Elk, Curtis, Douglas, Rogers, Miller, Dubois, Hughes, Wells, and King housing cottages. Phase I of this project included replacement of cameras in Krueger and Roosevelt housing cottages, Administration Building, School Building, Chapel, and Food Service Building.

Lincoln Hills School is located in Irma and is a secured juvenile correctional facility. The administrative buildings at Lincoln Hill also serve Copper Lake School for Girls. The existing surveillance system is inadequate to support new recording and monitoring system requirements. The upgrades will serve to cover existing areas with higher resolution cameras and also provide coverage for areas with inadequate or no coverage.

**BUDGET/SCHEDULE:**

Construction	\$335,000	SBC Approval	Dec 2017
Design	\$23,000	A/E Selection	Feb 2016
DFDM Mgt	\$15,900	Bid Opening	Jan 2018
Contingency	\$62,100	Start Construction	Mar 2018
Equipment	\$242,000	Substantial Completion	Jul 2018
<b>TOTAL</b>	<b>\$678,000</b>	Final Completion	Aug 2018

**Previous Action:** Security Equipment and Infrastructure – Phase I was approved by the SBC in August, 2016 for \$1,546,300 GFSB.

BUILDING COMMISSION REQUESTS / ITEMS

December 13, 2017

Subcommittee

Full Commission

**Department of Natural Resources**

7. Pattison Tower Site – Pattison Ranger Radio Tower –  
Request the following:
- a) Approve the Design Report; and
  - b) Authority to construct the Pattison Ranger Radio Tower for an estimated total cost of \$1,241,700 SEG-CASH.

This project was enumerated in 2017 WI Act 59 for \$1,241,700 SEG-CASH.

Subcommittee	Full Commission

**AGENCY REQUEST FOR  
STATE BUILDING COMMISSION ACTION  
DECEMBER 2017**

**AGENCY:** Department of Natural Resources

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

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

**LOCATION:** Pattison Tower Site, Douglas County

**PROJECT REQUEST:** Request the following:

- a) Approve the Design Report; and
- b) Authority to construct the Pattison Ranger Radio Tower for an estimated total cost of \$1,241,700 SEG-CASH.

**PROJECT NUMBER:** 14G1G

**PROJECT DESCRIPTION:**

This project will construct a new 300' high steel self-supported communications tower, 60'x105' chain link fenced compound, 900' long aggregate surfaced access drive, 10'x24' prefabricated equipment shelter, 40 kV generator with a 1,000-gallon LP tank, UPS system and general site improvements. The new tower shall be furnished and installed with all associated hardware, foundation system, antenna mounts, line supports, ice bridges and grounding systems. The scope will also include installation of antennas and lines.

**PROJECT JUSTIFICATION:**

Railroads running through Namadji river valley have been a source of wildfires for many years. When DNR Forestry resources respond to these fires they routinely lose radio coverage with dispatch and are frequently left short of resources, creating unsafe situations for firefighters. Cellular coverage is also absent from much of this area. Costs for this project include Wisconsin Interoperable System for Communications (WISCOM) System radio capabilities. WISCOM is a shared system that first responders in communities across the state will use to communicate during a major disaster or large-scale incident. Besides the DNR need, similar needs exist in this geographic area for Douglas County Sheriff, Douglas County Fire, and the WI State Patrol. All have like needs and would like to jointly occupy this site.

**BUDGET/SCHEDULE:**

Construction	\$953,700
Design	\$73,400
DFDM Mgt	\$39,600
Contingency	\$155,000
Other Fees	\$20,000
<b>TOTAL</b>	<b>\$1,241,700</b>

SBC Approval	Dec 2017
A/E Selection	Jul 2014
Design Report	Dec 2017
Bid Opening	May 2018
Start Construction	Jun 2018
Substantial Completion	Jan 2019
Final Completion	Feb 2019



**PREVIOUS ACTION:** This project was enumerated in 2017 WI Act 59 for \$1,241,700 SEG-CASH.

# DESIGN REPORT

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

December 13, 2017

Pattison Ranger Radio Tower  
Pattison Tower Site  
Superior, WI

**Project Number: 14G1G**

**For the:** Department of Natural Resources  
**Project Manager:** Abe Kheraz  
**Architect/Engineer:** Oneida Total Integrated Enterprises (OTIE)  
Madison, WI

## 1. Project Description:

Construct a new 300' high steel self-supported communications tower, 60'x105' chain link fenced compound, 900' long aggregate surfaced access drive, 10'x24' prefabricated equipment shelter, 40 kV generator with a 1,000-gal LP tank, UPS system and general site improvements. The equipment shelter will be provided by the Owner and delivered to the site. Contractor shall install the shelter.

The new tower shall be furnished and installed with all associated hardware, foundation system, antenna mounts, line supports, ice bridges and grounding systems. The Contractor shall also install and align owner furnished antennas and lines.

## 2. Authorized Budget and Funding Source:

This project was enumerated in 2017 Wisconsin Act 59 for \$1,241,700 SEG–Cash.

## 3. Schedule:

Bid Opening:	May 2018
Start of Construction:	Jun 2018
Substantial Completion / Occupancy:	Jan 2019

## 4. Budget Summary:

Construction:	\$953,700
A/E Fees:	\$73,400
DFDM Mgmt:	\$39,600
Contingency:	\$155,000
Other Fees:	\$20,000
<b>Total Project Cost:</b>	<b>\$1,241,700</b>

BUILDING COMMISSION REQUESTS / ITEMS

December 13, 2017

Subcommittee	Full Commission
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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 \$3,294,400 (\$778,100 FED; \$229,000 PR-CASH; \$1,761,100 GFSB; and \$526,200 STWD);
- b) Transfer all approved GFSB All Agency Allocations to the DNR Infrastructure Maintenance appropriation; and
- c) Permit the Division of Facilities Development and Management to adjust individual project budgets.

<b>Facility Maintenance and Repair</b>		<b>\$3,294,400</b>
High Cliff State Park	Sewer and Water Improvements (\$526,200 STWD)	\$526,200
Tussockia State Trail	Trail Washout Restoration Ph II (\$353,100 FED; \$88,300 PR-CASH)	\$441,400
Northern Highland American Legion State Forest	Stack’s Bay Boat Landing Renov (\$225,000 FED; \$83,500 PR-CASH)	\$308,500
Buckskin Lake Public Access	Boat Launch Repair (\$200,000 FED; \$57,200 PR-CASH)	\$257,200
Princeton Lock & Dam	Lock and Dam Renovation (\$1,761,100 GFSB)	\$1,761,100

**AGENCY REQUEST FOR  
STATE BUILDING COMMISSION ACTION  
DECEMBER 2017**

**AGENCY:** Department of Natural Resources

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

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

**PROJECT REQUEST:** Request the following:

- a) Authority to construct various All Agency maintenance and repair projects for an estimated total cost of \$3,294,400 (\$778,100 FED; \$229,000 PR-CASH; \$1,761,100 GFSB; and \$526,200 STWD);
- b) Transfer all approved GFSB All Agency Allocations to the DNR Infrastructure Maintenance appropriation; and
- c) Permit the Division of Facilities Development and Management to adjust individual project budgets.

<b>Facility Maintenance and Repair</b>							
<b>LOCATION</b>	<b>PROJ. NO.</b>	<b>PROJECT TITLE</b>	<b>FED</b>	<b>PR-CASH</b>	<b>GFSB</b>	<b>STWD</b>	<b>TOTAL</b>
High Cliff State Park (Calumet Co.)	15J1O	Sewer and Water Improvements	\$0	\$0	\$0	\$526,200	\$526,200
Tuscobia State Trail (Sawyer Co.)	16H1E	Trail Washout Restoration – Phase II	\$353,100	\$88,300	\$0	\$0	\$441,400
Northern Highland American Legion State Forest (Oneida Co.)	16B2E	Stack’s Bay Boat Landing Renovation	\$225,000	\$83,500	\$0	\$0	\$308,500
Buckskin Lake Public Access (Oneida Co)	16J1E	Boat Launch Repair	\$200,000	\$57,200	\$0	\$0	\$257,200
Princeton Lock and Dam (Green Lake Co.)	16H2J	Lock and Dam Renovation	\$0	\$0	\$1,761,100	\$0	\$1,761,100
<b>Facility Maintenance and Repair Total</b>			<b>\$778,100</b>	<b>\$229,000</b>	<b>\$1,761,100</b>	<b>\$526,200</b>	<b>\$3,294,400</b>

**High Cliff State Park – Sewer and Water Improvements (15J1O):**

**Project Description and Justification:**

This project will repair and replace sanitary sewer and water infrastructure that requires excessive maintenance or no longer meets performance requirements in the upper and lower portion of High Cliff State Park.

The park is connected to the Village of Sherwood water and wastewater utilities. The utility systems at the park have been installed over a period of decades and consist of a variety of materials. Large portions of the sanitary sewer and water utility systems are shallow buried seasonal systems.

**Budget/Schedule:**

Construction	\$387,600
Design Fees	\$50,600
DFDM Mgt	\$17,100
Contingency	\$38,800
Other Fees	\$32,100
<b>TOTAL</b>	<b>\$526,200</b>

SBC Approval	Dec 2017
A/E Selection	Nov 2015
Bid Opening	Jan 2018
Start Construction	Apr 2018
Substantial Completion	Jun 2018
Final Completion	Jul 2018

**Previous Action:** None.

**Tuscobia State Trail –Trail Washout Restoration – Phase II (16H1E):**

**Project Description and Justification:**

This project will replace the damaged 84-inch culvert with a new culvert and restore the embankment to the pre-washout dimensions. The project will also restore the stream channel by removing 3 sections of culvert pipe and other debris that were carried downstream during the washout.

In June 2016, a major rain event washed out a portion of a former railroad embankment that now carries the Tuscobia Trail. The washout also damaged an 84-inch culvert which carries an unnamed tributary of the Brunet River. The washout was located 4.5-miles northeast of Winter, WI in Sawyer County. Phase I of this project temporarily stabilized the embankment and restored trail access until a proper repair could be completed.

**Budget/Schedule:**

Construction	\$340,400
A/E Fees	\$35,800
DFDM Mgt	\$15,000
Contingency	\$34,000
Other Fees	\$16,200
<b>TOTAL</b>	<b>\$441,400</b>

SBC Approval	Dec 2017
A/E Selection	Sep 2016
Bid Opening	Feb 2018
Start Construction	May 2018
Substantial Completion	Jul 2018
Final Completion	Aug 2018

**Previous Action:** None.

**Northern Highland American Legion State Forest – Stack’s Bay Boat Landing Renovation (16B2E):**

**Project Description and Justification:**

The project will reconstruct the failed boat landing ramp and parking lot pavement providing lake access. The proposed improvements are planned to mirror the existing boat landing/parking area footprint with minor expansion of an additional boat ramp to alleviate user delays. This project will increase the launch lanes from one to two and resurface existing parking lot. Current size of ramp and parking is inadequate and users are parking along the road creating a hazard.

**Budget/Schedule:**

Construction	\$230,000
Design Fees	\$33,800
DFDM Mgt	\$10,200
Contingency	\$23,000
Other Fees	\$11,500
<b>TOTAL</b>	<b>\$308,500</b>

SBC Approval	Dec 2017
A/E Selection	Mar 2016
Bid Opening	May 2018
Start Construction	Sep 2018
Substantial Completion	Nov 2018
Final Completion	Dec 2018

**Previous Action:** None.

**Buckskin Lake Public Access (Oneida Co) – Buckskin Lake Boat Launch Repair (16J1E):**

**Project Description and Justification:**

This project will reconstruct the existing boat ramp; widen and repave the existing parking lot and access road and improve drainage away from the lake. The project will bring the site up to current accessibility standards; improving drainage and storm water quality; repaving the existing road, parking area and launch approach. Current paved surfaces at site are in poor condition. Additional parking and parking stall delineation is required. Improvements will be made to storm water quality by reshaping the parking lot to drain water into upland areas prior to entering the lake.

**Budget/Schedule:**

Construction	\$200,000
Design Fees	\$18,000
DFDM Mgt	\$9,200
Contingency	\$30,000
<b>TOTAL</b>	<b>\$257,200</b>

SBC Approval	Dec 2017
A/E Selection	Dec 2016
Bid Opening	Mar 2018
Start Construction	Jun 2018
Substantial Completion	Aug 2018
Final Completion	Sep 2018

**Previous Action:** None.

**Princeton Lock and Dam –Lock and Dam Renovation (16H2J):**

**Project Description and Justification:**

The project consists of the placement of riprap downstream of the dam to reduce the downstream hydraulic, replacement of the flashboard system with a raised fixed crest, and construction of a

bypass fishway structure within the dam's left abutment. Additional site improvements include removal of trees and brush adjacent to the dam and lock, dry masonry structures, reconstruction of the lock gate structure access steps, relocation of the gate operations control panel, replacement of the wooden gateway decking with steel grating, and additional security fencing. Operation of the Princeton Dam in its current configuration presents a significant safety hazard with potentially perilous consequences. Aside from the primary purpose of reducing the safety risk, modifying the dam may stabilize water levels for the residents of the Lake Puckaway Association and may help implement future water quality and fisheries improvements. These are the desired outcomes for both the DNR and the local public both upstream and downstream from the existing dam.

**Budget/Schedule:**

Construction	\$1,452,100
Design	\$126,300
DFDM Mgt	\$62,200
Contingency	\$101,600
Other Fees	\$18,900
<b>TOTAL</b>	<b>\$1,761,100</b>

SBC Approval	Dec 2017
A/E Selection	Oct 2016
Bid Opening	Feb 2018
Start Construction	May 2018
Substantial Completion	Oct 2018
Final Completion	Nov 2018

**Previous Action:** None.

BUILDING COMMISSION REQUESTS / ITEMS

December 13, 2017

Subcommittee

Full Commission

**Education Communications Board**

9. Wisconsin Public Broadcasting Center – Software and Equipment Purchase – Request authority to purchase proprietary software and equipment to replace ECB’s current television automation system for \$430,000 GFSB.



**AGENCY REQUEST FOR  
STATE BUILDING COMMISSION ACTION  
DECEMBER 2017**

**AGENCY:** Educational Communications Board

**ECB CONTACT:** Marta Bechtol, (608) 264-9733, [marta.bechtol@ecb.org](mailto:marta.bechtol@ecb.org)

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

**LOCATION:** Wisconsin Public Broadcasting Center, Dane County

**PROJECT REQUEST:** Request authority to purchase proprietary software and equipment to replace ECB's current television automation system for \$430,000 GFSB.

**PROJECT NUMBER:** 17K1H

**PROJECT DESCRIPTION:**

This project will purchase equipment, software, training, and technical support for a new broadcast automation system to be housed in Wisconsin Public Broadcasting's Operations Center. The need for this purchase is due to current systems manufacturer support will cease in May of 2019. The system includes modules for media acquisition, media preparation and quality control, layout, database management, machine-control of other electronic systems, and user interface. The system must integrate with existing proprietary Myers ProTrack traffic software and will require the purchase and licensing of software modules from both Myers and the chosen automation manufacturer. This project will also replace certain aging and out-of-date equipment in the Operations Center that are crucial to the technical air chain, as well as other equipment made necessary by changes to the Center's technical architecture that are inherent to any such replacement; this includes equipment necessary to deliver critical AMBER and Emergency Alert System messaging.

**PROJECT JUSTIFICATION:**

This project is of essential priority to ECB, as the automation system is the core of television origination workflow. Automation systems enable ECB to operate facilities with lean staffing, maintaining 24/7/365 programming while keeping personnel and overtime costs at minimal levels.

The manufacturer of the existing system has announced that they are leaving the business as of May 2019, and technical support will no longer be available for the software-based product. Manufacturer-supported equipment keeps operational and maintenance costs down. Timely replacement is critical to protect uninterrupted service of the six-station, four-channel Wisconsin Public Television network operated by ECB.

The project must be completed prior to May 2019. ECB prefers that the installation be complete by July 2018, so that payment for an additional one-year support contract (approx. \$7,000) with the current manufacturer will not be necessary.

**BUDGET/SCHEDULE:**

DFDM Mgt (2%)	\$8,400
Equipment	\$421,600
<b>TOTAL</b>	<b>\$430,000</b>

SBC Approval	Dec 2017
Bid Opening	Mar 2018
Start Construction	May 2018
Substantial Completion	Jul 2018
Final Completion	Aug 2018

**PREVIOUS ACTION:** None

BUILDING COMMISSION REQUESTS / ITEMS

December 13, 2017

Subcommittee

Full Commission

**Non-State Grant**

10. The Department of Administration on behalf of the St. Ann Center Bucyrus Campus - St. Ann Center for Intergenerational Care's Bucyrus Campus – Request the release of \$5,000,000 GFSB to the St. Ann Center to aid in the construction of St. Ann Center for Intergenerational Care's Bucyrus Campus in Milwaukee County in accordance with provisions of 2017 Wisconsin Act 59.

This project was enumerated in 2017 Wisconsin Act 59 for \$5,000,000 GFSB.

**AGENCY REQUEST FOR  
STATE BUILDING COMMISSION ACTION  
DECEMBER 2017**

**AGENCY:** Department of Administration on behalf of the St. Ann Center – Bucyrus Campus

**NON-STATE CONTACT:** John Jansen, (414) 977-5031, [jjansen@stanncenter.org](mailto:jjansen@stanncenter.org)

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

**LOCATION:** St. Ann Center, Milwaukee County

**PROJECT REQUEST:** Request the release of \$5,000,000 GFSB to the St. Ann Center to aid in the construction of St. Ann Center for Intergenerational Care’s Bucyrus Campus in Milwaukee County in accordance with provisions of 2017 Wisconsin Act 59.

**PROJECT NUMBER:** 17K2P

**PROJECT DESCRIPTION:**

The project will complete the intergenerational care center to permit a highly effective provider of community services and a force for neighborhood stabilization and economic growth in Milwaukee’s struggling 53205 and 53206 zip codes.

Funding will allow the completion of the following critical service functions: an 8,100 SF Alzheimer’s/Dementia Care Unit that will nearly triple the number of clients served; an 8,200 SF Overnight Respite Care unit will include nine individual bedrooms, a handicapped-accessible bathing area, laundry room, activity room, kitchen, client socialization room and storage area; completion of two remaining childcare classrooms totaling 1,600 SF that will reduce the waiting list for infant and toddlers; a 1,500 SF Intergenerational Multi-fiber Arts Room that will provide hands-on therapy for all ages; and a 6,600 SF Aquatic Center (pool/whirlpool and locker rooms) that will include both warm water therapy and competitive community lap swimming. Funding will also enable construction of a 350-seat wheelchair-accessible outdoor Band shell and lighted walkway that will provide a safe and positive focal point for the neighborhood; a 2,400 SF gymnasium that will be open to the public and spur competitive leagues, tournaments and year-round events; completion of a 600 SF beauty salon; and 700 SF of office space and an interior corridor.

**PROJECT JUSTIFICATION:**

Completion of this project will also allow St. Ann Center’s Bucyrus Campus to continue on its trajectory to becoming a major driver of economic development in Milwaukee and Wisconsin’s most impoverished neighborhood. St. Ann Center took two blocks of environmentally contaminated land that was vacant for five decades and put it back into productive use, raising over \$20 million to open this transformational facility, and creating 64 permanent jobs in the neighborhood, with up to 200 jobs and 600 volunteers expected when completed. It now holds two Business Incubators per year to assist struggling small business hopefuls, and hosts dozens

of business, government, and community development meetings. It has also taken a lead role in environmental remediation efforts in order to ensure a healthy environment for all neighborhood residents.

This request is consistent with the provisions of 2017 Wisconsin Act 59 that require the grantee to document the existence of additional funding from non-state sources and provide construction plans to DOA for review and approval. The existence of non-state funding has been identified by the grantee and DOA staff has determined that the plans are consistent with the project as described. If this item is approved, a grant agreement between St. Ann Center and DOA will be executed to allow for the release of funding.

**BUDGET:**

Construction/Design	\$25,263,700
Contingency	\$398,000
Equipment	\$350,000
<b>TOTAL</b>	<b>\$26,011,700</b>

**PREVIOUS ACTION:** This project was enumerated in 2017 Wisconsin Act 59 for \$5,000,000 GFSB.

BUILDING COMMISSION REQUESTS / ITEMS

December 13, 2017

Subcommittee

Full Commission

**HIGHER EDUCATION**

**The University of Wisconsin**

- 11. UW-Whitewater - Cambridge Apartments Lease – Request authority to lease approximately 87,520 SF at Cambridge Apartments (375 N. Harmony Lane) in Whitewater for a term of five years and for an annual cost of \$1,107,200 for UW-Whitewater University Housing.

**AGENCY REQUEST FOR  
STATE BUILDING COMMISSION ACTION  
DECEMBER 2017**

**AGENCY:** University of Wisconsin System

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

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

**LOCATION:** UW-Whitewater, Walworth County

**PROJECT REQUEST:** Request authority to lease approximately 87,520 SF at Cambridge Apartments (375 N. Harmony Lane) in Whitewater for a term of five years and for an annual cost of \$1,107,200 for UW-Whitewater University Housing.

**PROJECT DESCRIPTION:**

The proposed lease agreement is for 87,520 RSF at Cambridge Apartments (375 N. Harmony Lane) in Whitewater and provides 73 residential housing units to accommodate 285 students. This building is located across the street from UW-Whitewater (UWW) campus. The lease provides an annual escalation rate of 1% for the initial five-year lease term and includes a 365-day cancellation clause effective the last day of any lease year to accommodate fluctuations in student enrollment. The lease rate includes all janitorial, utilities, maintenance, real estate taxes, insurance, snow removal, landscaping and room furnishings. The UWW will provide University Housing staff and student services such as resident assistants, security, social programming, and counseling at this location.

<b>State Function at Leased Location</b>	Student Housing
<b>Lease Location</b>	375 N. Harmony Lane, Whitewater, Wisconsin
<b>Type of Negotiation or</b>	Request for Proposal (RFP)
<b>Lessor</b>	D.L.K. Enterprises, Inc.
<b>Anticipated Occupancy Date</b>	August 10, 2018
<b>Lease Term</b>	5 years – through August 31, 2023
<b>Escalation Rate</b>	One percent (1%)
<b>Renewal Option(s)</b>	Three five-year renewals
<b>Purchase Option</b>	N/A
<b>Space Type</b>	Student Housing for 285 students (not including food service)
<b>Square Feet</b>	87,520 RSF
<b>Gross Cost per Square Foot</b>	\$12.65/SF (includes janitorial, maintenance, R/E taxes, utilities, insurance, snow removal, landscaping, tenant improvements and furnishings)
<b>Initial Lease Term Cost</b>	\$1,107,200

**PROJECT JUSTIFICATION:**

UWW residence halls have a design capacity of 4,142 students. There are 4,800 students eligible to live in the residence halls for the 2017-2018 school year. For the last four years, the Office of University Housing has operated between 110 to 114 percent capacity. Since 2010, the university has entered into short-term arrangements with local apartment owners to house 450 students in campus-managed space. Last year, more than 90 students lived in converted study lounges and many resident assistants were required to have roommates. To help alleviate some of the student housing over-crowding issues, the Board of Regents waived the residency requirement for sophomores to remain on campus for the last several years. This year, more than 700 students were granted exemptions from this requirement.

To address the UWW's student housing issues, a request for proposal was issued in May 2017. Six proposals were received and it was determined that the requested lease will best meet student housing needs at the campus. The Lessor will provide each apartment with a full kitchen (double sink with disposal, refrigerator and stove), a full private bathroom, a living room and multiple bedrooms. Unit furnishings will include two couches, window coverings, a kitchen dining set for four, and a bed, desk, and dresser for each resident. Prior to occupancy, each apartment will be painted and new carpet installed if required by the UWW. Additionally, the lease term will accommodate student housing demand until the new residence hall, with occupancy for 410 students, opens in fall of 2019 and during the planned renovations for two residential halls anticipated for 2021 and 2022 that will remove them from inventory.

DOA Legal has reviewed the supporting documentation, and found no issues with the transaction.

**PREVIOUS ACTION:** None.





**Cambridge Apartments**



Sources: UW System Administration,  
State of Wisconsin, Wisconsin State  
Cartographers Office,  
US Census Bureau

This map is for reference purposes only.

### UW-Whitewater: Student Housing Lease

	Proposed Leased Facility		Campus Boundary
	Campus Building		Parking Area

0 500 Feet

Document Path: D:\C:\BOS\Projects\BOS\BOS\Map\WU\Student\_Housing\_Lease\_2017\WU\_Student\_Housing\_Lease\_20170810.mxd

BUILDING COMMISSION REQUESTS / ITEMS

December 13, 2017

Subcommittee

Full Commission

12. UW-La Crosse - Wittich Hall Renovation – Request the following:

- a) Approve the Design Report; and
- b) Authority to construct the Wittich Hall Renovation project for an estimated total cost of \$24,618,000 PR-CASH.

This project was enumerated in 2015 Wisconsin Act 55 for \$24,618,000 PR-CASH.

**AGENCY REQUEST FOR  
STATE BUILDING COMMISSION ACTION  
DECEMBER 2017**

**AGENCY:** University of Wisconsin System

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

**DFDM 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 the following:

- a) Approve the Design Report; and
- b) Authority to construct the Wittich Hall Renovation project for an estimated total cost of \$24,618,000 PR-CASH.

**PROJECT NUMBER:** 14I2O

**PROJECT DESCRIPTION:**

This project completely renovates Wittich Hall to create a new technology-rich home for the College of Business Administration, including the Small Business Development Center . Selective removal of most interior, non-load bearing walls, the existing swimming pool basins, and a portion of the first floor will maximize the building's existing daylighting capabilities. The project will construct a new intermediate floor level within the two gymnasium spaces to maximize needed office, classroom, and student study spaces within the building. All mechanical, electrical, telecommunications, and plumbing systems will be replaced and a new fire suppression system and emergency power generator will be installed. A new connection to the central campus chilled water and steam utilities, central energy management system, and campus fiber optic network will be constructed.

Upgrades will comply with the building's historic requirements. All exterior windows, doors, and skylights will be replaced, and a new roofing system will be installed with insulation added. An ADA-compliant elevator that is capable of accommodating a stretcher will be installed. The building's entry points will be improved and a new raised entry will be added. The exterior of the building will be reconfigured to be consistent with the central campus mall, and stormwater detention will be included in the landscape design.

**PROJECT JUSTIFICATION:**

The Wittich Hall facility is in a state of advanced deterioration. The mechanical ventilation and plumbing systems are served by essentially the same infrastructure as originally constructed in the building over ninety years ago. The building is not connected to the campus central chilled water plant, and the areas that do have air conditioning are served by various stand-alone units. The existing single zone steam heating system does not allow localized temperature control. The electrical distribution system cannot support any increased use of the facility. The fire alarm systems are not compliant with current building and fire codes. The windows are in disrepair

and undermine the integrity of the building envelope. The building contains hazardous materials, including large areas of flaking paint that contain lead, nor is the facility ADA compliant. Finally, all of the finishes in the building are well beyond their expected life and are difficult to maintain.

The College of Business Administration has struggled with unmet space needs for the last several biennia, and this renovation will preserve the facility while providing consolidated space for the various programs in the college and the Small Business Development Center. The college desires to expand its academic programs to potentially include additional fields of study such as Healthcare Administration and Sustainability in Business. The college will vacate space, primarily in Wimberly Hall, that will allow other academic departments to decompress or resolve outstanding space needs.

**BUDGET/SCHEDULE:**

Construction	\$17,431,000	SBC Approval	Dec 2017
Design	\$1,488,400	A/E Selection	Aug 2015
DFDM Mgt.	\$785,800	Design Report	Dec 2017
Contingency	\$2,213,000	Bid Opening	Mar 2018
Equipment	\$2,197,000	Start Construction	Jun 2018
Other Fees	\$502,800	Substantial Completion	May 2020
<b>TOTAL</b>	<b>\$24,618,000</b>	Final Completion	Jun 2020

**PREVIOUS ACTION:** This project was enumerated in 2015 Wisconsin Act 55 for \$24,618,000 PR-CASH.

# DESIGN REPORT

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

December 13, 2017

Wittich Hall Renovation  
UW-La Crosse Campus  
La Crosse, WI

**Project Number: 14I2O**

**For the:** University of Wisconsin

**Project Manager:** Beth Alderman

**Architect/Engineer:** Aro Eberle Architects  
Madison, WI

## 1. Project Description:

This project completely renovates Wittich Hall to create a new technology-rich home for the College of Business Administration, including the Small Business Development Center. Selective removal of most interior, non-load bearing walls, the existing swimming pool basins, and a portion of the first floor will maximize the building's existing daylighting capabilities. The project will construct a new intermediate floor level within the two gymnasium spaces to maximize needed office, classroom and student study spaces within the building. All building infrastructure systems (mechanical, electrical, telecommunications, and plumbing) will be removed and replaced in their entirety and a new fire suppression system and emergency power generator will be installed. A new connection to the central campus chilled water and steam utilities, central energy management system, and campus fiber optic network will be constructed. The elevator will be replaced with a modern ADA-complaint elevator capable of accommodating a stretcher. All exterior windows and doors will be replaced, including energy efficient glazing, and will be compliant with the building's historic requirements. The current roofing system will be replaced, and roof insulation added. The original skylights will be replaced with light monitors to reduce glare in the office spaces immediately below. The building's five entries will be improved and balance accessibility requirements with the historic entry experience. A new raised entry will be added at the primary entry point. A feature for stormwater detention will be incorporated into the building's landscape design. Entryway exterior stairs will be reconstructed, and the exterior of the building will be reconfigured to be complementary to the renovated facility and consistent with the central campus mall.

## 2. Authorized Budget and Funding Source:

This project was enumerated in 2015 Wisconsin Act 55 for \$24,618,000 PR-CASH.

## 3. Schedule:

Bid Opening:	Mar 2018
Start of Construction:	Jun 2018
Substantial Completion / Occupancy:	May 2020

#### 4. Budget Summary:

Construction:	\$17,431,000
A/E Fees:	\$1,488,400
DFDM Mgmt:	\$785,800
Contingency:	\$2,213,000
Equipment:	\$2,197,000
Other Fees:	\$502,800
<b>Total Project Cost:</b>	<b>\$24,618,000</b>

BUILDING COMMISSION REQUESTS / ITEMS

December 13, 2017

Subcommittee	Full Commission
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13. UW-Madison - South Campus Utility Improvements –

Request the following:

- a) Authority to increase the project budget by \$1,687,000 PR-CASH;
- b) Authority to construct the South Campus Utility Improvements project at a revised total project cost of \$17,175,000 (\$11,306,000 GFSB, \$4,182,000 PRSB and \$1,687,000 PR-CASH); and
- c) Direct DFDM to report back to the SBC on bidding results and completion of the project.

The project was enumerated in 2015 WI Act 55 for \$15,488,000 (\$11,306,000 EX-GFSB and \$4,182,000 EX-PRSB).

**AGENCY REQUEST FOR  
STATE BUILDING COMMISSION ACTION  
DECEMBER 2017**

**AGENCY:** University of Wisconsin System

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

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

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

**PROJECT REQUEST:** Requests the following:

- a) Authority to increase the project budget by \$1,687,000 PR-CASH;
- b) Authority to construct the South Campus Utility Improvements project at a revised total project cost of \$17,175,000 (\$11,306,000 GFSB; \$4,182,000 PRSB; and \$1,687,000 PR-CASH); and
- c) Direct DFDM to report back to the SBC on the bidding results and completion of the project.

**PROJECT NUMBER:** 15K1F

**PROJECT DESCRIPTION:**

This project replaces and/or constructs new steam and primary electric/signal communication utilities along Dayton Street. The limits of excavation along Dayton Street will be from the eastern side of the Charter Street intersection and extend beyond Park Street to the eastern side of that intersection. Utilities will be placed where they are most advantageous UW–Madison in coordination with the City of Madison and Madison Gas and Electric.

High pressure steam, pumped condensate return, and compressed air piping will be replaced and increased in size from the Charter Street Heating Plant (CSHP) east along Dayton Street to just beyond Park Street. During the past Charter Street Rebuild project and Dayton Street Central Utility Renovation project, Phase I), accommodations were made for a second utility tunnel to be bored under Dayton Street and the Wisconsin and Southern Railroad track and for the extension of a new steam service to the east.

Primary electric/signal communication utilities will also be constructed along Dayton Street from the eastern side of the Charter Street intersection to beyond the east side of Park Street.

A new series of electric manholes will be connected by duct banks from a manhole constructed as part of the Charter Street Rebuild project to the east, routed in parallel to the steam service, and connected to an existing electric manhole constructed in the North Park Street Redevelopment project at the southeast corner of the Park Street and Dayton Street intersection.

Fiber optic cable is included in the project to allow for the relocation of the Metropolitan Unified Fiber Network (MUFN). The MUFN fiber optic cable is currently installed along the north side



of Dayton Street between the sidewalk and the curb. This cable will be relocated to the UW signal utility duct banks.

**PROJECT JUSTIFICATION:**

Campus utilities are essential in supporting the instructional and research missions of university campuses. The 2005 and 2017 Utilities Master Plan recommended a comprehensive south campus utility improvements project. Piping systems will be increased in size and primary/signal duct banks added, all to support current and future and provide additional system redundancy. Pumped condensate return is one of the most vulnerable utilities in this area of campus. Nearly all pumped condensate return piping of this vintage on campus (1950s) has failed and requires either replacement or installation of a smaller sleeve within the failed piping. Failure of the pumped condensate piping between CSHP and Park Street would result in a significant loss of condensate return from the east campus facilities. Currently, there is only one source of power to CSHP. The primary electric duct bank will provide the connectivity to allow the installation of two double conductor electrical circuits.

Additional funds will cover the costs to connect to MG&E’s new electrical manholes and duct bank as well as additional on-sight observation during construction given the proximity to a natural gas line, which is parallel to the excavation of the new utility work. Without this cooperative work, the utilities would need to re-routed in much longer runs at a much higher cost.

**BUDGET/SCHEDULE:**

Construction	\$13,769,000
Design	\$1,253,000
DFDM Mgt	\$610,000
Contingency	\$1,459,000
Other Fees	\$84,000
<b>TOTAL</b>	<b>\$17,175,000</b>

SBC Approval	Dec 2017
A/E Selection	Oct 2016
Bid Opening	Sep 2018
Start Construction	Oct 2018
Substantial Completion	Apr 2020
Final Completion	Nov 2020

**PREVIOUS ACTION:** The project was enumerated in 2015 WI Act 55 for \$15,488,000 (\$11,306,000 EX-GFSB and \$4,182,000 EX-PRSB).

BUILDING COMMISSION REQUESTS / ITEMS

December 13, 2017

Subcommittee	Full Commission

14. UW-Madison - Lathrop Drive/Bascom Hill Utilities

Improvement – Request the following:

- a) Authority to construct the Lathrop Drive/Bascom Hill Utilities Improvement project for an estimated total cost of \$32,656,000 (\$23,839,000 GFSB and \$8,817,000 PRSB); and
- b) Direct DFDM to report back to the SBC on the bidding results and completion of the project.

The project was enumerated in 2017 Act 59 for \$32,656,000 (\$23,839,000 GFSB and \$8,817,000 PRSB).

**AGENCY REQUEST FOR  
STATE BUILDING COMMISSION ACTION  
DECEMBER 2017**

**AGENCY:** University of Wisconsin System

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

**DFDM 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) Authority to construct the Lathrop Drive/Bascom Hill Utilities Improvement project for an estimated total cost of \$32,656,000 (\$23,839,000 GFSB and \$8,817,000 PRSB); and
- b) Direct DFDM to report back to the SBC on the bidding results and completion of the project.

**PROJECT NUMBER:** 17J2L

**PROJECT DESCRIPTION:**

This project replaces, relocates and/or constructs thermal utilities (steam and chilled water), electrical utilities (primary electric/signal communications), and civil utilities (domestic water, sanitary sewer and storm sewer) between North Charter Street and Music Hall along Lathrop Drive and between Bascom Hall and North Park Street in the Bascom Hill area.

The north-south thermal and primary electric/signal communications utility corridor will run from the north side of Lathrop Hall to Observatory Drive. Thermal utilities include a new steam tunnel with high pressure steam, low pressure steam, pumped condensate, and compressed air. Electric utilities include primary electric and signal communications duct banks, manholes, and cabling. An additional primary electric duct bank and cabling between Sterling Hall and Chamberlin Hall will also be included. Chilled water piping in the area of the new utility corridor will be replaced, including branch piping replacements to Birge Hall, the Law Building, South Hall, and Bascom Hall. Civil utilities including water, storm sewer, and sanitary sewer in the area of the new utility corridor will be replaced as well as the infill of an abandoned cistern located on the south side of South Hall.

Upon completion of the utility systems, all areas disturbed by the project will be fully restored including roadways, gutters, sidewalks, landscaping features, and site structures.

**PROJECT JUSTIFICATION:**

The University of Wisconsin-Madison 2005 and 2015 utility master plans recommended a comprehensive north campus utility improvements project. Utility systems should be replaced and/or relocated due to age, condition, location, and increased in size where necessary, to support current and future facilities and provide additional system redundancy.

The project site is one the oldest and most historic areas on campus with many of the utilities approaching the end of their expected service life. Recently, the reliability of these site utilities has come into question. As a result, this utility improvement project was developed in order to increase utility reliability, decrease operational costs, and rebuild the site utilities to be viable for the next 50 years.

The chilled water lines in this area were manufactured of cast iron, are brittle, and are of the age that indicates removal and replacement is necessary. Existing chilled water lines have failed at least five times during the last decade, including two failures near Lathrop Hall that damaged the Botany Gardens, which are located just south of Lathrop Drive. Failures can result in the loss of tens of thousands of gallons of chilled water and require the shutdown of air conditioning in several buildings. The Bascom Hill steam tunnels are the oldest and narrowest on campus, difficult and dangerous to access, and present a high risk for failure. A high-pressure steam line of the same vintage that is installed in the tunnels recently failed within Radio Hall, causing extensive damage to the facility and contents.

Primary electric distribution is limited in the Lathrop and Bascom areas. The primary electric power serving the buildings in this area is entirely loop fed, but most of the looped feeders share the same duct banks, which reduces the overall reliability of the utility. Additional primary electric duct banks and feeders will improve the reliability and redundancy of the electrical distribution system. Signal communication duct banks are required to provide separation of communication cables from high pressure steam, condensate, and compressed air piping in the existing steam tunnels. This reduces the risk of interrupted communications caused by a major steam leak and extends the life expectancy of the cabling.

The majority of the water, storm sewer, and sanitary sewer piping in this area is at least 50 years old (the typical useful life for these systems) with many piping segments more than 110 years old.

**BUDGET/SCHEDULE:**

Construction	\$26,585,000
Design	\$2,127,000
DFD Mgt	\$1,170,000
Contingency	\$2,659,000
Other Fees	\$115,000
<b>TOTAL</b>	<b>\$32,656,000</b>

SBC Approval	Dec 2017
A/E Selection	Mar 2018
Bid Opening	Jan 2021
Start Construction	Nov 2021
Substantial Completion	Jan 2023
Final Completion	Jan 2023

**PREVIOUS ACTION:** The project was enumerated in 2017 Act 59 for \$32,656,000 (\$23,839,000 GFSB and \$8,817,000 PRSB).

- Existing to Remain ———
- Demo/Abandon - - - - -
- New Construction ———
- Conductor Only ———
- Fiber Only ———
- Existing Vault/Access ■
- New Vault/Access ■
- Existing Manhole ●
- New Manhole ●
- Existing Area Drain ●
- New Area Drain ●
- Existing Catch Basin ■
- New Catch Basin ■
- Existing Hydrants & New Hydrants ■
- Existing Meter Pit ■
- New Meter Pit ■

**Revised**  
Date: September 28, 2017

**Utility Key**

- Steam Tunnel - T
- Box Conduit - B
- Chilled Water - C
- Chilled Water - E
- Signal - D
- Water - W
- Sanitary Sewer - S
- Storm Sewer - SS

Utility All  
Phase 1 & Existing



December 13, 2017

Subcommittee	Full Commission
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15. UW-Stevens Point – Schmeeckle Amphitheater Land Use Agreement and Gift-in-Kind – Request the following:

- a) Authority to construct an amphitheater at the Schmeeckle Reserve under a land use agreement with the Board of Regents and approval of the building pursuant to Wis. Stats § 16.85(12); and
- b) Authority to accept a gift-in-kind of the completed structure at an estimated value of \$235,000.

In April 2011, the SBC granted authority to accept the donation of a 0.52 acre parcel of unimproved land immediately adjoining the university’s Schmeeckle Reserve, a nature conservancy.

In November 2007, the SBC granted authority to accept a donation of two separate adjoining parcels of land approximately 6.63 acres in size, to become a part of the University’s Schmeeckle Reserve Nature Conservancy.

In April 1999, the SBC granted authority to accept a 42.6-Acre Parcel of Land from the city of Stevens Point for the Schmeeckle Reserve Nature Conservancy. A 1998 independent appraisal valued the parcel at \$221,600.

In October 1996, the SBC approved the revised request including authorization to use \$18,000 of University Schmeeckle Reserve Program Revenue funds as part of a University contribution to match a DNR stewardship-urban rivers grant; and to accept two parcels of land, totaling 22.13 acres, as a gift from Portage County to become part of the Schmeeckle Reserve Nature Conservancy.

In September 1990, the SBC recommended the acceptance of a gift-in-kind from the Wisconsin Conservation Hall of Fame Foundation, Inc. for construction of a Schmeeckle Reserve Visitor Center addition, valued at \$90,000, under terms of a Use Permit with the Board of Regents, with DSFM to have final approval of plans and specifications.

BUILDING COMMISSION REQUESTS / ITEMS

December 13, 2017

Subcommittee

Full Commission

In April 1981, the SBC granted authority to purchase a parcel of land, as an addition to the Schmeckle Reserve at a cost of \$80,710 from the federal LAWCON funds (\$38,500 Non-GPR) and \$42,210 State Land Acquisition Funds, which includes appraisal fees and closing costs.

In May 1980, the SBC granted authority to purchase a 3 1/3 acre parcel of unimproved land from Arthur Waldowski, at a cost of \$18,000 as an addition to the Schmeckle Reserve, with \$8,150 of LAWCON-Non-GPR funds and \$9,850 of GPR-supported General Obligation Bonding.

In September 1978, the SBC granted authority to acquire two parcels of land as additions to the Schmeckle Reserve and to request Heritage Conservation and Recreation Service funding support (LAWCON).

**AGENCY REQUEST FOR  
STATE BUILDING COMMISSION ACTION  
DECEMBER 2017**

**AGENCY:** University of Wisconsin System

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

**DFDM 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) Authority to construct an amphitheater at the Schmeeckle Reserve under a land use agreement with the Board of Regents and approval of the building pursuant to Wis. Stats § 16.85(12); and
- b) Authority to accept a gift-in-kind of the completed structure at an estimated value of \$235,000.

**PROJECT NUMBER:** 17111

**PROJECT DESCRIPTION:**

This project will construct an approximately 16,000 square foot open-air amphitheater equipped with stage lighting and a sound system, seating for 200 people, and a 25' by 25' stage. The site will be fully landscaped to blend into the woodland setting. The amphitheater will be located approximately 200 feet southeast of the existing visitor center and 200 feet southwest of the parking lot. The facility will be fully Americans with Disabilities Act (ADA) compliant, and a hard surface path will connect it to the parking lot and visitor center.

**PROJECT JUSTIFICATION:**

The Schmeeckle Reserve is a 280-acre public conservancy area on the campus of UW-Stevens Point. Its mission is to protect and restore natural communities of central Wisconsin, serve as an outdoor laboratory for teaching and research, and provide recreational opportunities for the community. One of the core goals in advancement of this mission is to provide outdoor educational programming for the central Wisconsin community. The popularity of Schmeeckle Reserve sponsored programs and events continues to rise, such as candlelight hike festivals that attracted 3,400 participants last year and UW-Stevens Point student-led programming for 1,150 attendees. Outdoor programming space is currently limited to a campfire ring with wooden benches, which is inadequate to meet the needs of current and future audiences.

A rustic amphitheater, designed to blend into the natural landscape behind the Schmeeckle Visitor Center, will provide a fully-accessible, essential space for sharing the natural and cultural history of the region and meet the needs of campus and community audiences. It will also be available to other community individuals and organizations, serving as a unique outdoor venue for public programs and artistic performances.



The Friends of Schmeeckle Reserve, Inc. is a non-profit 501(c)(3) corporation dedicated to supporting Schmeeckle Reserve through programs and outreach, land management and acquisition, funding, and resources. That organization will serve as the project manager using gift funds. Upon completion of the project, the amphitheater will be gifted to the Board of Regents.

**BUDGET/SCHEDULE:** Not applicable.

**PREVIOUS ACTION:** In April 2011, the SBC granted authority to accept the donation of a 0.52 acre parcel of unimproved land immediately adjoining the university's Schmeeckle Reserve, a nature conservancy.

In November 2007, the SBC granted authority to accept a donation of two separate adjoining parcels of land approximately 6.63 acres in size, to become a part of the University's Schmeeckle Reserve Nature Conservancy.

In April 1999, the SBC granted authority to accept a 42.6-Acre Parcel of Land from the city of Stevens Point for the Schmeeckle Reserve Nature Conservancy. A 1998 independent appraisal valued the parcel at \$221,600.

In October 1996, the SBC approved the revised request including authorization to use \$18,000 of University Schmeeckle Reserve Program Revenue funds as part of a University contribution to match a DNR stewardship-urban rivers grant; and to accept two parcels of land, totaling 22.13 acres, as a gift from Portage County to become part of the Schmeeckle Reserve Nature Conservancy.

In September 1990, the SBC recommended the acceptance of a gift-in-kind from the Wisconsin Conservation Hall of Fame Foundation, Inc. for construction of a Schmeeckle Reserve Visitor Center addition, valued at \$90,000, under terms of a Use Permit with the Board of Regents, with DSFM to have final approval of plans and specifications.

In April 1981, the SBC granted authority to purchase a parcel of land, as an addition to the Schmeeckle Reserve at a cost of \$80,710 from the federal LAWCON funds (\$38,500 Non-GPR) and \$42,210 State Land Acquisition Funds, which includes appraisal fees and closing costs.

In May 1980, the SBC granted authority to purchase a 3 1/3 acre parcel of unimproved land from Arthur Waldowski, at a cost of \$18,000 as an addition to the Schmeeckle Reserve, with \$8,150 of LAWCON-Non-GPR funds and \$9,850 of GPR-supported General Obligation Bonding.

In September 1978, the SBC granted authority to acquire two parcels of land as additions to the Schmeeckle Reserve and to request Heritage Conservation and Recreation Service funding support (LAWCON).

BUILDING COMMISSION REQUESTS / ITEMS

December 13, 2017

Subcommittee	Full Commission
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16. UW-System - Various All Agency Projects – Request the following:

- a) Authority to construct various All Agency maintenance and repair projects at an estimated total cost of \$9,963,400 (\$1,265,400 GFSB – Facility Maintenance and Repair; \$2,600,000 GFSB – Capital Equipment Acquisition; \$5,791,000 PRSB – Energy Conservation; and \$307,000 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.

<b>Facility Maintenance and Repair</b>		<b>\$1,572,400</b>
PLT	Karrmann Library Plaza Deck Repl (\$1,265,400 GFSB)	\$1,265,400
STO	Price Commons Plaza Deck Waterproof (\$307,000 PR-CASH)	\$307,000
<b>Capital Equipment Acquisition</b>		<b>\$2,600,000</b>
COL	UWMAN Science Bldg Addn Eqpt (\$1,500,000 GFSB)	\$1,500,000
COL	UWMSF STEM Ctr Addn Eqpt (\$1,100,000 GFSB)	\$1,100,000
<b>Energy Conservation</b>		<b>\$5,791,000</b>
MSN	Multi-Bldg Energy Conservation, Ph 9 (\$2,138,000 PRSB)	\$2,138,000
MSN	Multi-Bldg Energy Conservation, Ph 10 (\$3,653,000 PRSB)	\$3,653,000

**AGENCY REQUEST FOR  
STATE BUILDING COMMISSION ACTION  
DECEMBER 2017**

**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 System, Statewide

- PROJECT REQUEST:** Request the following:
- a) Authority to construct various All Agency maintenance and repair projects at an estimated total cost of \$9,963,400 (\$1,265,400 GFSB – Facility Maintenance and Repair; \$2,600,000 GFSB – Capital Equipment Acquisition; \$5,791,000 PRSB – Energy Conservation; and \$307,000 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	GIFT/GRANT	TOTAL
PLT	15J1Q	Karrmann Library Plaza Deck Replace	\$1,265,400	\$0	\$0	\$0	\$1,265,400
STO	16J2I	Price Commons Plaza Deck Waterproof	\$0	\$0	\$307,000	\$0	\$307,000
FMR SUBTOTALS			\$1,265,400	\$0	\$307,000	\$0	\$1,572,400

**CAPITAL EQUIPMENT ACQUISITION**

INST	PROJ. NO.	PROJECT TITLE	GFSB	PRSB	PR-CASH	GIFT/GRANT	TOTAL
COL	17J2K	UWMAN Science Building Addition Eqpt	\$1,500,000	\$0	\$0	\$0	\$1,500,000
COL	17J2J	UWMSF STEM Center Addition Eqpt	\$1,100,000	\$0	\$0	\$0	\$1,100,000
EQPT SUBTOTALS			\$2,600,000	\$0	\$0	\$0	\$2,600,000

**ENERGY CONSERVATION**

INST	PROJ. NO.	PROJECT TITLE	GFSB	PRSB	PR-CASH	GIFT/GRANT	TOTAL
MSN	17K2T	Multi-Bldg Energy Conservation, Ph. 9	\$0	\$2,138,000	\$0	\$0	\$2,138,000
MSN	17K2U	Multi-Bldg Energy Conservation, Ph. 10	\$0	\$3,653,000	\$0	\$0	\$3,653,000
EC SUBTOTALS			\$0	\$5,791,000	\$0	\$0	\$5,791,000

	GFSB	PRSB	PR-CASH	GIFT/GRANT	TOTAL
December 2017 TOTALS	\$3,865,400	\$5,791,000	\$307,000	\$0	\$9,963,400

## **PROJECT DESCRIPTION:**

### **Facility Maintenance and Repair Requests**

PLT – 15J1Q – Karrmann Library Plaza Deck Replacement (\$1,265,400): This project removes and replaces ~13,400 SF of concrete plaza deck and waterproofing system on the south side of the Karrmann Library and completes all other associated ancillary work to maintain the building envelope integrity and prevent damage to the building and its contents. Project work includes replacement of the waterproofing system with a new hot rubberized asphalt material with tapered insulation to provide a drainage slope and covered with a cast-in-place concrete walking surface. Roof drains, parapet caps, metal railings, concrete stairs, and sealants will all be removed and replaced or augmented as necessary to accommodate the new roofing design.

The Karrmann Library (105,540 GSF) was constructed in 1969 and the south side plaza deck was completely replaced in 1994. The interior space under the plaza deck includes classrooms, instructional computing laboratories, a secondary data center, and archival and library storage. Water damage has occurred in these interior spaces and water intrusion and penetration is now prevalent throughout the deck area and it requires replacement. Attempts by Physical Plant staff to grout and caulk suspicious deck areas have failed to stop the water intrusion problems.

STO – 16J2I – Price Commons Plaza Deck Waterproofing (\$307,000): This project replaces the waterproofing system for the plaza deck (3,500 SF). Project work includes removing the patio brick pavers, sand underlayment, foam insulation, hand and guard rails, and failed waterproofing system; and modifying the concrete parapet edges to accommodate the new patio deck waterproofing system. The replacement system includes new foam insulation, waterproofing system, sand underlayment, concrete pads, pavers/pavement, concrete steps, concrete sidewalks, metal hand and guard rails, and site restoration. The adjacent deteriorated concrete stairs and walkways will be reconstructed.

The patio deck leaks, allowing rain infiltration for the past three years, and with the increase of pooling water within the loading dock area, there is now an urgency to permanently resolving the leak. This loading dock experiences high traffic and handles the food delivery for 3,000 meals per day. Staff safety and maintaining sanitary conditions are a significant concern.

### **Capital Equipment**

COL – 17J2K – UW-Manitowoc Science Building Addition and Renovation Equipment (\$1,500,000): This request provides funding to acquire new and replacement equipment for the UW-Manitowoc Science Building. The county construction project completely renovates 28,460 GSF, including classrooms, instructional laboratories, and offices. The building infrastructure will be replaced, including replacement of two 55-year old steam boilers with new energy efficient units. UW-Colleges' construction cost for renovation and expansion is \$5,209,000, with movable equipment needs estimated to be \$1,500,000. Construction began in late spring of 2017. Occupancy of some remodeled spaces began in August of 2017. Occupancy of all remaining spaces will occur in January of 2018.

COL – 17J2J – UW-Marshfield/Wood County Everett Roehl STEM Center Addition and Renovation Equipment (\$1,100,000): This request provides funding to acquire new and replacement equipment for the recently completed UW-Marshfield/Wood County Everett Roehl STEM Center. The county construction project constructs a 16,000 GSF addition and completely renovates 22,000 GSF, including classrooms, instructional laboratories, and offices. The building infrastructure will be replaced, including replacement of two 55-year-old steam boilers with new energy efficient units. UW-Colleges' construction costs are estimated at approximately \$5,600,000, while movable and special equipment is estimated at \$1,100,000. Design took place during summer of 2016 with construction beginning the following fall. Full occupancy began in September of 2017.

Both of these requests fund new and replacement equipment needed in conjunction with facility construction, remodeling, and space use changes made at UW-College facilities. UW-Colleges' facilities are constructed and maintained by local units of government as authorized by Wisconsin Statutes, 59.56(4) and 67.04(2). The Board of Regents leases the facilities and secures funding to equip them through the State Building Commission as provided by Wisconsin Statutes 13.48(2)(f), which allows use of building trust funds or other sources available, including short-term bonds.

### **Energy Conservation**

MSN – 17K2T – Multi-Building Energy Conservation Phase 9 (\$2,138,000): This project will construct nine energy conservation measures as a result of an Investment Grade Audit. All energy savings will be achieved by upgrading interior lighting systems to LED fixtures and strategically installing lighting controls to allow for more efficient operation. These changes will take place across multiple campus buildings. The project also provides a daylight harvesting system in the McClain Athletic Practice Facility and NCAA regional broadcast lighting levels for Field House volleyball courts. It is estimated that the project will produce energy cost savings of \$218,000 per year.

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.

MSN – 17K2U – Multi-Building Energy Conservation Phase 10 (\$3,653,000): This project will construct five energy conservation measures as a result of an Investment Grade Audit in two building, Helen C. White and Van Vleck covering approximately 399,000 GSF. A majority of the energy savings will be achieved by upgrading building heating and ventilation systems from constant volume to variable volume systems allowing for more efficient operation. Additional savings will be achieved by upgrading interior lighting systems to LED fixtures and upgrading hot water circulation pumps and controls to achieve demand based hot water supply. It is estimated that the project will produce energy cost savings of \$321,000 per year.

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.

**PROJECT JUSTIFICATION:**

UW System Administration continues to work with each institution to develop a comprehensive campus physical development plan, including infrastructure maintenance planning. After a thorough review and consideration of All Agency Project proposals and infrastructure planning issues submitted, as well as the UW All Agency Projects Program funding targets set by the Division of Facilities Development and Management, this request represents high priority University of Wisconsin System infrastructure maintenance, repair, renovation, and upgrade needs. This request focuses on existing facilities and utilities, targets the known maintenance needs, and addresses outstanding health and safety issues. Where possible, similar work throughout a single facility or across multiple facilities has been combined into a single request to provide more efficient project management and project execution.

**BUDGET/SCHEDULE:**

GFSB – Facility Maintenance and Repair.....	\$ 1,265,400
GFSB – Capital Equipment Acquisition .....	\$ 2,600,000
PRSB – Energy Conservation.....	\$ 5,791,000
Agency Cash.....	\$ <u>307,000</u>
<b>Total Requested Budget .....</b>	<b>\$ 9,963,400</b>

**PREVIOUS ACTION:** None.