

State of Wisconsin Building Commission

SCOTT WALKER
Governor

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

Wednesday, June 6, 2018

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, June 6, 2018

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.

(please note later time)

Wednesday, June 6, 2018

3:00 p.m.

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

BUILDING COMMISSION REQUESTS / ITEMS

June 6, 2018

Subcommittee

Full Commission

The Secretary requests approval of the minutes of April 11, 2018, as amended (item 19).

No action required.

ADMINISTRATIVE AFFAIRS

Department of Administration

1. Small Project Program Funding Request – The Department of Administration requests the release of \$27,200,000 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) \$12,000,000 Z060 Facilities Repair/Wisbuild to Z070 SP Facility Repair/Renovation;
 - b) \$9,000,000 Z080 Utilities Repair/Renovation to Z090 SP Utilities Repair/Renovation;
 - c) \$3,500,000 Z100 Health and Safety to Z110 SP Health and Safety;
 - d) \$900,000 Z060 Facilities Repair/Wisbuild to Z190 SP Preventive Maintenance;
 - e) \$900,000 Z080 Utilities Repair/Renovation to Z240 SP Road Maintenance; and
 - f) \$900,000 Z060 Facilities Repair/Wisbuild to Z260 SP Facility Repair Roofing



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Date: June 2018
To: SBC Members
From: John L. Klenke, Secretary
Subject: Small Project Program Funding Request for the June 2018 State Building Commission Meeting

Small Project Program Funding Request - The Department of Administration requests the release of \$27,200,000 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:

\$12,000,000 Z060 Facilities Repair/Wisbuild to Z070 SP Facility Repair/Renovation

\$9,000,000 Z080 Utilities Repair/Renovation to Z090 SP Utilities Repair/Renovation

\$3,500,000 Z100 Health and Safety to Z110 SP Health and Safety

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

\$900,000 Z080 Utilities Repair/Renovation to Z240 SP Road Maintenance

\$900,000 Z060 Facilities Repair/Wisbuild to Z260 SP Facility Repair Roofing

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 second 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 December 2017.

State agencies have opened 252 small projects with an estimated budget of \$15.7 million (all funds) from December 2017 to the end of April 2018.

Of this total, UW System campuses were the largest user of the small projects program having opened 127 projects totaling \$7.6 million (all funds), or 49% of the total initiated since December 2017.

Second to UW System, the Department of Corrections opened 40 projects with an estimated budget of \$1.8 million (all funds), representing 12% of the total.

The third largest user of the small projects program since December 2017 has been the Department of Administration. Since December 2017 the Department of Administration established 23 projects with an estimated budget of \$1.6 million (all funds).

Taken together, these three agencies represent 190 projects, totaling \$11.1 million (all funds) or approximately 71% of the total. The other 12 agencies that have established projects since December 2017 (DHS, DMA, DOT, ECB, etc.) initiated 62 projects with an estimated budget of \$4.6 million (all funds).

BUILDING COMMISSION REQUESTS / ITEMS

June 6, 2018

Subcommittee

Full Commission

2. Tommy G. Thompson Commerce Center – WEDC Lease – Request authority to enter into a lease agreement at the Tommy G. Thompson Commerce Center (TGTCC), located at 201 W. Washington Avenue in Madison, with the Wisconsin Economic Development Corporation (WEDC) for 18,989 SF at the state approved Class A rental rate.

In April 2018, the SBC provided DOA with authority to enter into a lease agreement at the Tommy G. Thompson Commerce Center with the Wisconsin Housing & Economic Development Authority for 39,245 SF at the state approved Class A rental rate.

In February 2018, the SBC provided DOA with authority to exercise an Option to Purchase contained in the lease agreement with WHEDA for the TGTCC for a total cost of \$29,500,000 PRSB for the purchase plus closing costs.

**AGENCY REQUEST FOR
STATE BUILDING COMMISSION ACTION
JUNE 2018**

AGENCY: Department of Administration

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

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

LOCATION: Tommy G. Thompson Commerce Center, Dane County

PROJECT REQUEST: Request authority to enter into a lease agreement at the Tommy G. Thompson Commerce Center (TGTCC), located at 201 W. Washington Avenue in Madison, with the Wisconsin Economic Development Corporation (WEDC) for 18,989 SF at the state approved Class A rental rate.

Potential Tenant	Approx. SF	FY19 \$/SF	Base Annual Rent	Lease Start Date	Initial Term	Lease End Date	Renewal Options
Wisconsin Economic Development Corp. (WEDC)	18,989	\$26.24	\$498,272	3/19/2018	3 yrs, 3 months, and 13 days	6/30/2021	Four 3-year renewals

Note: \$26.24/SF is the approved Class A Office space rate for FY19.

PROJECT DESCRIPTION:

In February 2018, the State Building Commission provided DOA with authority to exercise an option to purchase that was contained in a lease agreement with the Wisconsin Housing & Economic Development Authority (WHEDA) at the TGTCC. This transaction was completed March 19, 2018 and building ownership was conveyed to the State. WEDC's headquarters is stationed at the TGTCC and the Corporation would like to remain at this location. State Building Commission approval is required in order to enter into a lease agreement with a non-state agency. Pending approval by the SBC, this lease agreement will begin on the purchase date of the building. The remaining space at the TGTCC is occupied by the Departments of Tourism, Veterans Affairs, and WHEDA. In April 2018, the SBC provided the Department with authority to enter into a lease agreement with WHEDA.

Significant Terms in the WEDC Lease:

The initial lease term runs for three years, three months and 13 days beginning March 19, 2018 and ending June 30, 2021 and contains four 3-year renewal options. Annual rental rates will be established at the approved Class A space rate for state office buildings. In addition to office

space, the agreement includes 19 parking stalls for WEDC staff. Payment for the stalls is included in the monthly rent schedule for the duration of the lease and will be at the approved state rate.

PROJECT JUSTIFICATION:

WEDC was established to promote economic development within the State. The Corporation was created by 2011 Wisconsin Act 7 and is the lead economic development organization in the state. WEDC is responsible for developing and implementing economic programs to provide business support, expertise and financial assistance to companies that are investing and creating jobs in the state.

Entering into a lease agreement with WEDC will allow DOA to achieve optimum occupancy and revenue stability at the TGTC during the upcoming year when several planned agency relocations and floor renovations are scheduled to occur.

DOA Legal Counsel and the State Budget Office have reviewed lease documents and found no issues with this transaction.

PREVIOUS ACTION: In April 2018, the SBC provided DOA with authority to enter into a lease agreement at the Tommy G. Thompson Commerce Center with the Wisconsin Housing & Economic Development Authority for 39,245 SF at the state approved Class A rental rate.

In February 2018, the SBC provided DOA with authority to exercise an Option to Purchase contained in the lease agreement with WHEDA for the TGTCC for a total cost of \$29,500,000 PRSB for the purchase plus closing costs.

BUILDING COMMISSION REQUESTS / ITEMS

June 6, 2018

Subcommittee	Full Commission
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3. Department of Administration on behalf of the Department of Military Affairs – Request authority to accept a Land Patent from the Wisconsin Board of Commissioners of Public Lands (BCPL) to the Department of Military Affairs for the grant and conveyance of 40 acres of vacant rural land located adjacent to Camp Williams Army National Guard/Volk Field Air National Guard Base (Town of Orange, Juneau County) for \$47,000 GFSB.

**AGENCY REQUEST FOR
STATE BUILDING COMMISSION ACTION
JUNE 2018**

AGENCY: Department of Administration on the behalf of the Department of Military Affairs

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

DFDM CONTACT: RJ Binau, (608) 267-6972, rj.binau@wisconsin.gov

LOCATION: Camp Williams/Volk Field Air, Juneau County

PROJECT REQUEST: Request authority to accept a Land Patent from the Wisconsin Board of Commissioners of Public Lands (BCPL) to the Department of Military Affairs for the grant and conveyance of 40 acres of vacant rural land located adjacent to Camp Williams Army National Guard/Volk Field Air National Guard Base (Town of Orange, Juneau County) for \$47,000 GFSB.

PROJECT NUMBER: 17I2G

PROJECT DESCRIPTION:

The subject property is 40 acres of vacant land located adjacent to Camp Williams/Volk Field. It is a portion of a larger 440-acre parcel #29030554, Town of Orange in Juneau County that includes Volk Field lands. The rectangular shaped property is sited north of Volk Field and on the south side of County Road C. 6th Avenue is near the east side of the property and the Village of Camp Douglas conservancy lands are adjacent on the west side of the property. The property is fenced on three sides (north, east and south borders) and there is no public road access onto the subject property. The current property owner is BCPL.

The purchase price of \$47,000 is the average of the two appraisals conducted on the property.

PROJECT JUSTIFICATION:

The subject property was originally obtained by the BCPL through the Federal Swamp Land Patent No. #1 for the Stevens Point District in May 1856 and held this parcel as part of the Normal School Fund. While BCPL originally managed millions of acres of School Trust Lands, they are now down to less than 77,000 acres and would like to sell isolated parcels – such as the subject property. As a result, in March 2016, the BCPL contacted DMA to see if there was interest in purchasing the parcel due to its adjacency to Volk Field, before they would proceed to offer it for sale to the public.

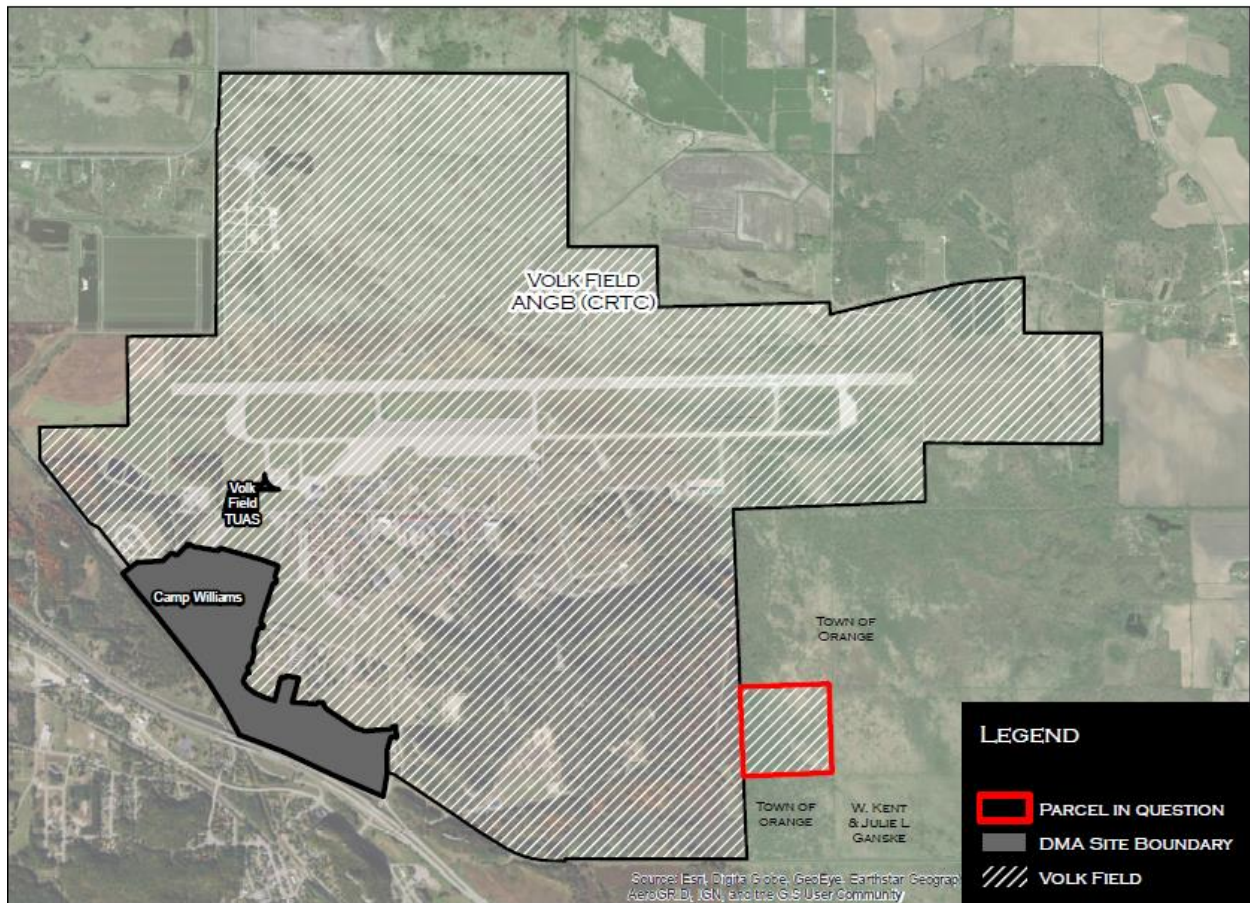
DMA would like to proceed with the acquisition of this land to extend the current buffer zone at Camp Williams/Volk Field. Increasing the buffer zone ensures continued security of DMA lands and air space while also providing residential neighbors with some level of noise, dust and smoke protection that potentially results from DMA gun drills, military vehicles and aircrafts on the base.

The DMA conducted a 2007 Environmental Baseline Survey and a 2015 Visual Site Inspection Environmental Checklist. Neither investigation found any environmental issues with the land.

DOA and DMA legal staff have reviewed the documents for this request and found no issues with the transaction.

PREVIOUS ACTION: None.

VOLK FIELD PARCEL CORRECTION



BUILDING COMMISSION REQUESTS / ITEMS

June 6, 2018

Subcommittee

Full Commission

4. Capitol Heat and Power Plant – Lake Water System Improvements – Request authority to increase the budget to accept bids received by \$202,200 PRSB for the Lake Water System Improvement project for a revised estimated total cost of \$1,419,300 PRSB.

In October 2017, the SBC approved authority to construct this project for an estimated total cost of \$1,217,100 PRSB – Facility Maintenance and Repair.

**AGENCY REQUEST FOR
STATE BUILDING COMMISSION ACTION
JUNE 2018**

AGENCY: Department of Administration

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

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

LOCATION: Capitol Heat and Power Plant, Dane County

PROJECT REQUEST: Request authority to increase the budget to accept bids received by \$202,200 PRSB for the Lake Water System Improvement project for a revised estimated total cost of \$1,419,300 PRSB.

PROJECT NUMBER: 16H2I

PROJECT DESCRIPTION:

The project constructs lake water system improvements that includes the cleaning and inspection of the Capitol Heat and Power Plant (CHPP) water supply pipe; and the installation of a new 24" cure in place liner in the existing pipe. This liner will seal and harden the existing 24" clay pipe. Failed 24" valves and valve pits will be replaced. A new lake water screen will be installed at the underwater inlet, replacing the old deteriorating metal screens. The existing cistern will be repaired and sealed; the above grade masonry and roof will be repaired; and the security access door, ladder and platform will be replaced. The lake water pumps will be replaced. The project work will be done during the winter months when the chilled water system is not in use.

Bids were received on this project on May 10, 2018. There were insufficient funds in the project budget to accept the bids received. This increase will allow the project to be completed with originally approved scope and intent and provide for an appropriate post-bid contingency needed to address any unforeseen conditions that may arise during construction.

PROJECT JUSTIFICATION:

The CHPP operates 24/7/365 by providing district cooling and heating services to downtown State office buildings, the State Capitol, Monona Terrace Convention Center, Wilson Lake Terrace, City County Building, and the Risser Justice Center. This facility also provides dedicated primary electric power, emergency power and irrigation water services to the State Capitol. The CHPP has been supplied with water from Lake Monona for over 100 years. The lake water system is critical to CHPP's operations. The water is used for the Plant's cooling tower, as well as for irrigation of the State Capitol grounds.

To date, the CHPP lake water system has not received any major repairs or modifications. The pipe has never been cleaned out and is almost completely full of debris/material from the lake. The CHPP cistern is also original and has failing concrete with bricks falling out of the walls and significant leaking. Additionally, the quality of the CHPP lake water supply has been degrading

over the last several years due to high salinity ground water infiltration into the leaky underground pipes. Because of the high salinity issues, treatment and operating costs are increasing and there is a potential for damage to piping and equipment and eventually system failure.

BUDGET/SCHEDULE:

Construction	\$1,050,000
Design	\$87,000
DFD Mgt	\$51,300
Contingency	\$231,000
TOTAL	\$1,419,300

SBC Approval	Oct 2017
A/E Selection	Sep 2016
Design Report	Oct 2017
Bid Opening	May 2018
Start Construction	Jul 2018
Substantial Completion	Oct 2018
Final Completion	Feb 2019

PREVIOUS ACTION: In October 2017, the SBC approved authority to construct this project for an estimated total cost of \$1,217,100 PRSB – Facility Maintenance and Repair.

BUILDING COMMISSION REQUESTS / ITEMS

June 6, 2018

Subcommittee

Full Commission

Department of Health Services

5. Various All Agency Projects – Request the following:
 - a) Construct various All Agency maintenance and repair projects for an estimated total cost of \$2,610,100 (\$1,473,500 PR-CASH and \$1,136,600 GFSB - Facility Maintenance and Repair);
 - b) Permit the Division of Facilities Development and Management to adjust individual project budgets; and
 - c) Transfer all approved GFSB all agency allocation to the DHS Infrastructure Maintenance account.

Utility Repair and Renovation		\$1,264,000
SWC	Structured Cabling Improvements (\$1,264,000 PR-CASH)	\$1,264,000

Facility Maintenance and Repair		\$1,346,100
WRC	Unit A-4 Observation Cell Remodel (\$505,800 GFSB; \$209,500 PR-CASH)	\$715,300

SWC	Electrical System Safety Improvements (\$630,800 GFSB)	\$630,800
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**AGENCY REQUEST FOR
STATE BUILDING COMMISSION ACTION
JUNE 2018**

AGENCY: Department of Health Services

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

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

LOCATION: Statewide

PROJECT REQUEST: Request authority to:

- a) Construct various All Agency maintenance and repair projects for an estimated total cost of \$2,610,100 (\$1,473,500 PR-CASH and \$1,136,600 GFSB - Facility Maintenance and Repair);
- b) Permit the Division of Facilities Development and Management to adjust individual project budgets; and
- c) Transfer all approved GFSB all agency allocation to the DHS Infrastructure Maintenance account.

Utility Repair and Renovation					
LOCATION	PROJ. NO.	PROJECT TITLE	GFSB	PR-CASH	TOTAL
Southern Wisconsin Center (Racine Co.)	16J1K	Structured Cabling Improvements	\$0	\$1,264,000	\$1,264,000
Utility Repair and Renovation Total			\$0	\$1,264,000	\$1,264,000

Facility Maintenance and Repair					
LOCATION	PROJ. NO.	PROJECT TITLE	GFSB	PR-CASH	TOTAL
Wisconsin Resource Center (Winnebago Co.)	16F1C	Unit A-4 Observation Cell Remodel	\$505,800	\$209,500	\$715,300
Southern Wisconsin Center (Racine Co.)	17I1O	Electrical System Safety Improvements	\$630,800	\$0	\$630,800
Facility Maintenance and Repair Total			\$1,136,600	\$209,500	\$1,346,100

Southern Wisconsin Center - Structured Cabling Improvements (16J1K):

Project Description and Justification:

This project will upgrade the communications structured cabling and related infrastructure at select buildings located at the Southern Wisconsin Center (SWC) campus. Construction includes the installation of in-building copper and single mode fiber optic cabling at Wallace Hall, the

Center for Residential Services and Programming (CRSP) Building, Cottages 3, 7, 8, 9, 10, 11 and 18, and the Food Service Building. All upgrades will be designed to support high speed data transmission and will include data outlets at workstation and wireless access point locations in each of the buildings. The telecommunication equipment rooms at each building will be upgraded to support the new cabling and equipment.

This project is required to bring the existing network to a standard utilized by other health care facilities, guaranteeing the level of patient care and services. The installations of upgraded structured cable in buildings will improve performance of the existing network, support increased data transmission rates and increase capacity as required by existing and new DHS applications. These applications include video surveillance, telephone, paging and intercom, fire alarm, digital radio, security controls, and electronic health records systems.

Budget/Schedule:

Construction	\$1,017,100
Design	\$100,400
DFDM Mgt	\$44,800
Contingency	\$101,700
TOTAL	\$1,264,000

A/E Selection	May 2017
SBC Approval	Jun 2018
Bid Opening	Sep 2018
Start Construction	Oct 2018
Substantial Completion	Mar 2019
Final Completion	Jun 2019

Previous Action: None

Wisconsin Resource Center - Unit A-4 Observation Cell Remodel Project (16F1C):

Project Description and Justification:

This project will remodel three cells to provide durable finishes that are easy to maintain and sanitize and to provide for a high level of resistance to self-harm by inmates. Work will include repair of cell walls and floors. The existing steel security doors and frames will be replaced with similar doors of stainless steel construction. Windows in the cells will be replaced with smaller units mounted flush to the wall. The in-floor security toilets will be replaced along with associated supply and waste piping. The sinks in the cells will be lowered. Lighting will be replaced with LED fixtures and security cameras will be relocated. A shower will be constructed in the area adjacent to the observation cells. The ceiling and floor adjacent to the shower area will be upgraded and LED lights will be installed. The HVAC system will be modified to accommodate the new shower.

The current observation cell walls are plaster coated concrete masonry units (CMU) on three sides, a heavy metal frame wall with doors on the remaining side, terrazzo floors and original 1950s exterior windows with security screens, which causes health and safety concerns. Replacing the windows will eliminate these concerns. Refinishing the walls and floors to create a smooth surface will speed up sanitation, reduce or eliminate painting and maintenance, and eliminate a source of materials patients can ingest or use for self-harm. The new shower area will restrict the most aggressive inmates to the observation area and limit contact with others.

Budget/Schedule:

Construction	\$550,300
Design	\$76,600
DFDM Mgt	\$24,300
Contingency	\$55,100
Other Fees	\$9,000
TOTAL	\$715,300

A/E Selection	Apr 2017
SBC Approval	Jun 2018
Bid Opening	Aug 2018
Start Construction	Oct 2018
Substantial Completion	May 2019
Final Completion	Nov 2019

Previous Action: None.

Southern Wisconsin Center - Electrical System Safety Improvements Project (17I10):**Project Description and Justification:**

This project will add or replace electrical distribution components in the buildings at the Southern Wisconsin Center (SWC). New circuit breakers, fuses, panel boards, and switch boards will be installed to correct safety issues, reduce risk of an arc flash event, and to improve the electrical coordination and reliability within the existing system. New arc flash safety labels will be installed to provide staff and contractors with the necessary information to safely operate and service the electrical distribution equipment.

This project is required to assure the safety of staff and contractors when working on and around the electrical distribution equipment at the SWC campus. An arc flash study identified a number of deficiencies in the electrical distribution systems and equipment. These deficiencies put maintenance staff and contractors at risk when working on or near this equipment. The new equipment will improve overall system reliability and reduce the likelihood of electrical service interruption in patient care buildings.

Budget/Schedule:

Construction	\$485,500
Design	\$51,000
DFDM Mgt	\$22,300
Contingency	\$72,000
TOTAL	\$630,800

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

Previous Action: None.

BUILDING COMMISSION REQUESTS / ITEMS

June 6, 2018

Subcommittee

Full Commission

Department of Military Affairs

6. Various All Agency Projects – Request the following:
- a) Authority to construct various All Agency facility maintenance and repair projects for an estimated total cost of \$7,892,200 (\$5,234,250 FED and \$2,657,950 GFSB);
 - b) Transfer all approved GFSB All-Agency allocation to the Department of Military Affairs Infrastructure Maintenance appropriation; and
 - c) Permit the Division of Facilities Development and Management to adjust individual project budgets.

Facility Maintenance and Repair		\$7,892,200
Camp Williams	Expand Private Vehicle Parking (\$384,900 FED; \$128,300 GFSB)	\$513,200
Kenosha Read Ctr	Install Site Fencing (\$408,525 FED; \$136,175 GFSB)	\$544,700
Madison JFHQ	Const Private Vehicle Parking Addn (\$747,375 FED; \$249,125 GFSB)	\$996,500
Madison JFHQ	Office Area Remodel (\$381,300 FED)	\$381,300
Tomahawk Read Ctr	Resurface Private Vehicle Parking Lot (\$178,300 FED; \$178,300 GFSB)	\$356,600
Whitewater Read Ctr	Install Site Fencing (\$252,000 FED; \$84,000 GFSB)	\$336,000
Statewide Facilities	Electrical Service Upgrade (\$402,400 FED; \$402,400 GFSB)	\$804,800
Watertown Read Ctr	Steam Boiler/AC Replacement (\$1,479,650 FED; \$1,479,650 GFSB)	\$2,959,300
Oshkosh Maint Shop	Vehicle Exhaust System Repair (\$999,800 FED)	\$999,800

**AGENCY REQUEST FOR
STATE BUILDING COMMISSION ACTION
JUNE 2018**

AGENCY: Department of Military Affairs

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

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

PROJECT REQUEST: Request the following:

- a) Authority to construct various All Agency facility maintenance and repair projects for an estimated total cost of \$7,892,200 (\$5,234,250 FED and \$2,657,950 GFSB);
- b) Transfer all approved GFSB All-Agency allocation to the Department of Military Affairs Infrastructure Maintenance appropriation; and
- c) Permit the Division of Facilities Development and Management to adjust individual project budgets.

Facility Maintenance and Repair					
LOCATION	PROJ. NO.	PROJECT TITLE	FED	GFSB	TOTAL
Camp Williams Medical Unit (Juneau Co.)	17D1U	Expand Private Vehicle Parking	\$384,900	\$128,300	\$513,200
Kenosha Readiness Center (Kenosha Co.)	16H3F	Install Site Fencing	\$408,525	\$136,175	\$544,700
Madison JFHQ (Dane Co.)	17D1R	Construct Private Vehicle Parking Addition	\$747,375	\$249,125	\$996,500
Madison JFHQ (Dane Co.)	17H1V	Office Area Remodel	\$381,300	\$0	\$381,300
Tomahawk Readiness Center (Lincoln Co.)	17G2L	Resurface Private Vehicle Parking Lot	\$178,300	\$178,300	\$356,600
Whitewater Readiness Center (Walworth Co.)	17E1B	Install Site Fencing	\$252,000	\$84,000	\$336,000
Various Facilities Statewide	17E1A	Electrical Service Upgrade	\$402,400	\$402,400	\$804,800
Watertown Readiness Center (Jefferson Co.)	17E1C	Steam Boiler and Air Conditioning Replacement	\$1,479,650	\$1,479,650	\$2,959,300
Oshkosh Maintenance Shop 10 (Winnebago Co.)	17F2Q	Vehicle Exhaust System Repair	\$999,800	\$0	\$999,800
Facility Maintenance and Repair Total			\$5,234,250	\$2,657,950	\$7,892,200

Camp Williams Medical Unit – Expand Private Vehicle Parking (17D1U):

Project Description and Justification:

The project will expand the existing parking lot to meet the needs of the facility. The new parking area will more than double the amount of parking that is available for the facility. The existing parking lot surface will be rehabilitated to prolong its life. Additional items include site lighting, storm water detention, pavement marking, permanent signing and site restoration.

The Medical Unit has 124 staff that support the Soldier Readiness Process (SRP). The current lot has the capacity for 110 vehicles. The SRP can have as many as 320 soldiers on ground at one time during processing. Most of these soldiers travel to the SRP site via bus or van. However, there are still several soldiers that travel to the SRP site via personal vehicles and they have often been forced park wherever they can find space whether in the lot or on the grass nearby. During past SRPs, Volk Field Security Forces have had to run license plates to track down drivers to move vehicles off the grass and remove their vehicles that are blocking the parking lot exits. The parking lot being over capacity has led to safety issues with pedestrians walking through the parking lot and vehicle congestion, especially during winter months when stopping capabilities are diminished.

Budget/Schedule:

Construction	\$385,000
Design	\$48,200
DFDM Mgt	\$17,800
Contingency	\$57,800
Other Fees	\$4,400
TOTAL	\$513,200

SBC Approval	Jun 2018
A/E Selection	Sep 2017
Bid Opening	Sep 2018
Start Construction	Nov 2018
Substantial Completion	Jun 2019
Final Completion	Jul 2019

Previous Action: None.

Kenosha Readiness Center – Install Site Fencing (16H3F):

Project Description and Justification:

This project will install a new security fence surrounding the Kenosha Readiness Center property. An electronic security gate with keypad, voice, and video features will be added at the southern entrance to the site. Work involves removing surrounding vegetation and portions of the existing perimeter fence prior to constructing a new fence.

National Guard requires facilities have higher security levels and more significant barriers to protect personnel, control site access, and create standoff distance between public roads or areas and military equipment and facilities. Installing a new fence and gate will protect personnel, control site access and create standoff distance between public roads or areas, and military equipment and facilities. To implement force protection measures, fencing, lighting and electronic gate access need to be installed. The requested force protection measures would deter unlimited access to facilities and parked equipment.

Budget/Schedule:

Construction	\$420,000
Design	\$54,200
DFDM Mgt	\$18,500
Contingency	\$42,000
Other Fees	\$10,000
TOTAL	\$544,700

SBC Approval	Jun 2018
A/E Selection	Apr 2017
Bid Opening	Sep 2018
Start Construction	Nov 2018
Substantial Completion	May 2019
Final Completion	Jun 2019

Previous Action: None.

Madison Joint Force Headquarters – Expand Private Vehicle Parking (17D1R):**Project Description and Justification:**

This project adds 8,786 square yards of asphalt parking space for the tenants of Joint Force Headquarters (JFHQ). Construction includes excavation and earthwork, paving, lighting, landscaping, and pavement markings.

The JFHQ site is authorized 20,020 square yards for tenant parking in accordance with federal regulations, but currently only has 11,234 square yards resulting in a shortage of 8,786 square yards. The construction of the Joint Operations Center (JOC) addition resulted in the loss of the South Parking Lot at the headquarters. JFHQ is a focal point for multiple programs and activities within Military Affairs that bring in additional visitors beyond the full-time work force. This contributes to the need for additional private vehicle parking.

Budget/Schedule:

Construction	\$826,400
Design	\$66,800
DFDM Mgt	\$35,400
Contingency	\$57,800
Other Fees	\$10,100
TOTAL	\$996,500

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

Previous Action: None.

Madison Joint Force Headquarters – Office Area Remodel (17H1V):**Project Description and Justification:**

On the second-floor south wing of Joint Force Headquarters, this project will remove existing offices and closets and remodel approximately 2,220 square feet into space for the Interoperability Section. The remodel will provide new private offices and open space for 10 additional staff in cubicles, and provide new finishes, data, and power.

New administrative staff moved into this building from an Interoperability Section. This move requires the remodeling of office space within existing areas the building.

Budget/Schedule:

Construction	\$305,200
Design	\$32,000
DFDM Mgt	\$13,500
Contingency	\$30,600
TOTAL	\$381,300

SBC Approval	Jun 2018
A/E Selection	Sep 2017
Bid Opening	Jul 2018
Start Construction	Sep 2018
Substantial Completion	Dec 2018
Final Completion	Feb 2019

Previous Action: None.

Tomahawk Readiness Center – Resurface Private Vehicle Parking Lot (17G2L):**Project Description and Justification:**

This project will remove and reconstruct existing surface material of the private vehicle parking lot and rework subgrade, excavate and add aggregate to the unimproved area in front of the cold storage building's service apron area, improve drainage and add storm water management.

The current private vehicle parking area pavement has been in service for over 20 years without any major enhancements over that time and subsequently has cracked and been degraded due to freezing, thawing and snow removal activities during its lifetime.

Budget/Schedule:

Construction	\$254,200
Design	\$48,200
DFDM Mgt	\$11,700
Contingency	\$38,100
Other Fees	\$4,400
TOTAL	\$356,600

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

Previous Action: None.

Whitewater Readiness Center – Install Site Fencing (17E1B):**Project Description and Justification:**

This project will construct 1,500 linear feet of six-foot chain link fence topped with three strands of barbed wire. The fence would include four 14-foot cantilevered, motorized gates that would have electronic access complete with keypads, video phones and reader interfaces. The fence would include all site prep work, lighting, landscaping and will tie in with an existing fence and the Field Maintenance Shop (FMS) 8 building.

National Guard requires facilities have higher security levels and more significant barriers to protect personnel, control site access, and create standoff distance between public roads or areas and military equipment and facilities. Installing a new fence and gate would increase the overall security of the site due to its location in an industrial park area with no nearby active buildings. The addition of keypad entry and video phone access increases the security posture of the site.

Budget/Schedule:

Construction	\$260,900
Design	\$42,900
DFDM Mgt	\$11,300
Contingency	\$20,900
TOTAL	\$336,000

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

Previous Action: None.

Various Facilities Statewide – Electrical Service Upgrades (17E1A):**Project Description and Justification:**

This project will upgrade service entrance, main service disconnect, main service panel, and branch circuit panels. It will increase service size and provide connection for a portable generator. Locations of work are: Baraboo, Burlington, Fort Atkinson, Racine, Ripon and Wausau National Guard Readiness Centers.

Existing services were installed in the 1950s. The service equipment and service entrance wires are in need of replacement. Old equipment and wiring is a potential fire hazard. Improper grounding methods need corrections.

Budget/Schedule:

Construction	\$674,200
Design	\$33,500
DFDM Mgt	\$29,700
Contingency	\$67,400
TOTAL	\$804,800

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

Previous Action: None.

Watertown Readiness Center – Steam Boiler and Air Conditioning Replacement (17E1C):**Project Description and Justification:**

This project includes the renovation of existing space and adding a new 600 AMP electrical service. Building system work includes: replacing the existing steam heating system with hot water system; new air handling equipment and controls; replacing lighting with new LED lighting; and replacing electrical sub-panels and wiring. Building renovation work includes mezzanine, class rooms, office space, arms vault, training room and window repair and replacement.

The existing equipment is 30+ years old, failing, inefficient to operate, and uneconomical to repair. The piping and fittings are deteriorated throughout the building, the air pneumatic control system is manual and out of operation, and the fin tubes are cracking and failing. Most pipes in confined spaces cannot be reached for maintenance. The current window A/C units are

inefficient and are beyond their usable life span. New A/C units will improve efficiency, reduce associated electricity costs, and increase comfort. Existing space is not being utilized efficiently and new air handling units would require mechanical space.

Budget/Schedule:

Construction	\$2,380,000
Design	\$236,500
DFDM Mgt	\$104,800
Contingency	\$238,000
TOTAL	\$2,959,300

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

Previous Action: None.

Oshkosh Maintenance Shop – Vehicle Exhaust System Repair (17F2Q):

Project Description and Justification:

This project will remove the inoperable vehicle exhaust system and replace industrial ventilation systems. Work includes replacement of the exhaust fans and make-up air handling units serving the maintenance garage area; new direct digital controls; adjustments and/or tie in to the building’s HVAC system; replacing tailpipe local exhaust ventilation systems; and upgrading the battery charging room to comply with ventilation and spill requirements.

A review of the ventilation systems has identified that these systems do not meet OSHA or National Guard requirements and need to be repaired. The exhaust ventilation system currently in place cannot safely handle the volume of fumes produced from vehicles while working. No DDC is available for the existing heating ventilation system. This project is needed to create a safer air quality environment that will meet OSHA and National Guard requirements.

Budget/Schedule:

Construction	\$773,200
Design	\$75,000
DFDM Mgt	\$35,600
Contingency	\$116,000
TOTAL	\$999,800

SBC Approval	Jun 2018
A/E Selection	Nov 2017
Bid Opening	Sep 2018
Start Construction	Nov 2018
Substantial Completion	May 2019
Final Completion	Jul 2019

Previous Action: None.

June 6, 2018

Subcommittee

Full Commission

Department of Natural Resources

7. Option to Purchase – Request authority to exercise a Purchase Option contained in the lease agreement with Progress Road, LLC for a 28,500 SF office building sited on 3.395 acres at 2801 Progress Road in Madison for the Department of Natural Resources for \$3,200,000 CON-SEGB plus closing costs.

2017 WI Act 59 enumerated \$4,805,800 for the purchase of the 28,500 DNR Science Operations Center (SOC) at 2801 Progress Road and for the construction of a 4,700 GSF Chronic Wasting Disease (CWD) Processing Center addition to the SOC.

On February 16, 2005, the SBC approved a lease agreement for 28,500 SF of office, laboratory and storage space at 2801 Progress Road Madison for DNR’s Integrated Science Service.

	Subcommittee	Full Commission
<p>7. <u>Option to Purchase</u> – Request authority to exercise a Purchase Option contained in the lease agreement with Progress Road, LLC for a 28,500 SF office building sited on 3.395 acres at 2801 Progress Road in Madison for the Department of Natural Resources for \$3,200,000 CON-SEGB plus closing costs.</p> <p>2017 WI Act 59 enumerated \$4,805,800 for the purchase of the 28,500 DNR Science Operations Center (SOC) at 2801 Progress Road and for the construction of a 4,700 GSF Chronic Wasting Disease (CWD) Processing Center addition to the SOC.</p> <p>On February 16, 2005, the SBC approved a lease agreement for 28,500 SF of office, laboratory and storage space at 2801 Progress Road Madison for DNR’s Integrated Science Service.</p>		

**AGENCY REQUEST FOR
STATE BUILDING COMMISSION ACTION
JUNE 2018**

AGENCY: Department of Natural Resources

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

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

LOCATION: 2801 Progress Road, Dane County

PROJECT REQUEST: Request authority to exercise a Purchase Option contained in the lease agreement with Progress Road, LLC for a 28,500 SF office building sited on 3.395 acres at 2801 Progress Road in Madison for the Department of Natural Resources for \$3,200,000 CON-SEGB plus closing costs.

PROJECT NUMBER: 18D2N

PROJECT DESCRIPTION:

The State currently leases a 28,500 SF at 2801 Progress Road for the Department of Natural Resources (DNR) Science Operations Center (SOC). The DNR is the sole occupant of the building. The SOC is a tilt-up concrete building that contains lab space, offices, storage, and equipment shop and is located on a 3.395-acre rectangular parcel in the World Dairy Center industrial development.

The DOA has leased this facility for the DNR since January 2006. The first lease amendment dated December 8, 2017 included a purchase option for the property for a purchase price of \$3.2 million (plus closing costs) subject to validation by two written appraisals.

The DNR would like to exercise the purchase option for the property. DOA has assigned its rights under the Purchase Option to DNR, thereby allowing the DNR to directly acquire the property. Two appraisals were completed in March 2018 which validated the purchase price of \$3.2 million.

A boundary review and environmental site assessment has been completed for the property with no issues identified for this purchase.

PROJECT JUSTIFICATION:

The 2017 Wisconsin Act 59 enumerated \$4,805,800 for the purchase of the SOC and for the construction of a 4,700 GSF Chronic Wasting Disease (CWD) Processing Center addition to the SOC. The construction of the CWD will be addressed in a future SBC Request and would replace the existing CWD Processing Center in Black Earth.

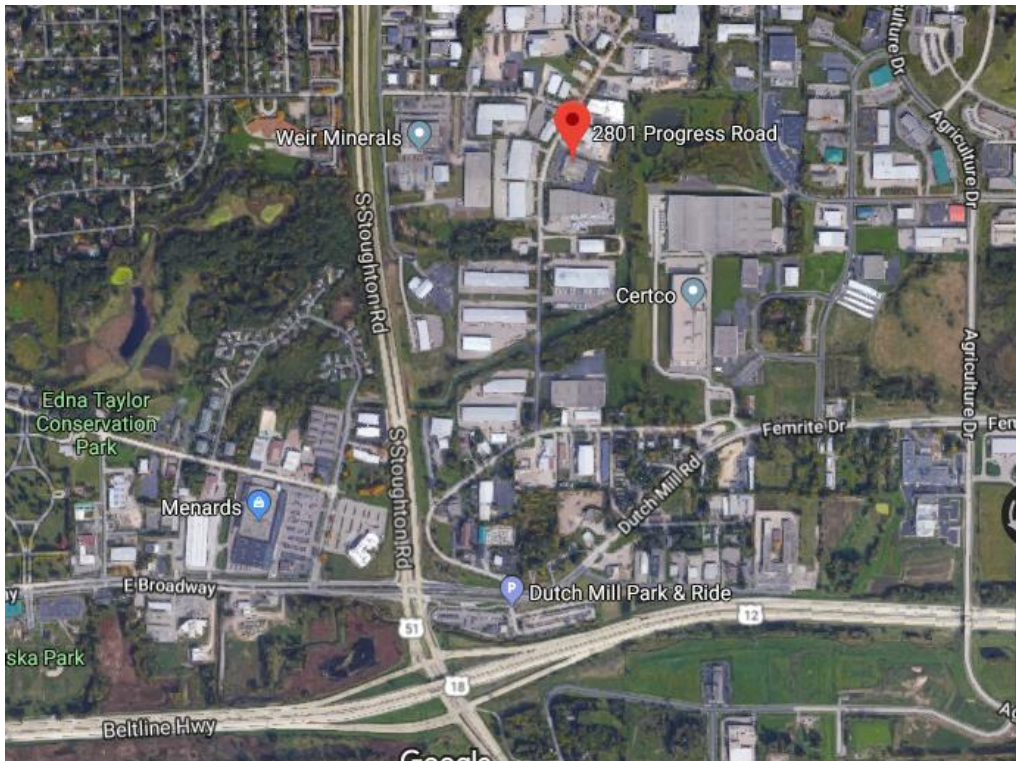
The DNR SOC facility was built to State standards and has been leased to DNR since November 2005. The location of the building meets the current and future needs of DNR. Purchasing the SOC aligns with DNR's long range plan to efficiently operate major program areas from a centrally located, consolidated facility. DNR programs located at the SOC include: Integrated Science Services, Air Management, Fish Health, Wildlife Health, Water Quality, and Natural Heritage Conservation.

Cash flow analysis demonstrates that over 20 years, approximately \$2.3 million in savings can be achieved through DNR ownership versus leasing the property.

DOA and DNR legal staff have reviewed the documents for this request and found no issues with the transaction.

PREVIOUS ACTION: 2017 WI Act 59 enumerated \$4,805,800 for the purchase of the 28,500 DNR Science Operations Center (SOC) at 2801 Progress Road and for the construction of a 4,700 GSF Chronic Wasting Disease (CWD) Processing Center addition to the SOC.

On February 16, 2005, the SBC approved a lease agreement for 28,500 SF of office, laboratory and storage space at 2801 Progress Road Madison for DNR's Integrated Science Service.



BUILDING COMMISSION REQUESTS / ITEMS

June 6, 2018

Subcommittee

Full Commission

8. Kettle Moraine Springs Fish Hatchery – Request the following:
- a) Approve the Design Report; and
 - b) Authority to construct the renovation of the Kettle Moraine Springs Fish Hatchery for an estimated total cost of \$26,600,000 STWD.

This project was enumerated in 2015 WI Act 55 for \$26,600,000 STWD.

On April 18, 2018 the Joint Committee on Finance approved the Department to obligate \$7.0 million of the \$26.6 million in Knowles-Nelson Stewardship Program bonding authority enumerated for this project Pursuant to s. 23.1987, Wisconsin Statutes.

**AGENCY REQUEST FOR
STATE BUILDING COMMISSION ACTION
JUNE 2018**

AGENCY: Department of Natural Resources

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

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

LOCATION: Kettle Moraine Springs Fish Hatchery, Sheboygan County

PROJECT REQUEST: Request the following:

- a) Approve the Design Report; and
- b) Authority to construct the renovation of the Kettle Moraine Springs Fish Hatchery for an estimated total cost of \$26,600,000 STWD.

PROJECT NUMBER: 16G1S

PROJECT DESCRIPTION:

This project includes the construction of new indoor fish hatchery facilities at the existing Kettle Moraine Springs Hatchery site. The hatchery upgrade will construct a campus in the center of the existing hatchery property. The proposed hatchery campus will include two fish culture modules (with provisions for four future modules), a new office and maintenance shop building, two well houses, three process water supply wells, a new potable water well, water treatment plant building, and a waste water treatment plant building. In addition to the new building construction, the project will renovate the existing building #3 into the Skamania Broodstock facility. The Department eliminated the Skamania strain of steelhead from the program until a renovation or new construction project could increase the available water and facilities for holding and rearing. Broodstock are adult fish used in aquaculture for breeding purposes. The proposed construction also includes: site improvements, natural gas utilities, and upgraded three-phase electrical utility with centralized back-up generators. The proposed project will fully integrate support facilities with highly efficient production aquaculture equipment and systems. The hatchery modules are designed to provide top tier Bio-Security for this industry.

PROJECT JUSTIFICATION:

The Kettle Moraine Springs facility produces fish primarily for Lake Michigan. The facility cannot meet all the stocking needs for the Lake Michigan fisheries because of its older process design and aging infrastructure. A renovated and expanded facility (with associated infrastructure) directly addresses much of the cold-water production gap in Lake Michigan while meeting the new phosphorus discharge requirements in the Milwaukee River watershed and significantly reducing the volume of process water required. Additionally, the project allows for the continued and expanded delivery of juvenile fish to private growers which supports the Department's efforts to expand these public-private partnerships for the delivery of fish.

BUDGET/SCHEDULE:

Construction	\$20,130,000
Design	\$2,190,700
DFD Mgt	\$885,700
Contingency	\$2,012,600
Equipment	\$990,300
Other Fees	\$390,700
TOTAL	\$26,600,000

SBC Approval	Jun 2018
A/E Selection	Jul 2016
Design Report	Jun 2018
Bid Opening	Oct 2018
Start Construction	Dec 2018
Substantial Completion	Apr 2020
Completion	Jun 2020

PREVIOUS ACTION: This project was enumerated in 2015 WI Act 55 for \$26,600,000 STWD.

On April 18, 2018 the Joint Committee on Finance approved the Department to obligate \$7.0 million of the \$26.6 million in Knowles-Nelson Stewardship Program bonding authority enumerated for this project Pursuant to s. 23.1987, Wisconsin Statutes.

DESIGN REPORT

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

June 6, 2018

Hatchery Renovation Kettle Moraine Springs
Fish Hatchery
Town of Scott, WI

Project Number: 16G1S

For the: Wisconsin Department of Natural Resources

Project Manager: Paul Lippitt

Architect/Engineer: MSA Professional Services, Inc.
Baraboo, WI

1. Project Description:

This project includes the construction of new indoor fish hatchery facilities at the existing Kettle Moraine Springs Hatchery (KMSH) site. The hatchery upgrade will construct a campus in the center of the existing hatchery property. The proposed hatchery campus will include two fish culture modules (with provisions for four future modules), a new office and maintenance shop building, two well houses, three process water supply wells, a new potable water well, water treatment plant building, and a waste water treatment plant building. In addition to the new building construction, the project will renovate the existing building #3 into the Skamania Broodstock facility. The proposed construction also includes; site improvements, natural gas utilities, and upgraded three-phase electrical utility with centralized back-up generators. The proposed project will fully integrate support facilities with highly efficient production aquaculture equipment and systems. The hatchery modules are designed to provide top tier Bio-Security for this industry.

2. Authorized Budget and Funding Source:

This project was enumerated in 2015 Wisconsin Act 55 for \$26,600,000 STWD.

3. Schedule:

Bid Opening:	Oct 2018
Start of Construction:	Dec 2018
Substantial Completion / Occupancy:	Apr 2020

4. Budget Summary:

Construction:	\$20,130,000
A/E Fees:	\$2,190,700
DFD Mgmt:	\$885,700
Contingency:	\$2,012,600
Equipment:	\$990,300
Other Fees	\$390,700
Total Project Cost:	\$26,600,000

BUILDING COMMISSION REQUESTS / ITEMS

June 6, 2018

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

- a) Authority to construct various All Agency maintenance and repair projects for an estimated total cost of \$1,524,500 PR-CASH; and
- b) Allow the Division of Facilities Development and Management to adjust individual project budgets.

Facility Maintenance and Repair		\$1,524,500
Hayward	Fire Control Garage Addition (\$434,300 PR-CASH)	\$434,300
Statewide	Campsite Electrification (\$1,090,200 PR-CASH)	\$1,090,200

**AGENCY REQUEST FOR
STATE BUILDING COMMISSION ACTION
JUNE 2018**

AGENCY: Department of Natural Resources

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

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

PROJECT REQUEST: Request the following:

- a) Authority to construct various All Agency maintenance and repair projects for an estimated total cost of \$1,524,500 PR-CASH; and
- b) Allow the Division of Facilities Development and Management to adjust individual project budgets.

Facility Maintenance and Repair				
LOCATION	PROJ. NO.	PROJECT TITLE	PR-CASH	TOTAL
Hayward (Sawyer Co.)	17H1R	Fire Control Garage Addition	\$434,300	\$434,300
Statewide	17L1P	Campsite Electrification at State Parks	\$1,090,200	\$1,090,200
Facility Maintenance and Repair			\$1,524,500	\$1,524,500

Hayward – Fire Control Garage Addition (17H1R):

Project Description and Justification:

This project will add a 2,280 GSF heated storage bay to the existing Hayward fire control storage building. The addition will have two overhead doors and include a pass-through door to the existing garage and a service door. The work includes extending all needed utilities (heat, water, electric). The project also replaces existing lighting with new LED lights.

This project will maintain fire response requirements as well as enhance response capabilities by locating a mechanic shop in Hayward to repair and maintain field fire control equipment for the forestry northwest district. The PR-CASH for this project is funded from the DNR Forestry account.

Budget/Schedule:

Construction	\$356,000
Design	\$31,000
DFDM Mgt	\$15,300
Contingency	\$24,900
Equipment	\$3,500
Other Fees	\$3,600
TOTAL	\$434,300

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

Previous Action: None.

Statewide – Campsite Electrification at State Parks (17L1P):

Project Description and Justification:

This project includes adding electrical pedestal service to existing non-electric campsites making them electrified with 20/30/50-amp service throughout campgrounds at multiple State Parks totaling up to 200 sites. Other work includes campsite drive way expansion, electrical service upgrades, vegetative clearing, and site restoration at selected sites. The following State Parks are included in this project:

Northeast District: Potawatomi, Hartman Creek, Peninsula, and High Cliff
Northwest District: Pattison, Copper Falls, Big Bay, Willow River, and Interstate
Southeast District: Harrington Beach
Southwest District: Lake Kegonsa, Governor Dodge, Blue Mound, Nelson Dewey, and Wyalusing
West Central District: Devil's Lake, Mirror Lake, Buckhorn, Wildcat Mountain, and Perrot

Campsite occupancy reports have identified that there is a significant need to electrify more campsites to meet the needs of customers. The Legislature as part of the 2017-2019 budget approved increased spending authority for parks funding to make property improvements, including the electrification of up to 200 sites. The overall threshold of electrical sites in the state park system was raised from 30% to 35%. Electrifying these sites will result in the park system approaching 35% of total sites electrified. The PR-CASH for this project is funded from the DNR Parks account.

Budget/Schedule:

Construction	\$868,700
Design	\$96,400
DFDM Mgt	\$38,300
Contingency	\$86,800
TOTAL	\$1,090,200

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

Previous Action: None.

June 6, 2018

Subcommittee

Full Commission

HIGHER EDUCATION

The University of Wisconsin

10. UW-Madison – Chemistry Addition and Renovation Budget Increase – Request authority to increase the budget for the Chemistry Addition and Renovation project by \$39,300,000 (\$5,000,000 EX-GFSB, \$10,300,000 PR-CASH and \$24,000,000 GIFTS) for a revised estimated total cost of \$133,100,000 (\$91,200,000 GFSB, \$16,072,000 PR-CASH, and \$25,828,000 GIFTS).

The project was enumerated in 2015 Wisconsin Act 55 for \$107,760,000 (\$86,208,000 GFSB and \$21,552,000 GIFTS).

In December 2016, the SBC approved the Design Report and authority to construct the Chemistry Addition and Renovation project for an estimated total cost of \$93,800,000 (\$86,200,000 GFSB, \$5,772,000 PR-CASH, and \$1,828,000 GIFTS).

Subcommittee	Full Commission

**AGENCY REQUEST FOR
STATE BUILDING COMMISSION ACTION
JUNE 2018**

AGENCY: University of Wisconsin System

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

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

LOCATION: UW-Madison, Dane County

PROJECT REQUEST: Request authority to increase the budget for the Chemistry Addition and Renovation project by \$39,300,000 (\$5,000,000 EX-GFSB, \$10,300,000 PR-CASH and \$24,000,000 GIFTS) for a revised estimated total cost of \$133,100,000 (\$91,200,000 GFSB, \$16,072,000 PR-CASH, and \$25,828,000 GIFTS).

PROJECT NUMBER: 13B3G

PROJECT DESCRIPTION:

The project, as currently funded, consists of the design and construction of a 10-level, 188,442 GSF undergraduate chemistry teaching tower, and the replacement of critical HVAC and exhaust systems serving the existing research and teaching labs in the Daniels and Mathews chemistry buildings. The previous approval did not have funds to finish Floors 4, 7 and 8 of the tower, or to complete the renovation of the Daniels building's teaching lab floors.

The project was enumerated in 2015 Wisconsin Act 55 for \$107,760,000 (\$86,208,000 GFSB and \$21,552,000 GIFTS) and allowed for a new tower to be constructed on the southwest corner of University Avenue and Mills Street. The new tower consists of 10 levels including a basement, sub-basement, and a two-story mechanical floor and renovation of Floors B, 1, and 2 in the existing Daniels building. As originally enumerated, floors four and eight were to be constructed as shell space to meet future needs when funding would be available. In December 2016, due to limited funding, the SBC approval provided \$93,800,000 to shelled space for future build-out once fundraising is complete. This deferred the build-out of three floors (Floors 4, 7, and 8) in the new tower rather than two as originally planned, and deferred the renovation of Floors B, 1, and 2 in the existing Daniels building.

Since the December 2016 SBC action, the campus has been able to raise additional funds to complete the previously deferred scope. The additional funding will allow for the build-out of Floors 7 and 8 in the new tower, and renovate Floors B, 1, and 2 in the existing Daniels building. The fourth floor will remain shelled for potential research space. This work will include modernizing six undergraduate teaching labs original to the 1964 building and providing additional classrooms, student study spaces, and offices for undergraduate chemistry staff. The renovation of Daniels also includes portions of the basement, first and second floors, mechanical systems in the sub-basement and on the roof above the second floor. In addition, during the design of the project it was discovered that the fire protection systems in the existing buildings

needed to be addressed with the construction of this project. Therefore, the project will now provide for fire suppression in all of the Daniels and Mathews portions of the existing complex and the installation of a new fire alarm system in Daniels, Mathews and Shain towers that is compatible with the fire alarm system being installed in the new tower.

PROJECT JUSTIFICATION:

The UW-Madison chemistry complex is comprised of the Mathews and Daniels buildings completed in the late 1960s and the Shain Research Tower completed in 2000. The complex (224,180 ASF/409,079 GSF) houses all administrative, instructional, and research functions of the Department of Chemistry, as well as the Chemistry Library and Chemistry Learning Center.

The quality of facilities for Chemistry’s instructional program has been a problem for 25 years. The department has investigated a series of solutions to address facility needs off-site and implemented instructional changes to reduce demand for instructional space. Architectural and engineering consultants were hired in the fall of 2010 to examine the condition of the existing building and define a scope and budget, as well as phasing options, for a new addition and renovation of existing space. Pre-design was completed in the fall of 2011 that served as the basis for both enumeration and project design, which began in early 2015.

The project was enumerated in the 2015-17 Capital Budget, Act 55 at an amount of \$107,760,000 with a funding split of \$86,200,000 GFSB and \$21,560,000 Gifts/Grants. Since the previous approval, the campus has been able to raise additional funds totaling \$29,300,000 to complete the previously deferred scope items for a total project of \$123,100,000. The additional funding will build out floors seven and eight in the new tower, and renovate floors B, 1, and 2 in the existing Daniels building.

BUDGET/SCHEDULE:

Construction	\$105,912,000
Design	\$8,956,000
DFDM Mgt	\$4,691,000
Contingency	\$9,913,000
Equipment	\$3,000,000
Other Fees	\$628,000
TOTAL	\$133,100,000

SBC Approval	Jun 2018
A/E Selection	Nov 2013
Design Report	Dec 2015
Bid Opening	Jul 2018
Start Construction	Sep 2018
Substantial Completion	Nov 2020
Final Completion	Oct 2022

PREVIOUS ACTION: The project was enumerated in 2015 Wisconsin Act 55 for \$107,760,000 (\$86,208,000 GFSB and \$21,552,000 GIFTS).

In December 2016, the SBC approved the Design Report and authority to construct the Chemistry Addition and Renovation project for an estimated total cost of \$93,800,000 (\$86,200,000 GFSB, \$5,772,000 PR-CASH, and \$1,828,000 GIFTS).

BUILDING COMMISSION REQUESTS / ITEMS

June 6, 2018

Subcommittee

Full Commission

11. UW-La Crosse – Wittich Hall Renovation – Request authority to increase the project budget to accept bids received by \$2,128,000 PR-CASH to construct the Wittich Hall Renovation project for a revised estimated total cost of \$26,746,000 PR-CASH.

In December 2017, the SBC approved the Design Report and 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
JUNE 2018**

AGENCY: University of Wisconsin System

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

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

LOCATION: UW-La Crosse, La Crosse County

PROJECT REQUEST: Request authority to increase the project budget to accept bids received by \$2,128,000 PR-CASH to construct the Wittich Hall Renovation project for a revised estimated total cost of \$26,746,000 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.

Bids were received on this project on May 10, 2018. The additional funds, coupled with a transfer of budget from the equipment line previously approved, will allow DFDM to accept bids received and have an appropriate post-bid contingency.

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	\$21,121,000
Design	\$1,488,400
DFDM Mgt.	\$927,200
Contingency	\$2,056,800
Equipment	\$649,800
Other Fees	\$502,800
TOTAL	\$26,746,000

SBC Approval	Dec 2017
A/E Selection	Aug 2015
Design Report	Dec 2017
Bid Opening	Mar 2018
Start Construction	Jun 2018
Substantial Completion	May 2020
Final Completion	Jun 2020

PREVIOUS ACTION: In December 2017, the SBC approved the Design Report and 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.

BUILDING COMMISSION REQUESTS / ITEMS

June 6, 2018

Subcommittee

Full Commission

12. UW-Platteville – Sesquicentennial Hall BTF Release – Request release of \$1,700,000 BTF-Planning to prepare a Design Report for UW-Platteville’s Sesquicentennial Hall.

This project was enumerated in 2017 Wisconsin Act 59 for \$55,189,000 GFSB for a New Sesquicentennial Hall.

**AGENCY REQUEST FOR
STATE BUILDING COMMISSION ACTION
JUNE 2018**

AGENCY: University of Wisconsin System

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

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

LOCATION: UW-Platteville, Grant County

PROJECT REQUEST: Request release of \$1,700,000 BTF-Planning to prepare a Design Report for UW-Platteville's Sesquicentennial Hall.

PROJECT NUMBER: 17H1X

PROJECT DESCRIPTION:

Consultants will be retained to prepare programing, preliminary design documents, cost estimates, project schedules and a design report for the new UW-Platteville Sesquicentennial Hall project as either a new building described in the project justification and as requested for enumeration or an addition which will need re-enumeration, to the existing Engineering Building based off of prioritized campus-wide space needs being developed by others, within the established construction budget. Total ASF/GSF will be determined during the design process and will be governed by the established construction budget.

PROJECT JUSTIFICATION:

The new facility will provide adequate space to resolve demonstrated quantitative and qualitative space shortages in Ottensman Hall. Approximately 19,700 GSF of computing, dry and wet instructional and project laboratory space will be relocated from Ottensman Hall to the new facility, because the existing space cannot be effectively renovated to accommodate the engineering program. These spaces include laboratories for computer aided engineering, mechanical systems, metallurgy and materials, thermo science, and thermal systems. The new facility will be constructed with adequate structural bay sizing and floor to floor clearance that is necessary for the engineering laboratories and mediated general assignment classrooms. An additional ~15,000 GSF of new laboratory space will be constructed for specialized computing, equipment and service, manufacturing, machine shop/project making, and research lab space that does not exist on campus. At the completion of this project, approximately 25,000 GSF in Ottensman Hall will be vacated and made available for reallocation of other departments on campus. More than 73,000 GSF of space deficiencies have been identified across campus, primarily in those 28 departments that operate in the four former residence hall facilities (Brigham Hall, Gardner Hall, Royce Hall, and Warner Hall), all of which are planned for eventual demolition due to their poor functional and physical condition assessments.

BUDGET/SCHEDULE:

Construction	\$41,795,000
Design	\$3,477,000
DFDM Mgt	\$1,839,000
Contingency	\$4,180,000
Equipment	\$3,422,000
Other Fees	\$476,000
TOTAL	\$55,189,000

SBC Approval	Jun 2019
A/E Selection	Mar 2018
Design Report	Jun 2019
Bid Opening	Mar 2020
Start Construction	Jun 2020
Substantial Completion	Dec 2021
Final Completion	Jan 20203

PREVIOUS ACTION: This project was enumerated in 2017 Wisconsin Act 59 for \$55,189,000 GFSB for a New Sesquicentennial Hall.

BUILDING COMMISSION REQUESTS / ITEMS

June 6, 2018

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

- a) Authority to construct an All Agency maintenance and repair project for an estimated total cost of \$2,352,000 PRSB – Facility Maintenance and Repair; and
- b) Permit the Division of Facilities Development and Management to adjust individual project budgets.

Facility Maintenance and Repair		\$2,352,000
RVF	McMillan Hall Restroom Renovation	\$2,352,000
	(\$2,352,000 PRSB)	

**AGENCY REQUEST FOR
STATE BUILDING COMMISSION ACTION
JUNE 2018**

AGENCY: University of Wisconsin System

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

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

LOCATION: UW System, Statewide

PROJECT REQUEST: Request the following:

- a) Authority to construct an All Agency maintenance and repair project for an estimated total cost of \$2,352,000 PRSB – Facility Maintenance and Repair; and
- b) Permit the Division of Facilities Development and Management to adjust individual project budgets.

FACILITY MAINTENANCE AND REPAIR

INST	PROJ. NO.	PROJECT TITLE	GFSB	PRSB	CASH	GIFT/GRANT	TOTAL
RVF	16E1C	McMillan Hall Restrooms Renovation	\$0	\$2,352,000	\$0	\$0	\$2,352,000
PRR SUBTOTALS			\$0	\$2,352,000	\$0	\$0	\$2,352,000
JUNE 2018 TOTALS			\$0	\$2,352,000	\$0	\$0	\$2,352,000

PROJECT DESCRIPTION:

Facility Maintenance and Repair

RVF – McMillan Hall Restrooms Renovation (\$2,352,000): This project resolves maintenance issues and improves the functionality and aesthetics of the restrooms (approximately 5,500 GSF). Project work includes selective demolition and replacement of partition walls and building infrastructure systems; creation of new individual shower and drying rooms, toilet rooms, and common lavatory spaces; and installation of new room finishes and accessories.

McMillan Hall (50,761 GSF constructed in 1967) provides housing for up to 240 students. With the exception of replacing broken floor and wall tiles, no significant renovations have occurred in the restrooms. Drain, waste, and vent plumbing systems are corroded and failing. Domestic water supply systems are corroded with valves failing. The ventilation system does not meet contemporary standards for the number of air changes per hour. Each restroom/shower complex uses a gang shower, which is not preferred by students.

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:

PRSB – Facility Maintenance and Repair \$ 2,352,000

Total Requested Budget\$ 2,352,000

PREVIOUS ACTION: None.