

# 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](mailto:Naomi.DeMers@wisconsin.gov)

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

**Monday, June 24, 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.

**Monday, June 24, 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.

**Monday, June 24, 2019**

**1:00 p.m.**

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

BUILDING COMMISSION REQUESTS / ITEMS

2

June 24, 2019

Subcommittee

Full Commission

The Secretary requests approval of the minutes of May 9, 2019.

No action required.

**ADMINISTRATIVE AFFAIRS**

**Department of Administration**

1. Department of Administration on behalf of the Department of Corrections, Division of Community Corrections – Latham Drive Lease – Request authority to enter into a lease agreement for 9,800 GSF at 3318 Latham Drive in the City of Madison for a term of 10 years and for initial annual costs of approximately \$221,052 or \$22.56/GSF.

**AGENCY REQUEST FOR  
STATE BUILDING COMMISSION ACTION  
JUNE 2019  
REQUEST #1**

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

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

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

**LOCATION:** Madison, Dane County

**PROJECT REQUEST:** Request authority to enter into a lease agreement for 9,800 GSF at 3318 Latham Drive in the City of Madison for a term of 10 years and for initial annual costs of approximately \$221,052 or \$22.56/GSF.

**PROJECT DESCRIPTION:**

The Department of Corrections (DOC), Division of Community Corrections (DCC) is charged with supervising more than 68,000 offenders placed by the courts on probation, parole, or extended supervision in the community. The DCC offices are strategically located in proximity to the location of offenders, throughout the state.

The proposed build-to-suit lease agreement provides DOC with a 9,800 GSF, single tenant, one-story facility at 3318 Latham Drive in Madison. Terms include an initial 10-year lease with one five-year renewal, annual escalations of 2%, and first year lease costs of approximately \$221,052. Included in the lease rate are tenant improvements which will be amortized over the initial 10 years of the agreement. The base lease rate (\$17.16/GSF in first year) provides for janitorial services; maintenance/services related to the sidewalks, parking areas and grounds; snow and ice removal and salting; trash removal; pest control; water and sewer utilities; insurance and real estate taxes, etc. Tenant improvements (\$5.40/GSF annually over the initial 10 years) include specific building requirements associated with probation and parole operations, such as testing functions and enhanced facility security. DOC will be responsible for monthly gas, electricity, phone, and data costs for the premises.

The proposed lease provides DOC with 28 offices, five cubicles, two test collection restrooms and a testing preparation area, one poly/psych/photo room, one conference room, and other office support space. Additionally, this location provides 50 parking stalls for DOC's employees and clients.

Below, please find the specifics of the proposed lease:

<b>State Functions at Leased Location</b>	Department of Corrections – Division of Community Corrections - Probation and Parole Office
<b>Lease Location</b>	3318 Latham Drive, Madison, WI
<b>Type of Process</b>	DOA Site Identification
<b>Lessor</b>	3318 Latham Drive LLC
<b>Anticipated Occupancy Date</b>	February 1, 2020

<b>Lease Term</b>	10 Years: February 1, 2020 – January 31, 2030
<b>Renewal Option(s)</b>	One 5-year renewal option
<b>Escalation Rate</b>	2.00% annually
<b>Purchase Option</b>	No
<b>Space Type</b>	Office space
<b>Square Feet</b>	9,800 GSF
<b>Gross Cost Per Square Feet</b>	\$22.56 /SF (includes janitorial, CAM, R/E Taxes, Water & Sewer Utilities, Insurance, and Tenant Improvements; excludes electricity and natural gas)
<b>Annual Gross Cost (1<sup>st</sup> Year)</b>	\$221,052

**PROJECT JUSTIFICATION:**

The DOC currently operates a Probation and Parole Office at 818 Badger Road in Madison. This lease ends on January 31, 2020. At this location, DOC pays annual rent costs of \$155,380 or \$19.51/SF for 7,966 RSF. However, space at this location no longer meets DCC’s requirements – there is insufficient square footage, various maintenance/repair issues, and the two-story floor plan is not ideal or well-suited for a Probation and Parole Office.

The requested lease will meet DCC’s programmatic and geographic needs in the Madison area. The proposed single-story facility will be built-to-suit and include DOC’s specifications for a probation and parole office and will provide DOC with an additional 1,834 SF than at the current location.

DOA Legal Counsel and State Budget Office have reviewed the lease documents and found no issues with this transaction. Additionally, the proposed lease agreement was evaluated with comparable lease options and a cost benefit analysis was performed that determined it to be the best solution for DCC’s operations in this region within the City of Madison.

**PREVIOUS ACTION:** None.

BUILDING COMMISSION REQUESTS / ITEMS

June 24, 2019

Subcommittee	Full Commission
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2. Department of Administration on behalf of the Department of Corrections – Madison DOC Headquarters Lease – Request authority to enter into a lease agreement for 235,772 RSF at 3099 East Washington Avenue in the City of Madison for a term of 10 years and for initial costs of approximately \$3,701,620 or \$15.70/RSF.

In November 2000, the SBC approved a 10-year lease at 3099 East Washington Avenue for the Department of Corrections to accommodate the consolidation of Administrative Offices in Madison at \$12.72/SF for an initial annual cost of \$3,000,000 general purpose revenue.

**AGENCY REQUEST FOR  
STATE BUILDING COMMISSION ACTION  
JUNE 2019  
REQUEST #2**

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

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

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

**LOCATION:** Madison, Dane County

**PROJECT REQUEST:** Request authority to enter into a lease agreement for 235,772 RSF at 3099 East Washington Avenue in the City of Madison for a term of 10 years and for initial costs of approximately \$3,701,620 or \$15.70/RSF.

**PROJECT DESCRIPTION:**

The Department of Corrections (DOC) Madison Headquarters has been located in leased space at 3099 East Washington Avenue since 2001. The current lease agreement expires June 30, 2021 and has no remaining renewal options. The Department of Administration (DOA) issued a Request for Information (RFI) in May 2018 and the current location was the best choice as it provided significant cost savings for the State.

The proposed agreement is a 10-year lease with two five-year renewal options for 235,772 RSF at 3099 East Washington Avenue in Madison. Annual rent would be \$3,701,620 with annual escalations of 2.25%. A purchase option is included and could be exercised on or after July 1, 2029. The base lease rate provides for all operating expenses including janitorial, real estate taxes, insurance, common area maintenance, repairs, utilities, and parking. This location provides sufficient parking stalls for DOC's employees and visitors.

DOC has an option to have the Lessor make Tenant Improvements at DOC's cost. These improvements being considered are carpeting, paint, new systems furniture, and refurbishment of restrooms and kitchenettes.

Below, please find the specifics of the proposed lease:

<b>State Functions at Leased Location</b>	Department of Corrections – Madison Headquarters Office
<b>Lease Location</b>	3099 East Washington Avenue, Madison, WI
<b>Type of Process</b>	RFI and re-negotiation
<b>Lessor</b>	3099 East Washington, LLC
<b>Anticipated Occupancy Date</b>	DOC currently occupies this location. New lease to begin July 1, 2019.
<b>Lease Term</b>	10 Years: July 1, 2019 – June 30, 2029
<b>Renewal Option(s)</b>	Two 5-year Renewal Options
<b>Escalation Rate</b>	2.25% annually

<b>Purchase Option</b>	Yes
<b>Space Type</b>	Office Space
<b>Square Feet</b>	235,772 RSF
<b>Gross Cost Per Square Feet</b>	\$15.70/RSF (includes Janitorial, CAM, RE Taxes, Utilities, Insurance, and Operating Costs)
<b>Annual Gross Cost</b>	\$3,701,620.40

**PROJECT JUSTIFICATION:**

The State has had a lease agreement at 3099 East Washington Avenue since 2000 for DOC’s Administrative Offices and statewide training facility. This site continues to meet DOC’s facility and site locational needs. The existing lease agreement terminates on June 30, 2021.

In May 2018, an RFI was issued for a new or existing office facility, with 204,000-230,000 SF and approximately 785 parking stalls for the DOC. There were seven respondents with the best lease proposal being received from the current Lessor.

Through negotiations, the proposed lease agreement will terminate the current lease two years early on June 30, 2019, with the new lease commencing on July 1, 2019 so DOC can begin realizing cost savings immediately. The new lease agreement has been structured to provide significant cost savings for the State. The rent will decrease the current rental rate by \$9.64 per square foot (\$15.70 vs \$25.34), parking rent will be eliminated, and the Lessor will assume electricity costs in the new lease. The proposed agreement will result in saving \$25 million over 10 years when compared to the current agreement. Additionally, the Lessor intends to provide facility improvements and upgrades at no cost to the State. These upgrades include converting interior building lighting to LED; upgrading the main electrical switchgear in the building; and providing parking lot repairs/improvements.

DOA Legal Counsel and the State Budget Office have reviewed the lease documents and have found no issues with the transaction. Pursuant to s.16.84(5), this lease agreement was evaluated with comparable lease options and a cost benefit analysis was done that determined it to be the best solution for a DOC Headquarters in Madison. A lease vs. owned analysis showed that leasing the facility would cost the State less than building and owning a facility over approximately the next 40 years.

Subsequent to SBC approval, the proposed lease and supporting documentation will be forwarded to the Joint Committee on Finance for review.

**PREVIOUS ACTION:** In November 2000, the SBC approved a 10-year lease at 3099 East Washington Avenue for the Department of Corrections to accommodate the consolidation of Administrative Offices in Madison at \$12.72/SF for an initial annual cost of \$3,000,000 general purpose revenue.

BUILDING COMMISSION REQUESTS / ITEMS

June 24, 2019

3. Department of Administration on behalf of State Fair Park – Temporary Parking Lot Leases – Request authority to enter into four temporary parking lot lease agreements for Non-Visitor Parking and Vehicle Storage at State Fair Park during the 2019 Wisconsin State Fair for an estimated total cost of \$46,450.

Subcommittee

Full Commission

Subcommittee	Full Commission



**AGENCY REQUEST FOR  
STATE BUILDING COMMISSION ACTION  
JUNE 2019  
REQUEST #3**

**AGENCY:** Department of Administration on the behalf of State Fair Park

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

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

**LOCATION:** West Allis, Milwaukee County

**PROJECT REQUEST:** Request authority to enter into four temporary parking lot lease agreements for Non-Visitor Parking and Vehicle Storage at the following locations for State Fair Park during the 2019 Wisconsin State Fair:

<b>Lessor</b>	<b>Location</b>	<b># of Stalls</b>	<b>Approx. Sq. Ft.</b>	<b>Start Date</b>	<b>End Date</b>	<b>Lease Cost</b>
6682 LLC	Whitnall Summit Auxiliary Lot W. Washington St. at S. 66 <sup>th</sup> St., West Allis	250	192,016	7/29/2019	8/12/2019	\$27,550
School District of West Allis – West Milwaukee	Nathan Hale High School Lot 11601 W. Lincoln Ave., West Allis	150	98,900	7/29/2019	8/12/2019	\$6,400
Benidt Investments West Allis, LLC	Former Pick ‘N Save Parking Lot 11111 W. Greenfield Ave., West Allis	544	188,597	7/29/2019	8/12/2019	\$11,500
Milwaukee Area Technical College (MATC)	MATC Parking Lot 4 W. Washington St. between 70 <sup>th</sup> St. and S. 72 <sup>nd</sup> St., West Allis	160	52,097	8/1/2019 and 8/4/2019	8/1/2019 and 8/4/2019	\$1,000
<b>Total Parking Lease Costs During 2019 Wisconsin State Fair</b>						<b>\$46,450</b>

**PROJECT DESCRIPTION & JUSTIFICATION:**

State Fair Park (SFP) is home to the 2019 Wisconsin State Fair, presented by U.S. Cellular. This year marks the 168<sup>th</sup> anniversary of the Fair which will take place from August 1 – 11, 2019. It is one of the State’s most popular agricultural and entertainment festivals. Traditionally, this 11-day event has welcomed over one million people annually. In order to provide as much on-site parking for fairgoers as possible, the SFP looks for offsite parking solutions for non-visitor parking.

Temporary, short-term parking for the State Fair has previously been administered through license agreements. However, DOA Legal Staff has recommended that transactions are best administered through short-term DOA-administered leases. The proposed leases will provide non-visitor and vehicle storage parking for vendors, exhibitors, contractors, and volunteers during the 2019 Wisconsin State Fair. The parking locations are in close proximity by car, shuttle bus, or walking to the park. There is a combined total of 1,104 parking spaces which will be used for parking and storage of vehicles including cars, trucks, buses, agricultural and livestock trailers, equipment

trailers, and recreations vehicles. Other ancillary uses may include the installation of temporary barriers/fencing; the operation of shuttle buses; the installation/operation of portable generators and other equipment; temporary lighting; the temporary installation of portable shelters for on-site personnel; and the storage of materials and equipment for SFP.

Terms for three of the parking leases will begin on July 29<sup>th</sup> and end on August 12<sup>th</sup> for a total of 15 days. This allows for the installation of temporary fencing, shelters, and other equipment before the Fair begins on August 1<sup>st</sup> and also provides one day to tear-down after the Fair ends. The parking lease with Milwaukee Area Technical College (MATC) is for two non-consecutive days – August 1<sup>st</sup> and August 4<sup>th</sup> and is intended to provide the parking needed for SFP's volunteers during those days.

DOA Legal Counsel and the State Budget Office have reviewed the lease documents and have found no issues with the transactions. Pursuant to s.16.84(5), the lease agreements were evaluated with comparable lease options and a cost benefit analysis was done that determined these four leases to be the best solution for SFP temporary non-visitor parking during the 2019 State Fair. SBC policy requires leases over 10,000 square feet be presented to the Commission for approval, regardless of term.

**PREVIOUS ACTION:** None.

BUILDING COMMISSION REQUESTS / ITEMS

June 24, 2019

Subcommittee

Full Commission

4. Department of Administration – Green Bay State Office Building Renovations – Request authority to construct renovations at the Green Bay State Office Building for a total estimated cost of \$668,000 PRSB.

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

**AGENCY:** Department of Administration

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

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

**LOCATION:** Green Bay State Office Building, Brown County

**PROJECT REQUEST:** Request authority to construct renovations at the Green Bay State Office Building for a total estimated cost of \$668,000 PRSB.

**PROJECT NUMBER:** 17L1G

**PROJECT DESCRIPTION:**

The project renovates the 2<sup>nd</sup> floor (9,474 GSF) at the Green Bay State Office Building (GBSOB) for the Department of Corrections (DOC), Division of Community Corrections (DCC). The project provides for the demolition of existing offices, cubicles/workstations, case file rooms, conference rooms, and kitchenette. Work includes construction of three offices, six cubicles, five interview rooms, one poly/psych room, 17 new workstations, a new reception/waiting area, mailroom, new testing lab, one unisex restroom, a new 10-14 seat conference room, file storage, and a kitchenette/breakroom area. Space will be brought up to current code and updates will be done to the interior finishes, carpet, and ceilings. Project work includes painting, new security hardware on suite doors, new signage, the installation of energy efficient light fixtures, as well as refurbished cubicles and office furniture.

**PROJECT JUSTIFICATION:**

The GBSOB was constructed in 1983 and houses regional offices for seven state agencies. The second floor of the building is occupied by DOC-DCC. All 2<sup>nd</sup> floor interior finishes of the building are original construction, have exceeded their useful life span, and need replacement. Few changes have been made to the original floor plan since it was constructed 35 years ago, and it no longer supports DOC's needs for managing probation, parole or extended supervision operations. This project will construct the space layouts needed for efficient DCC operations and bring the 2<sup>nd</sup> floor up to current building code and ADA requirements.

**BUDGET/SCHEDULE:**

Construction	\$478,900
Design	\$45,000
DFDM Mgt	\$21,200
Contingency	\$47,900
Equipment	\$75,000
<b>TOTAL</b>	<b>\$668,000</b>

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

**PREVIOUS ACTION:** None.

BUILDING COMMISSION REQUESTS / ITEMS

June 24, 2019

Subcommittee

Full Commission

**Department of Corrections**

5. Wisconsin Secure Program Facility – Inmate Programs Building Construction – Request the following:
- a) Approve the Design Report; and
  - b) Authority to construct the Inmate Programs Building for an estimated total cost of \$8,870,000 GFSB.

This project was enumerated in 2017 Wisconsin Act 59 for \$8,870,000 GFSB.

Subcommittee	Full Commission

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

**AGENCY:** Department of Corrections

**DOC CONTACT:** Jane Zavoral, (608) 240-5410, [jane.zavoral@wi.gov](mailto:jane.zavoral@wi.gov)

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

**LOCATION:** Wisconsin Secure Program Facility, Grant County

**PROJECT REQUEST:** Request the following:

- a) Approve the Design Report; and
- b) Authority to construct the Inmate Programs Building for an estimated total cost of \$8,870,000 GFSB.

**PROJECT NUMBER:** 18A2P

**PROJECT DESCRIPTION:**

This project will construct a new Inmate Programs Building to provide the programming and recreation needs of 411 general population inmates. The new building is planned to be 18,270 GSF. This new addition will be located on the west end of the existing Inmate Housing Building.

The new building will provide recreation/gymnasium space, an exercise area, classrooms, program rooms, a cosmetology space, a hobby/music room, a chapel, and office/support spaces. An officer control station will be centrally located to enhance security and visibility.

This buildings utility system will be located on a second-floor mechanical level and connect to the existing central utility services. The building footprint has been designed so that it will not impact the perimeter site security fences. Security systems such as cameras, door controls, and video recording will be included to meet the needs of the new building.

**PROJECT JUSTIFICATION:**

The current facility was constructed in 1999 to house restricted status inmates, with only one of the five housing units having any congregate space for inmate activities. Since that time, three and a half of the housing units have been converted to house general population inmates. Only one of the housing units has a day room space for activities. This space is being used for dining, education, programming, library and religious needs of the inmates. In addition, space designed for an indoor recreation area for one to two inmates has been converted to meet these needs to the extent possible. The existing indoor recreation space is very limited. There is no existing space for hobby or community service programs, which are currently conducted in cell only.

Without the construction of an activities building, the site would have to continue to meet the needs of general population inmates in the current marginal manner. All of the available areas that can be

reallocated to meet these inmates' needs have already been utilized. There is no adequate space for programming, education, recreation, religious, and hobby activities in the current structure.

**BUDGET/SCHEDULE:**

Construction	\$6,732,300
Design	\$623,000
DFDM Mgt	\$296,300
Contingency	\$673,200
Equipment	\$440,000
Other Fees	\$105,200
<b>TOTAL</b>	<b>\$8,870,000</b>

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

**PREVIOUS ACTION:** This project was enumerated in 2017 Wisconsin Act 59 for \$8,870,000 GFSB.

# DESIGN REPORT

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

June 24, 2019

Inmate Programs Building  
Wisconsin Secure Program Facility  
Boscobel, WI

**Project Number: 18A2P**

**For the:** Department of Corrections

**Project Manager:** Jim Schaefer

**Architect/Engineer:** Mead & Hunt, Inc.  
Madison, WI

## 1. Project Description:

This project will construct a new inmate programs building to provide for the programming and recreational needs of 411 general population inmates. The new building is planned to be 18,270 GSF. This new addition will be located on the west end of the existing inmate housing building.

The new building will provide recreation / gymnasium space, an exercise area, classrooms, program rooms, a cosmetology space, a hobby/music room, a chapel, and office / support spaces. An officer control station is centrally located to enhance security and visibility.

This building utility systems will be located on a second floor mechanical level and connect to the existing central utility services. The building footprint has been designed so that it will not impact the perimeter site security fences. Security systems such as cameras, door controls, video recording will be included to meet the needs of the new building.

## 2. Authorized Budget and Funding Source:

This project was enumerated in 2017 Wisconsin Act 59 for \$8,870,000 GFSB.

## 3. Schedule:

Bid Opening	Feb 2020
Start of Construction	Apr 2020
Substantial Completion	Jul 2021

## 4. Budget Summary

Construction	\$6,732,300
A/E Fees	\$623,000
DFDM Mgmt	\$296,300
Contingency	\$673,200
Equipment	\$440,000
Other Fees	\$105,200
<b>Total Project Cost</b>	<b>\$8,870,000</b>



BUILDING COMMISSION REQUESTS / ITEMS

June 24, 2019

Subcommittee	Full Commission
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6. Fox Lake Correctional Institution – Drinking Water System Improvements BTF-Planning Release – Request the release of \$327,000 BTF-Planning to conduct preliminary design work and prepare the Design Report for the Drinking Water System Improvements project.

This project was enumerated in 2017 Wisconsin Act 59 for \$3,000,000 GFSB.

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

**AGENCY:** Department of Corrections

**DOC CONTACT:** Jane Zavoral, (608) 240-5410, [jane.zavoral@wi.gov](mailto:jane.zavoral@wi.gov)

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

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

**PROJECT REQUEST:** Request the release of \$327,000 BTF-Planning to conduct preliminary design work and prepare the Design Report for the Drinking Water System Improvements project.

**PROJECT NUMBER:** 17K2J

**PROJECT DESCRIPTION:**

This project will add an iron and manganese treatment system to help maintain drinking water quality at Fox Lake Correctional Institution (FLCI). Additionally, this project will provide well rehabilitation and distribution system improvements related to iron and manganese reduction. Plumbing system cleaning and sampling will also be included at selected building locations as needed to determine the design parameters for the new iron and manganese treatment system.

**PROJECT JUSTIFICATION:**

On October 10, 2016, the Department of Natural Resources (DNR) issued a Notice of Violation to FLCI for exceedance of the secondary drinking water standards for iron and manganese. Secondary drinking water standards are “aesthetic” and relate to taste, odor, color, etc. The DNR stated this violation was issued due to the number of resident and staff complaints about the water received by the DNR at various points in the past.

**BUDGET/SCHEDULE:**

Construction	\$2,343,000
Design	\$242,000
DFDM Mgt	\$103,000
Contingency	\$234,000
Other Fees	\$78,000
<b>TOTAL</b>	<b>\$3,000,000</b>

SBC Approval	Jan 2020
A/E Selection	Dec 2018
Design Report	Jan 2020
Bid Opening	Apr 2020
Start Construction	June 2020
Substantial Completion	Apr 2021
Final Completion	Sep 2021

**PREVIOUS ACTION:** This project was enumerated in 2017 Wisconsin Act 59 for \$3,000,000 GFSB.

BUILDING COMMISSION REQUESTS / ITEMS

June 24, 2019

Subcommittee	Full Commission
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7. Oshkosh Correctional Institution – New Secure Residential Treatment Unit and Diversion Unit Program Space – Request the following:
- a) Authority to construct the New Secure Residential Treatment Unit and Diversion Unit Program Space for an estimated total cost of \$1,000,000 GFSB; and
  - b) Transfer all approved GFSB All Agency Allocations to the DOC Infrastructure Maintenance appropriation.

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

**AGENCY:** Department of Corrections

**DOC CONTACT:** Jane Zavoral, (608) 240-5410, [jane.zavoral@wi.gov](mailto:jane.zavoral@wi.gov)

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

**LOCATION:** Oshkosh Correctional Institution, Winnebago County

**PROJECT REQUEST:** Request the following:

- a) Authority to construct the New Secure Residential Treatment Unit and Diversion Unit Program Space for an estimated total cost of \$1,000,000 GFSB; and
- b) Transfer all approved GFSB All Agency Allocations to the DOC Infrastructure Maintenance appropriation.

**PROJECT NUMBER:** 18H2J

**PROJECT DESCRIPTION:**

This project will construct approximately 4,000 GSF building to provide program space for the Secure Residential Treatment Unit (SRTU) and Diversion Unit (DU). The building will accommodate 10 offices, four programming group rooms, two restrooms, a janitor closet, and mechanical space.

**PROJECT JUSTIFICATION:**

Since April 2017, programs for treatment of inmates with a serious mental illness code of MH-2A or Intellectual Disability (ID) in the SRTU and DU have been a part of the Oshkosh Correctional Institution (OSCI) facility. The DU is used to divert inmates with a serious mental illness or ID status from Restrictive Status housing. The SRTU is a treatment unit with management and programming for ID or MH-2A inmates who display chronic disciplinary issues or who demonstrate an inability to adapt to a General Population setting. The SRTU is for both OSCI inmates in addition to inmates referred from other Division of Adult Institutions facilities.

Inmates in either the SRTU or DU are required to complete 20 hours of out-of-cell therapeutic programming and activity weekly. The program also consists of incentive programs, individual treatment plans, and ongoing review by treatment staff. Currently, OSCI cannot meet the required number of hours for each inmate or expand/increase the number of inmates in the programs due to lack of group room availability. OSCI was approved to add 16.25 full time employees to facilitate these programs in the 2017-2019 biennial budget and has filled more than half of these positions to date. Some program staff are currently housed on other units due to lack of office space.

**BUDGET/SCHEDULE:**

Construction	\$739,500
Design	\$69,000
DFDM Mgmt	\$32,000
Contingency	\$60,500
Equipment	\$80,000
Other Fees	\$19,000
<b>TOTAL</b>	<b>\$1,000,000</b>

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

**Previous Action:** None.

BUILDING COMMISSION REQUESTS / ITEMS

June 24, 2019

Subcommittee

Full Commission

**Department of Military Affairs**

8. Appleton Army National Guard Readiness Center – Addition and Renovation BTF-Planning Release – Request the release of \$670,000 BTF-Planning to conduct preliminary design work and prepare the Design Report for the Appleton Readiness Center Addition and Renovation.

This project was enumerated in 2017 Wisconsin Act 59 for \$24,170,900 (\$6,972,200 GFSB and \$17,198,700 FED).

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

**AGENCY:** Department of Military Affairs

**DMA CONTACT:** COL Daniel Pulvermacher, (608) 242-3365,  
[daniel.l.pulvermacher.mil@mail.mil](mailto:daniel.l.pulvermacher.mil@mail.mil)

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

**LOCATION:** Appleton Army National Guard Readiness Center, Outagamie County

**PROJECT REQUEST:** Request the release of \$670,000 BTF-Planning to conduct preliminary design work and prepare the Design Report for the Appleton Readiness Center Addition and Renovation.

**PROJECT NUMBER:** 18G1J

**PROJECT DESCRIPTION:**

This project includes the planning and construction of a 25,006 GSF addition and renovation of 28,079 GSF of existing space at the Appleton Army National Guard Readiness Center. All plumbing, heating, ventilation, air conditioning, and electrical systems are to be modernized and will require replacement of all primary equipment and service entrances. Reconfigured private vehicle parking areas, access roads, sidewalks, and utilities will be provided. The project will resolve Anti-Terrorism Force Protection (AT/FP), Americans with Disabilities Act (ADA), and building code issues.

**PROJECT JUSTIFICATION:**

The Appleton Army National Guard Readiness Center is currently located on 13 acres at 2801 West 2<sup>nd</sup> Street in Appleton, WI, in a masonry building constructed in 1968. After original construction, a building addition to the east was constructed. The facility currently provides only 53% of the space authorized per National Guard Bureau guidance. The existing facility consists of approximately 28,079 GSF total readiness center space, which is inadequate to meet the training needs of the units housed in this facility. Current setbacks do not meet updated AT/FP requirements, and military vehicle parking and facilities are inadequate.

**BUDGET/SCHEDULE:**

Construction	\$18,360,000
Design	\$1,836,000
DFDM Mgt	\$807,800
Contingency	\$1,836,000
Equipment	\$1,101,600
Other Fees	\$229,500
<b>TOTAL</b>	<b>\$24,170,900</b>

SBC Approval	Oct 2019
A/E Selection	Feb 2019
Design Report	Oct 2019
Bid Opening	Oct 2020
Start Construction	Mar 2021
Substantial Completion	May 2022
Final Completion	Mar 2023

**PREVIOUS ACTION:** This project was enumerated in 2017 Wisconsin Act 59 for \$24,170,900 (\$6,972,200 GFSB and \$17,198,700 FED).



BUILDING COMMISSION REQUESTS / ITEMS

June 24, 2019

9. Army Aviation Support Facility #2 – Hangar Doors Replacement – Request authority to construct the Madison Army Aviation Support Facility #2 Hangar Doors Replacement for an estimated total cost of \$1,783,900 FED.

Subcommittee

Full Commission

Subcommittee	Full Commission

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

**AGENCY:** Department of Military Affairs

**DMA CONTACT:** COL Daniel Pulvermacher, (608) 242-3365,  
[daniel.l.pulvermacher.mil@mail.mil](mailto:daniel.l.pulvermacher.mil@mail.mil)

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

**LOCATION:** Army Aviation Support Facility #2, Dane County

**PROJECT REQUEST:** Request authority to construct the Madison Army Aviation Support Facility #2 Hangar Doors Replacement for an estimated total cost of \$1,783,900 FED.

**PROJECT NUMBER:** 18C2G

**PROJECT DESCRIPTION:**

This project replaces the existing hangar doors for pods 1, 2, 7 and 8 at the Army Aviation Support Facility located in Madison. Work also includes new floor finishes in hangars 7 and 8. Each of the eight doors is approximately 64 feet wide by 22 feet high. The work will be done two hangars at a time to meet operational needs.

**PROJECT JUSTIFICATION:**

Throughout the years the hangars have been remodeled and updated to better serve the mission. As the result of many years of operation and the additional weight added to the doors, the structure is showing signs of wear and fatigue. A structural engineer recently evaluated the structural integrity of the doors and reported several structural deficiencies. There are 16 doors, 15 are active and one inactive. The inactive door affects unit readiness by reducing active hangar space for aircraft. Every door requires replacement. Four of the hangars require structural and architectural modifications to accommodate new door installation. Federal funding requirements and operational readiness predicate that the door replacement for Hangars 3, 4, 5 and 6 be constructed under a separate phase.

**BUDGET/SCHEDULE:**

Construction	\$1,352,000
Design	\$237,200
DFDM Mgt	\$59,500
Contingency	\$135,200
<b>TOTAL</b>	<b>\$1,783,900</b>

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

**PREVIOUS ACTION:** None.

June 24, 2019

Subcommittee

Full Commission

**Department of Natural Resources**

10. DNR Southeast Region Headquarters and Service Center – Request the following:

- a) Approve the Design Report; and
- b) Authority to construct the new DNR Southeast Region Headquarters and Service Center for an estimated total cost of \$16,231,300 (\$4,869,400 GFSB, \$7,141,800 ENV SEGB, and \$4,220,100 CON SEGB).

This project was enumerated in 2013 Wisconsin Act 20 for \$17,012,900 (\$5,103,900 GFSB, \$7,485,700 ENV SEGB, and \$4,423,300 CON SEGB).

	Subcommittee	Full Commission
<p>10. <u>DNR Southeast Region Headquarters and Service Center</u> – Request the following:</p> <ul style="list-style-type: none"> <li>a) Approve the Design Report; and</li> <li>b) Authority to construct the new DNR Southeast Region Headquarters and Service Center for an estimated total cost of \$16,231,300 (\$4,869,400 GFSB, \$7,141,800 ENV SEGB, and \$4,220,100 CON SEGB).</li> </ul> <p>This project was enumerated in 2013 Wisconsin Act 20 for \$17,012,900 (\$5,103,900 GFSB, \$7,485,700 ENV SEGB, and \$4,423,300 CON SEGB).</p>		

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

**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:** Milwaukee, Milwaukee County

**PROJECT REQUEST:** Request the following:

- a) Approve the Design Report; and
- b) Authority to construct the new DNR Southeast Region Headquarters and Service Center for an estimated total cost of \$16,231,300 (\$4,869,400 GFSB, \$7,141,800 ENV SEGB, and \$4,220,100 CON SEGB).

**PROJECT NUMBER:** 18C2F

**PROJECT DESCRIPTION:**

This project will renovate an existing building and construct a new service building to serve as the DNR's Southeast Region Headquarters (SERHQ) and Service Center. The proposed renovated building is a two-story office and data center constructed in 1977 that was transferred to the Department of Natural Resources from the Department of Transportation.

The scope of work includes a complete interior renovation of the existing building to comprise a building program consisting of open office space, meeting rooms, service center, air monitoring equipment workshops, field staff locker and equipment rooms, law enforcement offices, public record viewing rooms, and employee break area. Significant features of this renovation work include bringing the building up to current life safety standards, replacement of MEP systems, addition of exterior windows, and clerestory roof monitor to bring natural light into the interior of the building. The service building will be a new stand-alone building that will serve as storage and minor repair facility for department law enforcement equipment such as boats, ATV's, snowmobiles, and evidence storage.

The property is located at 1001 W. St. Paul Avenue in Milwaukee and will replace the current SERHQ building located at 2300 N. Dr. Martin Luther King Drive in Milwaukee. All staff at the current headquarters will be relocated to the new facility after renovation is completed.

**PROJECT JUSTIFICATION:**

The SERHQ and Service Center in Milwaukee is the largest and busiest DNR field office in the State of Wisconsin. The Service Center is open to the public five days a week with customer service representatives serving over 25,000 customers per year.

Due to continuing maintenance needs at the department’s current SERHQ site, the department has identified the need for alternative facilities. At the request of the DNR, DOA has conducted two studies (2012 and 2014) to analyze the department facility needs and provide recommendations. The St. Paul Avenue location was concluded to be the best alternative to meet all the service needs of the department. There will be no disruptions in customer service as the department will continue full operations at the current facility while the renovation on the new location takes place. The new St. Paul Avenue location also continues to demonstrate the department’s commitment to the region and the customers it serves. Access to the new St. Paul Avenue location is centrally located and easily accessible.

**BUDGET/SCHEDULE:**

Construction	\$11,160,200
Design	\$722,600
DFDM Mgt	\$491,100
Contingency	\$1,116,100
Equipment	\$2,603,300
Other Fees	\$138,000
<b>TOTAL</b>	<b>\$16,231,300</b>

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

**PREVIOUS ACTION:** This project was enumerated in 2013 Wisconsin Act 20 for \$17,012,900 (\$5,103,900 GFSB, \$7,485,700 ENV SEGB, and \$4,423,300 CON SEGB).

# DESIGN REPORT

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

June 24, 2019

Southeast Region Headquarters and Service Center  
Milwaukee, WI

**Project Number: 18C2F**

**For the:** Department of Natural Resources  
**Project Manager:** Jim Schaefer  
**Architect/Engineer:** Uihlein/Wilson-Ramlow/Stein Architects, Inc.  
Milwaukee, WI

## 1. Project Description:

This project will renovate an existing building and construct a new service building to serve as the department's Southeast Region Headquarters and Service Center. The existing building is a 2-story office and data center constructed in 1977 that was transferred to the Department of Natural Resources from the Department of Transportation.

The scope of work includes a complete interior renovation of the existing building to provide facilities for open office space, meeting rooms, service center, air monitoring equipment workshops, field staff locker and equipment rooms, law enforcement offices, public record viewing rooms, and employee break area. Significant features of this renovation work include bringing the building up to current life safety standards, replacement of MEP systems, addition of exterior windows, and a clerestory roof monitor to bring natural light into the interior of the building. The service building will be a stand-alone building that will serve as storage and minor repair facility for department law enforcement equipment such as boats, ATV's, snowmobiles, and evidence storage.

## 2. Authorized Budget and Funding Source:

This project was enumerated in 2013 Wisconsin Act 20 for \$17,012,900 (\$5,103,900 GFSB, \$7,485,700 ENV SEGB and \$4,423,300 CON SEGB).

## 3. Schedule:

Bid Opening	Aug 2019
Start of Construction	Oct 2019
Substantial Completion	Oct 2020

## 4. Budget Summary:

Construction	\$11,160,200
A/E Fees	\$722,600
DFDM Mgmt.	\$491,100
Contingency	\$1,116,100
Equipment	\$2,603,300
Other Fees	\$138,000
<b>Total Project Cost</b>	<b>\$16,231,300</b>

BUILDING COMMISSION REQUESTS / ITEMS

June 24, 2019

Subcommittee

Full Commission

11. Poynette State Game Farm – CWD Processing Center – Request the following:

- a) Approve the Design Report; and
- b) Authority to construct the CWD Processing Center at the Poynette State Game Farm for an estimated total cost of \$1,605,570 CON SEGB.

In June 2019, the Joint Committee on Finance approved changing the name of the project to “Science Operations Center – Purchase and Chronic Wasting Disease Processing Center Addition – Statewide.”

This project was enumerated in 2017 Wisconsin Act 59 for \$4,805,800 for the Science Operations Center – Purchase and Chronic Wasting Disease Processing Center Addition – Monona.

In June 2018, the SBC approved the purchase of the DNR Science Operations Center for a cost of \$3,200,000 plus closing costs.

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

**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:** Poynette, Columbia County

**PROJECT REQUEST:** Request the following:

- a) Approve the Design Report; and
- b) Authority to construct the CWD Processing Center at the Poynette State Game Farm for an estimated total cost of \$1,605,570 CON SEGB.

**PROJECT NUMBER:** 18D2N

**PROJECT DESCRIPTION:**

The project will construct a new Chronic Wasting Disease (CWD) Processing Center at the DNR-owned Poynette State Game Farm. This center will process CWD samples from deer, elk, moose, and other wild cervid species in the State of Wisconsin. The processing center will also be used for sick deer response, cervid necropsies, deer waste disposal, and staff training. The processing center is planned at approximately 4,500 SF, and will include: sampling labs, personal protective equipment preparation area, walk-in freezer, walk-in cooler, staff training / break room and offices, supply storage area, and a wastewater holding tank. The project site is approximately 40,000 SF and will accommodate employee parking, refuse collection, and circulation for service vehicles.

**PROJECT JUSTIFICATION:**

As originally enumerated in 2017 Wisconsin Act 59, the CWD processing center was intended to be constructed as an addition to the Service Center in Monona that the DNR was seeking to purchase. The processing center addition was to replace the currently leased space for the center located in Black Earth. The DNR's Poynette State Game Farm property was determined to be a more optimal location for the facility by the design consultant during the pre-design phase of the project that was completed in January 2019. This was unanticipated when the original location was submitted in the DNR's 2017-19 Biennial Capital Budget request as the focus was on the Monona service center and possible purchase and use of that site. The in-depth study during pre-design revealed that the Poynette location has a lower estimated construction cost, and due to its proximity to the CWD Western Monitoring Area, is the most favorable location for the new facility. Given the amount of funds available in the enumeration and the estimated purchase price, the decision was made to re-locate the processing center to Poynette. In June 2019, the Joint Committee on Finance approved changing the location in the enumeration from "Monona" to "Statewide" to allow DNR to construction the facility in the appropriate location. The construction of the CWD processing center will consolidate DNR operations at the Game Farm



and provide long-term stability for DNR’s statewide CWD monitoring operations and testing services.

**BUDGET/SCHEDULE:**

Construction	\$1,307,300
Design	\$114,700
DFDM Mgt	\$56,200
Contingency	\$95,500
Equipment	\$22,570
<b>TOTAL</b>	<b>\$1,605,570</b>

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

**PREVIOUS ACTION:** In June 2019, the Joint Committee on Finance approved changing the name of the project to “Science Operations Center – Purchase and Chronic Wasting Disease Processing Center Addition – Statewide”.

This project was enumerated in 2017 Wisconsin Act 59 for \$4,805,800 for the Science Operations Center – Purchase and Chronic Wasting Disease Processing Center Addition – Monona.

In June 2018, the SBC approved the purchase of the DNR Science Operations Center for a cost of \$3,200,000 plus closing costs.

# DESIGN REPORT

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

June 24, 2019

Chronic Wasting Disease Processing Center  
Poynette State Game Farm  
Poynette, WI

**Project Number: 18D2N**

**For the:** Department of Natural Resources

**Project Manager:** Jim Schaefer

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

## 1. Project Description:

The project will replace the existing Chronic Wasting Disease (CWD) Processing Center in Monona with a new facility at the existing DNR-owned Poynette State Game Farm. This center will process CWD samples from deer, elk, moose, and other wild cervid species in the State of Wisconsin. The processing center will also be used for sick deer response, cervid necropsies, deer waste disposal, and staff training. The processing center is planned at approximately 4,500 SF, and will include: sampling labs, personal protective equipment preparation area, walk-in freezer, walk-in cooler, staff training / break room and offices, supply storage area, and a wastewater holding tank. The project site is approximately 40,000 SF and will accommodate employee parking, refuse collection, and circulation for service vehicles.

## 2. Authorized Budget and Funding Source:

This project was enumerated in 2017 Wisconsin Act 59 for \$4,805,800 CON-SEGB.

## 3. Schedule:

Bid Opening	Sep 2019
Start of Construction	Nov 2019
Substantial Completion / Occupancy	Jul 2020

## 4. Budget Summary:

Construction	\$1,307,300
A/E Fees	\$114,700
DFDM Mgmt.	\$56,200
Contingency	\$95,500
Equipment	\$22,570
Other Fees	\$9,300
<b>Total Project Cost</b>	<b>\$1,605,570</b>

BUILDING COMMISSION REQUESTS / ITEMS

June 24, 2019

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

- a) Authority to construct various All Agency maintenance and repair projects for an estimated total cost of \$2,155,600 (\$1,690,900 GFSB, \$80,000 GIFTS, \$200,000 FED, and \$184,700 STWD);
- b) Transfer all approved GFSB all agency allocation to the DNR Infrastructure Maintenance appropriation; and
- c) Allow the Division of Facilities Development and Management to adjust individual project budgets.

<b>Facility Maintenance and Repair</b>		<b>\$2,155,600</b>
Potawatomi State Park	Replace Accessible Fishing Pier (\$80,000 GIFTS; \$200,000 FED; \$184,700 STWD)	\$464,700
Pattison State Park	Bridge and Trail Washouts (\$1,046,000 GFSB)	\$1,046,000
Princeton Lock and Dam	Lock and Dam Renovation (Increase) (\$644,900 GFSB)	\$644,900

In December 2017, the SBC approved the authority to construct the Princeton Lock and Dam Renovation project for \$1,761,100 GFSB.

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

**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 \$2,155,600 (\$1,690,900 GFSB, \$80,000 GIFTS, \$200,000 FED, and \$184,700 STWD);
- b) Transfer all approved GFSB all agency allocation to the DNR Infrastructure Maintenance appropriation; and
- c) Allow 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>GFSB</b>	<b>GIFTS</b>	<b>FED</b>	<b>STWD</b>	<b>TOTAL</b>
Potawatomi State Park (Door Co.)	17L1Q	Replace Accessible Fishing Pier	\$0	\$80,000	\$200,000	\$184,700	\$464,700
Pattison State Park (Douglas Co.)	18I1L	Bridge and Trail Washouts	\$1,046,000	\$0	\$0	\$0	\$1,046,000
Princeton Lock and Dam (Green Lake Co.)	16H2J	Lock and Dam Renovation (Increase)	\$644,900	\$0	\$0	\$0	\$644,900
<b>Facility Maintenance and Repair Total</b>			<b>\$1,690,900</b>	<b>\$80,000</b>	<b>\$200,000</b>	<b>\$184,700</b>	<b>\$2,155,600</b>

**Potawatomi State Park – Replace Accessible Fishing Pier (17L1Q):**

**Project Description and Justification:**

This project will replace an existing fishing pier with a new fully accessible pier. The previous floating system was repeatedly damaged by wave action and was removed annually for winter storage. The proposed permanent pier will utilize fixed steel/rock landings and be connected via pedestrian bridge gangways. Existing paved walkways from the parking area to the west will be reconstructed in compliance with federal Americans with Disabilities Act (ADA) guidelines.

Property users use the accessible fishing pier for fishing and viewing of the bay. Currently, the existing fishing pier is not usable and visitors are using the shoreline for water view. However, the water there is too shallow for adequate fishing.

**Budget/Schedule:**

Construction	\$345,400
Design	\$38,900
DFDM Mgt	\$15,200
Contingency	\$34,600
Other Fees	\$30,600
<b>TOTAL</b>	<b>\$464,700</b>

SBC Approval	Jun 2019
A/E Selection	Jan 2018
Bid Opening	Jul 2019
Start Construction	Sep 2019
Substantial Completion	Nov 2019
Final Completion	Dec 2019

**Previous Action:** None.

**Pattison State Park – Bridge and Trail Washouts (18I1L):****Project Description and Justification:**

This project would to address significant trail washout areas with new walkway structures or the re-location of trail segments to more suitable locations. Reconstructing segments of the trails, as well as slope shaping, will be completed to restore the trails to pre-flood conditions.

Multiple hiking trails and walkway structures were destroyed during the June 2018 flood event at Pattison State Park.

**Budget/Schedule:**

Construction	\$862,000
Design	\$49,800
DFDM Mgt	\$38,000
Contingency	\$86,200
Other Fees	\$10,000
<b>TOTAL</b>	<b>\$1,046,000</b>

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

**Previous Action:** None.

**Princeton Lock and Dam – Lock and Dam Renovation (Increase) (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.

Bids were received for this project on May 2, 2019. This increase will allow the project to be completed with the original approved scope and intent, and provide an appropriate post-bid contingency needed to address any unforeseen conditions that may arise during construction. Operation of the Princeton Dam in its current configuration presents a significant safety hazard with potentially perilous consequences. Recent evidence of this is the near drowning by the

contract operator in 2012 while removing flashboards to lower the summer water levels for the winter season. 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 to 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	\$1,890,200
Design	\$145,200
DFDM Mgt	\$87,000
Contingency	\$283,600
<b>TOTAL</b>	<b>\$2,406,000</b>

SBC Approval	Jun 2019
A/E Selection	Oct 2016
Bid Opening	May 2019
Start Construction	Aug 2019
Substantial Completion	Dec 2019
Final Completion	Jan 2020

**Previous Action:** In December 2017, the SBC approved the authority to construct the Princeton Lock and Dam Renovation project for \$1,761,100 GFSB.

June 24, 2019

Subcommittee

Full Commission

**HIGHER EDUCATION**

**University of Wisconsin**

13. UW-Parkside – Wyllie Hall Renovation Phase I –

Request the following:

- a) Approve the Design Report; and
- b) Authority to construct the Wyllie Hall Renovation Phase I project for \$35,371,000 (\$35,201,000 GFSB and \$170,000 PRSB).

In April 2018, the SBC authorized planning for the Wyllie Hall Renovation Phase I project for an estimated total cost of \$1,002,000 (\$980,000 BTF-Planning and \$22,000 PR-CASH).

This project was enumerated in 2017 Wisconsin Act 59 for \$35,886,000 (\$35,201,000 GFSB and \$685,000 PRSB).

Subcommittee	Full Commission

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

**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-Parkside, Kenosha County

**PROJECT REQUEST:** Request the following:

- a) Approve the Design Report; and
- b) Authority to construct the Wyllie Hall Renovation Phase I project for \$35,371,000 (\$35,201,000 GFSB and \$170,000 PRSB).

**PROJECT NUMBER:** 17E1Q

**PROJECT DESCRIPTION:**

This project renovates 198,600 GSF on levels D2, D1, and L1 of Wyllie Hall, originally constructed in 1972. It strategically combines updating building infrastructure and creating a fully integrated and accessible student services environment that supports academic success. The proposed scope will replace all obsolete life safety systems and construct a new limited use/limited application passenger elevator; replace and renovate building mechanical, electrical, and plumbing infrastructure on Level D2; all vertical risers throughout the building; and horizontal distribution on Levels D2, D1, and L1. Modern technology infrastructure and equipment will be incorporated through building infrastructure replacements and renovations. The vertical risers renovations will allow future maintenance, repair, and renovation work to be accomplished incrementally by isolating each floor or building quadrant, thereby minimizing disruption to building operations during construction activities. A new Learning Commons will be established and the Level D1 and L1 spaces will be reorganized to improve wayfinding, accessibility, and efficiencies for the student services operations. Sections of the concrete plenum floor on Level D2 will be replaced and enhanced to resolve structural deficiencies and stress related deterioration. The pedestrian plaza, retaining wall, and concrete planter constructed along the north façade of Wyllie Hall will be repaired or replaced to resolve a subsurface water leak that has caused significant damage to the basement walls.

**PROJECT JUSTIFICATION:**

Academic success is a high priority of any university's strategic plan and the proposed renovation of Wyllie Hall is a pivotal component of this university's plan to improve the academic success of its students. As a result of this project, the university anticipates success measurements to increase in the areas of recruitment, retention, student graduation rates and in long term financial stability. The proposed Learning Commons will address challenges of retention and graduation by reducing barriers to student success by providing the academic



support needed in one highly visible location that will also include technology-based educational opportunities.

The student body at UW-Parkside is unique in several dimensions and it presents challenges to academic success. Almost half of first-year students work 16 hours or more per week off campus and approximately 36% are eligible for Federal Pell Grants. Over 53% of new first-year students in Fall 2018 were first-generation university students. Due to its strong access mission, the campus serves a disproportionate percentage of students who graduated in the bottom half of their high school class.

A substantial number of students are considered at high risk for failure, so many interventions are geared toward their specific academic and personal support, especially during their first year of college. Progress that can be made administratively without adequate facilities is nearing completion, and the remaining barriers to improving student success are largely facilities-related, including the lack of a centralized, co-located critical student services operations area (Advising, Careers, Cashier, Financial Aid, Registrar, and Tutoring) where information is easily accessible and questions can be answered in one convenient location and visit. The proposed initiatives will better integrate current programs and services and create a comprehensive, coordinated, and seamless framework designed to foster student success and increase retention and graduation rates.

**BUDGET/SCHEDULE:**

Construction	\$23,253,000
Design	\$2,183,000
DFDM Mgt	\$1,173,000
Contingency	\$6,077,000
Equipment	\$2,008,000
Other Fees	\$677,000
<b>TOTAL</b>	<b>\$35,371,000</b>

SBC Approval	Jun 2019
A/E Selection	Dec 2017
Design Report	Jun 2019
Bid Opening	Feb 2020
Start Construction	Apr 2020
Substantial Completion	Apr 2022
Final Completion	Oct 2022

**PREVIOUS ACTION:** In April 2018, the SBC authorized planning for the Wyllie Hall Renovation Phase I project for an estimated total cost of \$1,002,000 (\$980,000 BTF-Planning and \$22,000 PR-CASH).

This project was enumerated in 2017 Wisconsin Act 59 for \$35,886,000 (\$35,201,000 GFSB and \$685,000 PRSB).

# DESIGN REPORT

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

June 24, 2019

Wyllie Hall Renovation Phase 1  
University of Wisconsin – Parkside  
Kenosha, WI

**Project Number:** 17E1Q

**For the:** University of Wisconsin – Parkside

**Project Manager:** David Hoffman

**Architect/Engineer:** Workshop Architects  
Milwaukee, WI

## 1. Project Description:

This project renovates 198,600 GSF on levels D2, D1, and L1 of Wyllie Hall, originally constructed in 1972. It strategically combines updating building infrastructure and creating a fully integrated and accessible student services environment that supports academic success. The proposed scope will replace all obsolete life safety systems and provide an accessible lift in Main Place; replace and renovate the 47-year-old building mechanical, electrical, and plumbing infrastructure on Level D2; all vertical risers throughout the building; and horizontal distribution on Levels D1 and L1. Modern technology infrastructure and equipment will be incorporated through building infrastructure replacements and renovations. The vertical riser renovations will allow future maintenance, repair, and renovation work to be accomplished incrementally by isolating each floor or building quadrant, thereby minimizing disruption to building operations during construction activities. A new Learning Commons will be established and the Level D1 and L1 spaces will be reorganized to improve wayfinding, accessibility, and efficiencies for the student services operations.

## 2. Authorized Budget and Funding Source:

In April 2018, the SBC authorized planning for the Wyllie Hall Renovation Phase I project for an estimated total cost of \$1,002,000 (\$980,000 BTF-Planning and \$22,000 PR-CASH).

This project was enumerated in 2017 Wisconsin Act 59 for \$35,886,000 (\$35,201,000 GFSB and \$685,000 PRSB)

## 3. Schedule:

Bid Opening	Feb 2020
Start of Construction	Apr 2020
Substantial Completion	Apr 2022

**4. Budget Summary:**

Construction	\$23,253,000
A/E Fees	\$2,183,000
DFDM Mgmt	\$1,173,000
Contingency	\$6,077,000
Equipment	\$2,008,000
Other Fees	\$677,000
<b>Total Project Cost</b>	<b>\$35,371,000</b>

BUILDING COMMISSION REQUESTS / ITEMS

June 24, 2019

14. UW-Stevens Point – Land Purchase – Request authority to purchase a 0.152-acre parcel of land and improvements located at 2024 Briggs Street in the City of Stevens Point for \$115,250 PR-CASH plus closing costs.

Subcommittee

Full Commission

Subcommittee	Full Commission

**AGENCY REQUEST FOR  
STATE BUILDING COMMISSION ACTION  
JUNE 2019  
REQUEST #14**

**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:** Stevens Point, Portage County

**PROJECT REQUEST:** Request authority to purchase a 0.152-acre parcel of land and improvements located at 2024 Briggs Street in the City of Stevens Point for \$115,250 PR-CASH plus closing costs.

**PROJECT NUMBER:** 19E1B

**PROJECT DESCRIPTION:**

This project will acquire a 0.152-acre parcel of land located at 2024 Briggs Street in the City of Stevens Point, within the area defined as the campus boundary at the south end of campus. The property is improved with a two-story house constructed in 1935. The negotiated purchase price is \$115,250. No relocation costs are associated with this acquisition. The anticipated closing will occur after approval by the State Building Commission.

Two real estate appraisals of the property were completed and the purchase price was negotiated to be the average of the two appraised values. Additionally, an environmental audit of the property found no evidence of contaminants or unacceptable environmental hazards.

**PROJECT JUSTIFICATION:**

The most recent UW-Stevens Point Master Plan (2007) identified the city block south of Noel Fine Arts Center and Albertson Hall for re-development. The 2007 Master Plan recommended boundary changes to support the long-term academic, research, open space and parking needs of the Campus. These boundary changes were approved in November 2007 by both the Board of Regents and the City of Stevens Point. Currently, the Board of Regents owns six of the ten single-family houses located on Briggs Street between Reserve Street and Phillips Street. Continued long term acquisition is planned for the block as the remaining three houses become available from willing sellers.

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

**PREVIOUS ACTION:** None.

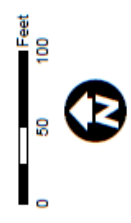


Sources: UW System Administration,  
 State of Wisconsin, Wisconsin State  
 Cartographers Office,  
 US Census Bureau

This map is for reference purposes only.

### UW-Stevens Point: Briggs St. Acquisition

- Proposed Acquisition
- Campus Building
- UW Property
- Campus Parking Area



Source File: G:\GIS\CP\proj\GIS\CP\_2016\MapDocs\BriggsStAcquisition.mxd

BUILDING COMMISSION REQUESTS / ITEMS

June 24, 2019

Subcommittee

Full Commission

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

- a) Authority to release \$4,116,700 GFSB of the \$10,000,000 GFSB 2017-19 Classroom Renovation/Instructional Technology Improvement Program enumeration;
- b) Authority to increase the program budget by \$117,300 PR-CASH;
- c) Authority to construct various All Agency projects for an estimated total cost of \$4,234,000 (\$4,116,700 GFSB and \$117,300 PR-CASH); and
- d) Permit the Division of Facilities Development and Management to adjust individual project budgets.

<b>Classroom Renovation/Instructional Technology</b>	<b>\$4,234,000</b>
MSN UW-Madison Classroom Renovation/Instructional Technology (\$1,756,000 GFSB)	\$1,756,000
RVF UW-River Falls Classroom Renovation/Instructional Technology (\$1,438,700 GFSB; \$117,300 PR-CASH)	\$1,556,000
SUP UW-Superior Classroom Renovation/Instructional Technology (\$922,000 GFSB)	\$922,000

These projects were part of the UW System – Classroom Renovations/Instructional Technology Improvements enumerated in 2017 Wisconsin Act 59 for \$10,000,000 GFSB.

**AGENCY REQUEST FOR  
STATE BUILDING COMMISSION ACTION  
JUNE 2019  
REQUEST #15**

**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:** Statewide

**PROJECT REQUEST:** Request the following:

- a) Authority to release \$4,116,700 GFSB of the \$10,000,000 GFSB 2017-19 Classroom Renovation/Instructional Technology Improvement Program enumeration;
- b) Authority to increase the program budget by \$117,300 PR-CASH;
- c) Authority to construct various All Agency projects for an estimated total cost of \$4,234,000 (\$4,116,700 GFSB and \$117,300 PR-CASH); and
- d) Permit the Division of Facilities Development and Management to adjust individual project budgets.

<b>Classroom Renovation/Instructional Technology</b>				
<b>LOCATION</b>	<b>PROJ. NO.</b>	<b>GFSB</b>	<b>PR-CASH</b>	<b>TOTAL</b>
UW-Madison (Dane Co.)	18H1W	\$1,756,000	\$0	\$1,756,000
UW-River Falls (Pierce Co.)	18H2A	\$1,438,700	\$117,300	\$1,556,000
UW-Superior (Douglas Co.)	18H2C	\$922,000	\$0	\$922,000
<b>Classroom Renovation/Instructional Technology Total</b>		<b>\$4,116,700</b>	<b>\$117,300</b>	<b>\$4,234,000</b>

**UW-Madison – Bascom/Van Vleck Hall Classroom Renovation (18H1W):**

**Project Description and Justification:**

This project will make general ADA and Instructional Technology Improvements to two classrooms on the Madison Campus. In Bascom Hall Room 272 (481 student capacity), work includes the refurbishment of fixed seating, a new instructor station, new flooring, refurbished wall and ceiling finishes, new lighting, IT and Audio Visual upgrades with touch pad programming. In Van Vleck Hall Rooms 105/107/113 (96 student capacity) are underutilized classroom spaces that will be remodeled and combined into one large classroom space. Within the new space the work will include the creation of 14 active learning pods with fixed instructor station, new flooring, wall and ceiling finishes, new lighting and other electrical upgrades, IT and Audio Visual upgrades with touch pad programming, wireless technology, new sprinklers, and new heating / cooling ductwork and grilles.

The Bascom Hall project focuses on the renovation of a lecture hall built over a century ago that is historically significant to the University of Wisconsin-Madison and is listed on the National Register of Historic Places. The classroom demand analysis and utilization trends indicate an



increased use of spaces this size over the previous five semesters. This lecture hall is also centrally located on campus and is in close proximity to University Administration.

For the Van Vleck remodel the Classroom Demand Analysis Report for UW-Madison indicates that there is a large surplus of classroom spaces on campus in the 20-34 seat range. This project will remodel three surplus classroom spaces in the range of 20-34 seats into one active learning classroom of 70-99 seats, which are in strong demand. Funding that supports the remodeling of existing campus classrooms into collaborative learning classrooms is necessary for the university to fulfill its mission of teaching and learning, to increase its space utilization, to address its building's deficient and outdated mechanical systems, and to provide ADA accessibility

**Budget/Schedule:**

Construction	\$829,400	SBC Approval	Jun 2019
Design	\$104,400	A/E Selection	Sep 2018
DFDM Mgt	\$38,200	Bid Opening	Oct 2019
Contingency	\$124,500	Start Construction	Nov 2019
Equipment	\$659,500	Substantial Completion	May 2020
<b>TOTAL</b>	<b>\$1,756,000</b>	Final Completion	Dec 2020

**Previous Action:** See below.

**UW-River Falls – Multi-building Classroom Renovation (AgSci/CentennialSci/Kleinpell) (18H2A):**

**Project Description and Justification:**

Agriculture Science, Centennial Science and Kleinpell Fine Arts Buildings: This project will improve student learning in the field of agriculture animal physiology through renovation of the animal physiology laboratory and convert an existing geology lab into an active leaning classroom; provide active learning classroom facilities for the physics, chemistry and psychology disciplines; and construct a multi-disciplinary media laboratory enabling media instruction in the television, art, music, digital film, and journalism programs by combining several small obsolete rooms in the current television services department.

Agriculture Science will have the existing animal physiology lab renovated and the geology lab remodeled into an active learning classroom. In Centennial Science Hall, classroom CSH 152 will be remodeled into an active learning classroom and create a new storeroom within the facility. In Kleinpell Fine Arts, all or parts of eleven existing rooms will be combined into a 21-station media laboratory; the reconfiguration of three rooms into a suite of rooms featuring an office, a storage/room checkout function, a waiting area/green room for the television production studio, and an announcer's booth is the remainder of room 116B. The remodeling/reconfigurations include the upgrading of lights, heating ventilation and air conditioning systems, electrical systems and any abatement of hazardous materials. Ag. Science was constructed in 1966 and has served the College of Agriculture, Food and Environmental Sciences (CAFES) well for the past 51 years. Room 120 Ag Science is the only animal physiology lab on campus. The lab was constructed in 1966 and 15 years ago the fixed student workstations were replaced with movable tables that can support

computer technology, but no other renovation has occurred in the space over the past 51 years.

Implementation of active learning pedagogy is a general trend on campus. Assessment of student learning outcomes has shown improved knowledge retention, and those students who have had an active learning experience stay in college longer benefiting campus retention efforts. In its current laboratory configuration, AGS 335 is scheduled for only 6.6 room periods. As an active learning classroom, we anticipate it will be used 37 periods per week thus making better use of the space.

CSH 152 is a general access classroom that has not been comprehensively remodeled since its construction in 1977. The room receives heavy use throughout the academic year. Psychology, physics and chemistry have adopted active learning pedagogy. Efforts to convert more courses to active learning are hampered by the shortage of rooms configured for active learning. Renovation of CSH 152 will allow these three disciplines access to active learning type facilities.

UW-River Falls offers training courses in the use of visual and sound media production and editing in the disciplines of journalism, marketing communications, digital film and television, music, and art. Current courses are taught in several small computer labs that are not designed for contemporary media software instruction. The new media lab will allow course sections of 21 students to be trained on computer platforms that feature contemporary digital media software and hardware. This site was chosen because of its proximity to the television production studio (room 111) and its control room (room 114) which have hard wired lighting, audio, and video control systems. This project also provides an opportunity for the campus to “clean up” a suite of small spaces that were designed around 1970s television production technology that is now obsolete.

**Budget/Schedule:**

Construction	\$1,015,300
Design	\$93,700
DFDM Mgt	\$48,900
Contingency	\$206,000
Equipment	\$192,100
<b>TOTAL</b>	<b>\$1,556,000</b>

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

**Previous Action:** See below.

**UW-Superior – Holden Fine Arts Classroom Renovation (18H2C):**

**Project Description and Justification:**

This project will reconfigure underutilized spaces, update classroom and lab amenities, and increase the visibility of student course work in Holden Fine Arts (HFA). These areas were identified in the study as spaces that were underutilized, poorly located, inadequately accessible, and in need of various updates. Two of the spaces included in this project will provide larger, active, and configurable learning spaces which the Classroom Demand Analysis Report shows are needed but not currently available in the building. Work involved in this project includes the following. Removal of a projection room in a highly utilized, 50-person, sloped floor classroom (HFA 2125) to reclaim unused space and provide additional general and handicap accessible seating. Additionally, one wall of the classroom is adjacent to the sculpture studio and needs to be

insulated to better acoustically isolate the two spaces. Scope includes demolition of wall and remodel work of electrical, insulation and finished surfaces. Reconfigure the Manion Theater green room and the adjacent media lab (HFA 2157 and 2158) to increase the capacity, quality, and visibility of the media lab. Scope includes demolition of walls, construction of one new wall, remodel work of electrical, lighting, HVAC, classroom technology, finished surfaces, and new furnishings. Reconfigure two underutilized lab spaces and one small underutilized classroom (HFA 3126, 3127 and 3128) into one large configurable active learning space for art education. Project to include a Smart Board and storage for class supplies. Scope includes demolition of walls, remodel work of electrical, lighting, HVAC, classroom technology, finished surfaces, and new furnishings. Remodel a third-floor exhibit space into a configurable, active learning classroom (HFA 3131). Scope includes replacement of surface finished, and new lighting, classroom technology, and furnishings. Reconfigure an underutilized faculty lounge, student lounge, and copier/ storage room (HFA 2121, 2122 and 2123) into a highly visible first floor student exhibit space. Scope includes demolition of walls, new window in main hallway, remodel work of electrical, HVAC, and finished surfaces, and new wall coverings for hanging art.

**Budget/Schedule:**

Construction	\$658,000
Design	\$66,000
DFDM Mgt	\$30,900
Contingency	\$112,100
Equipment	\$55,000
<b>TOTAL</b>	<b>\$922,000</b>

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

**Previous Action:** These projects were part of the UW System – Classroom Renovations/ Instructional Technology Improvements enumeration in 2017 Wisconsin Act 59 for \$10,000,000 GFSB.

BUILDING COMMISSION REQUESTS / ITEMS

June 24, 2019

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 for an estimated total cost of \$8,339,000 (\$3,027,700 GFSB, \$1,147,900 PRSB, and \$4,163,400 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>\$615,000</b>
MIL	Plankinton Building Chiller & Pump Repl (\$615,000 PR-CASH)	\$615,000
 <b>Utility Repair and Renovation</b>		 <b>\$7,724,000</b>
MSN	Curtis Pond Rehabilitation (\$517,400 GFSB; \$1,591,600 PR-CASH)	\$2,109,000
EAU	Central Heating Plant Fuel Reliability Upgr (\$1,651,900 GFSB; \$1,147,900 PRSB)	\$2,799,800
RVF	Central Heating Plant Fuel Reliability Upgr (\$858,400 GFSB; \$1,956,800 PR-CASH)	\$2,815,200

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

**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 System, Statewide

**PROJECT REQUEST:** Request the following:

- a) Authority to construct various All Agency maintenance and repair projects for an estimated total cost of \$8,339,000 (\$3,027,700 GFSB, \$1,147,900 PRSB, and \$4,163,400 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
MIL	18E1E	Plankinton Building Chiller & Pump Repl	\$0	\$0	\$615,000	\$0	\$615,000
<b>FMR SUBTOTALS</b>			<b>\$0</b>	<b>\$0</b>	<b>\$615,000</b>	<b>\$0</b>	<b>\$615,000</b>

**UTILITY REPAIR AND RENOVATION**

INST	PROJ. NO.	PROJECT TITLE	GFSB	PRSB	PR-CASH	GIFT/GRANT	TOTAL
MSN	16H2U	Curtis Pond Rehabilitation	\$517,400	\$0	\$1,591,600	\$0	\$2,109,000
EAU	18I1H	Central Heating Plant Fuel Reliability Upgr	\$1,651,900	\$1,147,900	\$0	\$0	\$2,799,800
RVF	18I1J	Central Heating Plant Fuel Reliability Upgr	\$858,400	\$0	\$1,956,800	\$0	\$2,815,200
<b>URR SUBTOTALS</b>			<b>\$3,027,700</b>	<b>\$1,147,900</b>	<b>\$3,548,400</b>	<b>\$0</b>	<b>\$7,724,000</b>

	GFSB	PRSB	PR-CASH	GIFT/GRANT	TOTAL
<b>JUNE 2019 TOTALS</b>	<b>\$3,027,700</b>	<b>\$1,147,900</b>	<b>\$4,163,400</b>	<b>\$0</b>	<b>\$8,339,000</b>

**UW-Milwaukee - Plankinton Building Chiller and Pump Replacement (18E1E):**

**Project Description and Justification:**

This project replaces the rooftop air-cooled chiller package and associated chilled water circulating pump; flushes and refills the chilled water system piping; and flushes and treats the hot water system piping for corrosion. Project work includes removal and replacement of the 340-ton rooftop air-cooled chiller and the 40 HP chilled water pump with a new 50 HP pump and a new variable frequency drive. The untreated water from the chiller and chilled water piping system will be flushed, a new glycol mixing/pumping station will be installed, and the chilled water piping will be refilled with 35% ethylene glycol solution. The hot water system piping

will be flushed and treated with corrosion inhibitor. Project work requires a crane lift to remove and replace the rooftop chiller, piping modifications to accommodate the new chiller, chilled water pump piping/valve modifications, new glycol system tank and pump system installation, electrical distribution modifications, new piping insulation at chiller and pump, and direct digital controls work for the new variable frequency drive, glycol pump, and new chiller monitoring and alarms. All equipment will be tested and balanced, the entire chilled water system installation will be commissioned, and owner training provided for the new equipment and operations.

The 340-ton air-cooled rooftop unit was installed in 1994 and is beyond its expected life. In the last year alone, approximately \$50,000 was spent on repairs just to restore chiller operation to half of its nameplate capacity. The unit will no longer run at its design capacity because it has a failed compressor that is nearly cost prohibitive to replace. The R-22 refrigerant charge had to be topped off due to leaks in fittings; excessive scale and fouling was removed on the water-side of heat exchangers due to the off-season drainage regimen; condenser fan cycling controls were temporarily modified to make them operational; and several faulty refrigeration components were replaced. Despite these recent repairs, the chiller performance remains unreliable due to antiquated chiller controls and aging solid-state components.

A facility condition assessment and scoping study was completed and determined that the highest priority need is replacement of the roof-top air-cooled chiller, due to its age and general state of disrepair, along with vital components of the chilled water system such as the chilled water pump.

**Budget/Schedule:**

Construction	\$489,000
Design	\$55,400
DFDM Mgt	\$21,600
Contingency	\$49,000
<b>TOTAL</b>	<b>\$615,000</b>

SBC Approval	Jun 2019
A/E Selection	Jul 2018
Bid Opening	Jun 2019
Start Construction	Sep 2019
Substantial Completion	Oct 2019
Final Completion	Dec 2019

**Previous Action:** None

**UW-Madison - Curtis Pond Rehabilitation (16H2U):**

**Project Description and Justification:**

This project rehabilitates the Curtis Storm Water Detention Pond (located in the campus arboretum) to repair a failed flume and failing outlet structure, restore the ability to control peak storm water runoff flow rates, and remove accumulated storm water sediment. Project work will meet the storm water requirements and be funded through an intergovernmental agreement between UW-Madison, City of Madison, and Town of Madison. Anticipated project work is based on the recommendations described in the Curtis Prairie Storm Water Plan and is similar to past rehabilitation projects for Arboretum Ponds 2 and Marion-Dunn Pond. These improvements include dredging the existing pond basin, adding a clay liner to the basin, creating an irregular wetland boundary around the pond, replacing the inner mechanisms of the pond outlet structure, constructing inflow pipes from the south, maintenance on the downstream swale and a best

management practice (BMP) upstream of the pond (i.e. south of the Beltline), lining the 36-inch pipe flowing into the adjacent Coyote Pond, and restoring the construction area.

The proposed project is necessary to restore and improve the pond's effectiveness to control peak flow, maximize sediment removal, and repair upstream and downstream erosion damage. The Curtis Detention Pond is a component of the UW-Madison Municipal Separate Storm Sewer System, in fulfillment of Wisconsin Pollutant Discharge Elimination System (WPDES) storm water permit requirements. It provides critical peak flow control and sediment removal for storm water coming from the upstream watershed. The more than 30-year-old pond needs rehabilitation to restore its functionality.

**Budget/Schedule:**

Construction	\$1,574,700
Design	\$220,000
DFDM Mgt	\$69,300
Contingency	\$157,500
Other Fees	\$87,500
<b>TOTAL</b>	<b>\$2,109,000</b>

SBC Approval	Jun 2019
A/E Selection	Nov 2016
Bid Opening	Nov 2019
Start Construction	Jan 2020
Substantial Completion	Sep 2020
Final Completion	Dec 2020

**Previous Action:** None.

**UW-Eau Claire - Central Heating Plant Fuel Reliability Upgrade (18I1H):**

**Project Description and Justification:**

This project provides on-site fuel oil storage and associated equipment in the Heating Plant to allow 72 hours of boiler operation at historical 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 and UWSA Risk Management requirements. Project work includes installation of new fuel oil burners for the coal/gas-fired boilers; approximately 50,000 gallons of fuel oil storage tanks, spill containment, and associated equipment, controls, and fuel oil monitoring. Project work also includes replacement of all central heating plant process equipment controls and removal and disposal of all coal and ash handling equipment (including the baghouse and economizer).

Increasing environmental concerns associated with burning coal and disposal of coal ash, the elimination of coal as a boiler fuel at UW-Madison, Capitol Heat & Power, and Waupun Correctional Institution, and the uncertainty of economic supply of coal in the limited quantities needed have all led to UWSA making a priority of eliminating coal as a heating plant fuel at all UW institutions. The DOA, in conjunction with UWSA Risk Management, requires that each heating plant have on-site storage of emergency boiler fuel to allow 72 hours of operation at the historic peak steam usage rate in order to sustain operations in the event of an extended primary fuel disruption or curtailment. Coal is being phased out as a central heating plant fuel source for all UW institutions. UW-Eau Claire currently has 30,000 gallons of fuel oil storage capacity and approximately 25 hours of operation. This project will provide additional fuel storage capacity on campus.

The 72-hour standard is derived from the scenario of a natural gas supply interruption during a winter weekend starting on a Friday and an inability to obtain a fuel oil delivery until the following Monday morning. Without adequate back-up fuel inventory maintained on-site, heating outages of even a short duration during extreme cold may occur requiring closure of and freeze damage to campus buildings, harm to research animals, and disruption of campus instruction, food service, and events. Uncertain availability of coal beyond the expiration of the current coal supply contract in June 2020 and environmental concerns preclude the use of coal as a long-term secondary fuel. DOA has determined it is not cost effective to replace existing coal boilers with new gas/oil boilers. Doing nothing would expose the facilities to an unacceptable risk of winter heating loss.

**Budget/Schedule:**

Construction	\$2,378,300
Design	\$79,000
DFDM Mgt	\$104,700
Contingency	\$237,800
<b>TOTAL</b>	<b>\$2,799,800</b>

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

**Previous Action:** None.

**UW-River Falls - Central Heating Plant Fuel Reliability Upgrade (18I1J):**

**Project Description and Justification:**

This project provides on-site fuel oil storage and associated equipment in the Heating Plant to allow 72 hours of boiler operation at historical 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 and UWSA Risk Management requirements. Project work includes installation of new fuel oil burners for the coal/gas-fired boilers; approximately 25,000 gallons of fuel oil storage tanks, spill containment, and associated equipment, controls, and fuel oil monitoring. Project work also includes replacement of all central heating plant process equipment controls and removal and disposal of all coal and ash handling equipment (including the baghouse and economizer).

Increasing environmental concerns associated with burning coal and disposal of coal ash, the elimination of coal as a boiler fuel at UW-Madison, Capitol Heat & Power, and Waupun Correctional Institution, and the uncertainty of economic supply of coal in the limited quantities needed have all led to UWSA making a priority of eliminating coal as a heating plant fuel at all UW institutions. The DOA, in conjunction with UWSA Risk Management, requires that each heating plant have on-site storage of emergency boiler fuel to allow 72 hours of operation at the historic peak steam usage rate in order to sustain operations in the event of an extended primary fuel disruption or curtailment. Coal is being phased out as a central heating plant fuel source for all UW institutions. This project will provide additional fuel storage capacity on campus.

The 72-hour standard is derived from the scenario of a natural gas supply interruption during a winter weekend starting on a Friday and an inability to obtain a fuel oil delivery until the



following Monday morning. Without adequate back-up fuel inventory maintained on-site, heating outages of even a short duration during extreme cold may occur requiring closure of and freeze damage to campus buildings, harm to research animals, and disruption of campus instruction, food service, and events. Uncertain availability of coal beyond the expiration of the current coal supply contract in June 2020 and environmental concerns preclude the use of coal as a long-term secondary fuel. DOA has determined it is not cost effective to replace existing coal boilers with new gas/oil boilers. Doing nothing would expose the facilities to an unacceptable risk of winter heating loss.

**Budget/Schedule:**

Construction	\$2,379,500
Design	\$93,000
DFDM Mgt	\$104,700
Contingency	\$238,000
<b>TOTAL</b>	<b>\$2,815,200</b>

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

**Previous Action:** None.