



# State of Wisconsin Building Commission

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

**Wednesday, October 14, 2020**

**10:00 a.m.**

To be broadcast via WisconsinEye: [wiseye.org/live](http://wiseye.org/live)

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

**Wednesday, October 14, 2020**

**11:00 a.m.**

To be broadcast via WisconsinEye: [wiseye.org/live](http://wiseye.org/live)

The STATE BUILDING COMMISSION will meet to review and act upon agency requests and other business and any matters referred by either subcommittee.

**Wednesday, October 14, 2020**

**4:00 p.m.**

To be broadcast via WisconsinEye: [wiseye.org/live](http://wiseye.org/live)

**BUILDING COMMISSION REQUESTS / ITEMS**

October 14, 2020

Subcommittee

Full Commission

The Secretary requests approval of the minutes of August 12, 2020.

No action required.

**DEBT MANAGEMENT**

1. General Obligation New Money Authorizing Resolution - 2020 State of Wisconsin Building Commission Resolution 7 authorizes the issuance and sale of General Obligations in an amount not to exceed \$281,405,000, in fixed or variable rate form, to fund the construction or improvements of facilities, grants, and acquisition of land for state-wide purposes, and amends borrowing purposes of a prior authorizing resolution.
2. General Obligation Funding Authorizing Resolution - 2020 State of Wisconsin Building Commission Resolution 8 authorizes the issuance and sale of General Obligations to fund certain outstanding general obligations and amending certain prior authorizing resolutions.
3. General Obligation Refunding Authorizing Resolution - 2020 State of Wisconsin Building Commission Resolution 9 authorizes the issuance and sale of General Obligations in an amount not to exceed \$250,000,000, in fixed or variable rate form, to refund outstanding general obligation bonds previously issued for construction or improvement of facilities, grants, and acquisition of land for state-wide purposes.
4. Transportation Revenue Obligations Authorizing Resolution – 2020 State of Wisconsin Building Commission Resolution 10 authorizes the issuance and sale of State of Wisconsin Transportation Revenue Obligations in an amount not to exceed \$182,255,000, in fixed or variable rate form.

No action required.

No action required.

No action required.

No action required.

BUILDING COMMISSION REQUESTS / ITEMS

October 14, 2020

Subcommittee

Full Commission

**ADMINISTRATIVE AFFAIRS**

**Department of Administration**

5. State Laboratory of Hygiene – Parking Lot and Exterior Lighting Replacement – Request authority to construct a Parking Lot and Exterior Lighting Replacement project at the Wisconsin State Laboratory of Hygiene for an estimated total cost of \$715,900 PRSB.

Subcommittee	Full Commission

**AGENCY REQUEST FOR  
STATE BUILDING COMMISSION ACTION  
OCTOBER 2020  
REQUEST #5**

**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:** Wisconsin State Laboratory of Hygiene, Dane County

**PROJECT REQUEST:** Request authority to construct a Parking Lot and Exterior Lighting Replacement project at the Wisconsin State Laboratory of Hygiene for an estimated total cost of \$715,900 PRSB.

**PROJECT NUMBER:** 19I2P

**PROJECT DESCRIPTION:**

This project will remove and replace approximately 11,800 square yards of degraded asphalt pavement for a parking lot and loading dock located at the eastern section of the Wisconsin State Laboratory of Hygiene (WSLH) grounds and a portion of the private roadway leading to the State Agriculture Building (SAB). Concrete curbs, gutters and sidewalks will be replaced as needed near the main entrance of the WSLH building. Pavement markings of approximately 4,100 lineal feet will be restored/enhanced with reflective epoxy paint in the rehabilitated areas, as well as in the north parking area of the building. Additionally, 49 exterior lighting fixtures and associated wiring throughout the drives will be replaced and retrofitted to LED technology. Work will be phased to allow for the continued use of parking lots and loading dock and to minimize impact to building tenants.

**PROJECT JUSTIFICATION:**

The existing asphalt pavement in the eastern parking lot and certain concrete curbs and sidewalks at the eastern section of the WSLH are at the end of their useful service lives. The 23-year old asphalt shows considerable deterioration with both transverse and longitudinal cracking that is the result of age, use and temperature cycling variances that occur in this climate. The concrete surfaces of the sidewalks, curbs/gutters located in front of the main entrance to the WSLH have failing and uneven sections. Replacement is required to ensure pedestrian safety. Additionally, the installation of new underground conduit, wiring and LED light fixtures will improve the reliability and lighting levels in all areas of parking lots and drives. The existing, inefficient 400-watt halide lighting system is 25 years old and has pole base supports that are degraded or have failed due to excessive rusting.

**BUDGET/SCHEDULE:**

Construction	\$558,100
Design	\$70,300
DFDM Mgt	\$24,600
Contingency	\$55,900
Other Fees	\$7,000
<b>TOTAL</b>	<b>\$715,900</b>

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

**PREVIOUS ACTION:** None.

BUILDING COMMISSION REQUESTS / ITEMS

October 14, 2020

Subcommittee

Full Commission

**Department of Corrections**

- 6. Jackson Correctional Institution – Electrical Controls and Breaker Replacement – Request the following:
  - a) Authority to construct the Electrical Controls and Breaker Replacement project for an estimated total cost of \$2,233,000 GFSB; and
  - b) Transfer all approved GFSB All Agency Allocations to the DOC Infrastructure Maintenance appropriation.

**AGENCY REQUEST FOR  
STATE BUILDING COMMISSION ACTION  
OCTOBER 2020  
REQUEST #6**

**AGENCY:** Department of Corrections

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

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

**LOCATION:** Jackson Correctional Institution, Jackson County

**PROJECT REQUEST:** Request the following:

- a) Authority to construct the Electrical Controls and Breaker Replacement project for an estimated total cost of \$2,233,000 GFSB; and
- b) Transfer all approved GFSB All Agency Allocations to the DOC Infrastructure Maintenance appropriation.

**PROJECT NUMBER:** 19K2L

**PROJECT DESCRIPTION:**

This project will repair or replace existing controls/breakers on electrical generator switch gear, two generator control panels, and normal power switch gear located at Jackson Correctional Institution. The utility/tie, generator distribution breakers, and the building transfer switch gear will be replaced. Project phasing shall include construction during the summer months to avoid disruption in facility heating. Temporary power shall be provided to ensure operation of security systems associated with affected buildings during any phased power outages.

**PROJECT JUSTIFICATION:**

This project is required to maintain reliable emergency power at the institution. The existing normal/emergency switch gear that controls utility power and emergency generator power is original equipment and has exceeded its life expectancy. During power outages the existing generators do not always start as designed or the switch gear will not transfer/sync power back to the utility. Generators failing to start, or transfer power online would create a blackout at the institution, resulting in serious security and safety concerns.

**BUDGET/SCHEDULE:**

Construction	\$1,736,200
Design	\$198,500
DFDM Mgt	\$78,300
Contingency	\$220,000
<b>TOTAL</b>	<b>\$2,233,000</b>

SBC Approval	Oct 2020
A/E Selection	Jan 2020
Bid Opening	Feb 2021
Start Construction	May 2021
Substantial Completion	Mar 2022
Final Completion	Apr 2022

**PREVIOUS ACTION:** None.

BUILDING COMMISSION REQUESTS / ITEMS

October 14, 2020

Subcommittee

Full Commission

**Department of Health Services**

7. Central Wisconsin Center – Building 1 Code Compliance and Renovation – Request the following:
- a) Approve of the Design Report; and
  - b) Authority to construct the Building 1 Code Compliance and Renovation project for an estimated total cost of \$4,648,400 (\$4,348,000 GFSB and \$300,000 PR-CASH).

This project was enumerated in 2015 Wisconsin Act 55 as amended in 2019 Wisconsin Act 9 for \$17,308,000 (\$15,808,000 GFSB and \$1,500,000 PR-CASH) as the Central Wisconsin Center – Life Safety Renovations Buildings 1 and 6.



**AGENCY REQUEST FOR  
STATE BUILDING COMMISSION ACTION  
OCTOBER 2020  
REQUEST #7**

**AGENCY:** Department of Health Services

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

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

**LOCATION:** Central Wisconsin Center, Dane County

**PROJECT REQUEST:** Request the following:

- a) Approve of the Design Report; and
- b) Authority to construct the Building 1 Code Compliance and Renovation project for an estimated total cost of \$4,648,400 (\$4,348,000 GFSB and \$300,000 PR-CASH).

**PROJECT NUMBER:** 17E2S

**PROJECT DESCRIPTION:**

This project will correct code compliance issues, repair or replace specific mechanical, electrical and plumbing systems, and update the finishes of Building 1 at Central Wisconsin Center (CWC). Renovations include an updated sprinkler system, sun porch structural repairs, remodeled bathrooms and showers, ADA compliant exterior exits to the building, and improvements to site and stairwell drainage. In addition, HVAC ductwork will be replaced and extended to reflect the reconfigured architectural floor plan. The plumbing system, including water heater and water softener, will be replaced. Interior lighting will be updated with new LED fixtures and the emergency electrical system will be segregated. New finishes and interior surface treatments will be durable and abuse resistant. Door and bathroom hardware will be ligature resistant to minimize the risk of self-harm.

**PROJECT JUSTIFICATION:**

This project is required to provide a safe and secure environment for patients and staff and to bring Building 1 into compliance with current Life Safety and Building Codes. The CWC is a licensed health care facility for the developmentally disabled. Building 1 was constructed in 1957 and is used by the facility to operate the Intensive Treatment Program (ITP). The repairs and renovations performed by this project will satisfy the physical environment requirements of the applicable codes for this type of facility. The new interior surface treatments will satisfy the requirement to provide a “home like” environment for residents in the building.

Central Wisconsin Center's ITP serves people with an intellectual disability and co-occurring mental health or behavior disorder. Staff provide behavioral and psychiatric evaluation and treatment, educational services, medical services, therapeutic recreation, and vocational programming. An individualized treatment plan is developed for each client. The goal is to help the client develop skills to live in their community with as much independence as possible.

**BUDGET/SCHEDULE:**

Construction	\$3,774,100
Design	\$247,200
DFDM Mgt	\$169,100
Contingency	\$452,900
Other	\$5,100
<b>TOTAL</b>	<b>\$4,648,400</b>

SBC Approval	Oct 2020
A/E Selection	Mar 2018
Design Report	Oct 2020
Bid Opening	Jun 2021
Start Construction	Aug 2021
Substantial Completion	Nov 2022
Final Completion	Mar 2023

**PREVIOUS ACTION:** This project was enumerated in 2015 Wisconsin Act 55 as amended in 2019 Wisconsin Act 9 for \$17,308,000 (\$15,808,000 GFSB and \$1,500,000 PR-CASH) as the Central Wisconsin Center – Life Safety Renovations Buildings 1 and 6.

# DESIGN REPORT

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

October 14, 2020

Building 1 Code Compliance & Renovation  
Central Wisconsin Center  
Madison, WI

**Project Number:** 17E2S

**For the:** Department of Health Services

**Project Manager:** Lois Braun-Oddo

**Architect/Engineer:** Dorschner Associates, Inc.  
Madison, WI

## 1. Project Description:

The project will correct code compliance issues including issues in the 2018 fire protection citation, repair or replace specific mechanical, electrical and plumbing systems, and update the finishes of Building 1 at Central Wisconsin Center. Renovations include a code compliant sprinkler system, sun porch structural repairs, ADA compliant exterior exits to the building, replacement of the potable water heater and water softener, new interior lighting, and segregation of the emergency electrical system. Building 1 is a two-story building constructed in 1957. The project is required to provide a safe and secure environment for patients and staff in the Intensive Treatment Program (ITP).

## 2. Authorized Budget and Funding Source:

This project was enumerated in 2015 Wisconsin Act 55 as amended in 2019 Wisconsin Act 9 for \$17,308,000 (\$15,808,000 GFSB and \$1,500,000 PR-CASH) as the Central Wisconsin Center – Life Safety Renovations Building 1 and 6.

## 3. Schedule:

Bid Opening:	Jun 2021
Start of Construction:	Aug 2021
Substantial Completion / Occupancy:	Nov 2022

## 4. Budget Summary:

Construction:	\$3,774,100
A/E Fees:	\$247,200
DFDM Mgmt:	\$169,100
Contingency:	\$452,900
Other Fees:	\$5,100
<b>Total Project Cost:</b>	<b>\$4,648,400</b>

BUILDING COMMISSION REQUESTS / ITEMS

October 14, 2020

Subcommittee

Full Commission

8. Wisconsin Resource Center – Units 9 and 10 Wet Cell Remodel BTF-Planning Release – Request the release of \$173,000 Building Trust Funds (BTF)-Planning to prepare preliminary plans and a design report for the Units 9 and 10 Wet Cell Remodel project.

This project was enumerated in 2019 Wisconsin Act 9 for \$5,925,000 GFSB.

**AGENCY REQUEST FOR  
STATE BUILDING COMMISSION ACTION  
OCTOBER 2020  
REQUEST #8**

**AGENCY:** Department of Health Services

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

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

**LOCATION:** Wisconsin Resource Center, Winnebago County

**PROJECT REQUEST:** Request the release of \$173,000 Building Trust Funds (BTF)-Planning to prepare preliminary plans and a design report for the Units 9 and 10 Wet Cell Remodel project.

**PROJECT NUMBER:** 20B3L

**PROJECT DESCRIPTION:**

This project will remodel 60 cells at the Wisconsin Resource Center (WRC) and convert them to a wet type holding cell. Units 9 and 10 are located in a two-story wing of the North Building. The existing slab on grade floor will be removed and replaced to allow the placement of new waste piping which will connect to a sanitary main west of the building. New hot and cold water supply piping will be provided to the individual cells. The existing shower rooms will be remodeled. The HVAC system will be augmented to provide the ventilation required in a wet cell. The emergency electrical system will be extended to allow the units to operate if normal power is interrupted.

**PROJECT JUSTIFICATION:**

This project is needed to provide enhanced security for the inmates and staff at the Wisconsin Resource Center. The WRC receives prisoners from the Department of Corrections (DOC) who require services to treat mental illness. Most of these inmates are from a maximum-security environment. Remodeling the current rooms to wet cells will replicate the type of housing that each prisoner is used to at a DOC facility. Transition and treatment of inmates at the WRC will be easier and more efficient if the holding cells are similar to the originating DOC facility. The wet cells will also allow WRC to treat the most volatile population in the least restrictive manner. Disruptive prisoners will be allowed to stay on their current unit until they calm down and return to treatment as quickly as possible.

**BUDGET/SCHEDULE:**

Construction	\$4,576,000
Design	\$430,000
DFDM Mgt	\$210,000
Contingency	\$686,000
Other Fees	\$23,000
<b>TOTAL</b>	<b>\$5,925,000</b>

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

**PREVIOUS ACTION:** This project was enumerated in 2019 Wisconsin Act 9 for \$5,925,000 GFSB.

BUILDING COMMISSION REQUESTS / ITEMS

October 14, 2020

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 \$13,833,500 GFSB;
- b) Transfer all approved GFSB all agency allocation to the DHS Infrastructure Maintenance appropriation; and
- c) Permit the Division of Facilities Development and Management to adjust individual project budgets.

<b>Facility Maintenance and Repair</b>		<b>\$12,356,100</b>
WMHI	Sherman Hall AHU Replacement (\$2,979,800 GFSB)	\$2,979,800
WMHI	Sherman Hall Bathroom Remodel (\$2,879,000 GFSB)	\$2,879,000
SRSTC	Bldgs N/P/C Air Tempering (\$1,275,400 GFSB)	\$1,275,400
WRC	Bldg B Air Tempering (Units B5/6) (\$2,994,600 GFSB)	\$2,994,600
SWC	Roof Replacement, Unit B (\$2,227,300 GFSB)	\$2,227,300
<b>Utility Repair and Renovation</b>		<b>\$1,477,400</b>
SRSTC	Roadway and Parking Lot Repairs (\$1,477,400 GFSB)	\$1,477,400

**AGENCY REQUEST FOR  
STATE BUILDING COMMISSION ACTION  
OCTOBER 2020  
REQUEST #9**

**AGENCY:** Department of Health Services

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

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

**LOCATION:** DHS Statewide

**PROJECT REQUEST:** Request the following:

- a) Authority to construct various All Agency maintenance and repair projects for an estimated total cost of \$13,833,500 GFSB;
- b) Transfer all approved GFSB all agency allocation to the DHS Infrastructure Maintenance account; and
- c) Permit the Division of Facilities Development and Management to adjust individual project budgets.

<b>Facility Maintenance and Repair</b>			
<b>LOCATION</b>	<b>PROJ. NO.</b>	<b>PROJECT TITLE</b>	<b>GFSB</b>
Winnebago Mental Health Institute (Winnebago Co.)	19J1Z	Sherman Hall Air Handling Unit Replacement	\$2,979,800
Winnebago Mental Health Institute (Winnebago Co.)	19J2V	Sherman Hall Bathroom and Shower Remodel	\$2,879,000
Sand Ridge Secure Treatment Center (Juneau Co.)	19K1F	Buildings N, P, and C Air Tempering	\$1,275,400
Wisconsin Resource Center (Winnebago Co.)	19K1G	Building B Air Tempering Units B5 and B6	\$2,994,600
Southern Wisconsin Center (Racine Co.)	19L1C	Roof Replacement Unit B	\$2,227,300
<b>Facility Maintenance and Repair Total</b>			<b>\$12,356,100</b>

<b>Utility Repair and Renovation</b>			
<b>LOCATION</b>	<b>PROJ. NO.</b>	<b>PROJECT TITLE</b>	<b>GFSB</b>
Sand Ridge Secure Treatment Center (Juneau Co.)	19L1Y	Roadway and Parking Lot Repairs	\$1,477,400
<b>Utility Repair and Renovation Total</b>			<b>\$1,477,400</b>



**Facility Maintenance and Repair:**

**Winnebago Mental Health Institute – Sherman Hall Air Handling Unit Replacement (19J1Z):**

**Project Description and Justification:**

This project will replace five air handling units and associated return fans in the roof top penthouse including steam and condensate piping and chilled water piping. The project also includes new direct digital controls and electrical panels and feeders to control and power the new air handling units. The existing penthouse will be expanded to accommodate the new equipment and allow the work to be phased in order to minimize disruptions to building operations.

The existing air handling units in Sherman Hall are original to the building and are over 50 years old and no longer function reliably. Even with preventive maintenance, system and component failures are high. Drain pans/coil frames are rusted there are leaks in heating coils, dampers, fans and motors. Parts for these units are no longer readily available. There are temperature control issues with the center of the building being hot and ventilation issues throughout the building. The new units will improve reliability of the environmental system in this patient care building.

**Budget/Schedule:**

Construction	\$2,299,000
Design	\$230,000
DFDM Mgt	\$105,800
Contingency	\$345,000
<b>TOTAL</b>	<b>\$2,979,800</b>

SBC Approval	Oct 2020
A/E Selection	Nov 2019
Bid Opening	Apr 2021
Start Construction	Jun 2021
Substantial Completion	Mar 2022
Final Completion	Sep 2022

**Previous Action:** None.

**Winnebago Mental Health Institute – Sherman Hall Bathroom and Shower Remodel (19J2V):**

**Project Description and Justification:**

This project will remodel the existing shower rooms and bathrooms in four living units in Sherman Hall. Bathrooms and shower rooms will be reconfigured to allow a single user in a secure environment. This includes tamper resistant and anti-ligature fixtures and finishes. Wall and floor tile will be replaced. The plumbing supply, waste and vent piping will be replaced. Ventilation and exhaust will be modified to accommodate the remodeled spaces. Ceiling and lights will also be replaced. Bathrooms and showers will be remodeled in phases in order to minimize disruptions to building operations.

This project is required to maintain a safe living environment for the patients who reside in Sherman Hall. Sherman Hall is a secure civil psychiatric hospital. Some of these patients are prone to self-harm. Remodeling the bathroom and shower area with tamper resistant materials

and anti-ligature hardware will minimize this risk. Most of the plumbing in the building is from the 1960's. Replacing the plumbing will ensure reliable operation of the remodeled space.

**Budget/Schedule:**

Construction	\$2,324,200
Design	\$218,000
DFDM Mgt	\$102,300
Contingency	\$232,000
Other Fees	\$2,500
<b>TOTAL</b>	<b>\$2,879,000</b>

SBC Approval	Oct 2020
A/E Selection	Jan 2020
Bid Opening	Feb 2021
Start Construction	Apr 2021
Substantial Completion	Mar 2022
Final Completion	Sep 2022

**Previous Action:** None.

**Sand Ridge Secure Treatment Center – Buildings N, P, and C Air Tempering (19K1F):**

**Project Description and Justification:**

This project will provide air tempering for patient living units, support space and common assembly areas in three buildings to reduce humidity and temperature during hot weather. Work will include the installation of rooftop cooling units on individual buildings and the addition of cooling coils in existing air handling units. The existing electrical and HVAC distribution system will be modified, and controls will be augmented in order to maintain temperature in the existing areas.

This project is required to reduce heat and humidity levels that may interfere with treatment. Sand Ridge Secure Treatment Center is a secure mental health facility for the detention, evaluation, and institutional care for individuals with a mental disorder that predisposes them to commit acts of sexual violence. The patient living units and patient common areas are not air tempered. Many of the patients are on psychotropic medications to treat their mental illness. Psychotropic medications can limit the patient's ability to regulate body temperature. These individuals can suffer serious medical consequences when located in areas where the temperature and humidity levels are not regulated during periods of very warm weather.

**Budget/Schedule:**

Construction	\$963,400
Design	\$125,000
DFDM Mgt	\$42,400
Contingency	\$96,400
Other Fees	\$48,200
<b>TOTAL</b>	<b>\$1,275,400</b>

SBC Approval	Oct 2020
A/E Selection	Dec 2020
Bid Opening	Mar 2021
Start Construction	May 2021
Substantial Completion	Nov 2021
Final Completion	May 2022

**Previous Action:** None.

**Wisconsin Resource Center – Building B Air Tempering Units B5 and B6 (19K1G):**

**Project Description and Justification:**

This project will provide air tempering for Building B Units B5 and B6 to reduce humidity and temperature during hot weather. Work will include the installation of a rooftop air handling unit and a new ducted HVAC system to distribute tempered air. The project will extend chilled water piping from an existing chiller to provide a source of chilled water for cooling. The existing electrical system will be modified, and controls will be augmented in order to maintain temperature in the existing areas.

This project is required to improve the environment to treat the psychiatric illnesses of prisoners sent to the Wisconsin Resource Center. The Wisconsin Resource Center (WRC) is a secure facility providing individualized mental health services to offenders transferred from the Department of Corrections medium and maximum-security institutions. WRC's mission is to provide specialized mental health care, treatment, rehabilitation, education and supervision to offenders serving criminal sentences with the DOC whose disability-based behavior poses a problem to themselves or to others in a correctional environment. Many of the patients are on psychotropic medications to treat their mental illness. Psychotropic medications can limit the patient's ability to regulate body temperature. These individuals can suffer serious medical consequences when located in areas where the temperature and humidity levels are not regulated during periods of very warm weather.

**Budget/Schedule:**

Construction	\$2,375,000
Design	\$276,000
DFDM Mgt	\$104,600
Contingency	\$239,000
<b>TOTAL</b>	<b>\$2,994,600</b>

SBC Approval	Oct 2020
A/E Selection	Dec 2019
Bid Opening	Feb 2021
Start Construction	Apr 2021
Substantial Completion	Oct 2021
Final Completion	Apr 2022

**Previous Action:** None.

**Southern Wisconsin Center – Roof Replacement Unit B (19L1C):**

**Project Description and Justification:**

The project will replace the roof of buildings 9, 10 and 11. The flat roof areas will remove the existing built up roofing down to existing deck. The new roof will include insulation, fully adhered EPDM roof membrane, and new sheet metal flashings. The pitched roof areas will replace the existing clay tile roofing, with granulated metal shingles, perimeter flashings and new gutter system. The project will also repair or replace the existing ventilation louvers.

This project is required to maintain the building envelope against water infiltration. The flat roofs are from 1988 and are failing as evidenced by an increased number of leaks. The original 1950's pitched tile roofing is also in need of repair or replacement. Repairs to the existing tiles were determined not to be cost effective due the lack of sufficient tile stock at the institution. Unit B consist of Buildings 7, 8, 9, 10 and 11 which house long term care residents, programing

space, pharmaceutical storage, clinic space, and offices. Replacing the roof will maintain the integrity of the building and provide residents with comfortable and dry living quarters.

**Budget/Schedule:**

Construction	\$1,730,000
Design	\$248,100
DFDM Mgt	\$76,200
Contingency	\$173,000
<b>TOTAL</b>	<b>\$2,227,300</b>

SBC Approval	Oct 2020
A/E Selection	Jan 2020
Bid Opening	Feb 2021
Start Construction	Apr 2021
Substantial Completion	Nov 2021
Final Completion	May 2022

**Previous Action:** None.

**Utility Repair and Renovation:**

**Sand Ridge Secure Treatment Center - Roadway and Parking Lot Repairs (19L1Y):**

**Project Description and Justification:**

This project will repair drainage and pavement condition issues at select areas in the parking lot and inside the secure areas of the facility. Drainage repair methods include a storm sewer extension, grass swales, and concrete valley gutters. Pavement repair methods include pulverizing and paving with new asphalt, undercutting of soft subgrade areas, and full depth reconstruction of the pavement section. The project will also include new parking lot striping, a motorcycle parking pad, new LED site lighting, and buried conduit for future security camera installations.

This project is required to restore sections of the parking lot and perimeter road that have degraded. The roads and parking areas have large cracking, alligating and potholes. Some of the failures in pavement cannot be corrected by maintenance due to underlying drainage or subsoil issues. Work inside the secure perimeter will require security escorts. Phasing will be required to limit the interruption to operations and security.

**Budget/Schedule:**

Construction	\$1,181,300
Design	\$110,100
DFDM Mgt	\$52,000
Contingency	\$118,200
Other Fees	\$15,800
<b>TOTAL</b>	<b>\$1,477,400</b>

SBC Approval	Oct 2020
A/E Selection	Jan 2020
Bid Opening	Feb 2021
Start Construction	Apr 2021
Substantial Completion	Sep 2021
Final Completion	Apr 2022

**Previous Action:** None.

BUILDING COMMISSION REQUESTS / ITEMS

October 14, 2020

Subcommittee

Full Commission

**Department of Military Affairs**

10. Appleton Readiness Center Addition and Renovation –

Request the following:

- a) Approve the Design Report; and
- b) Authority to construct the Appleton Readiness Center Addition and Renovation project for an estimated total cost of \$20,234,000 (\$6,972,200 GFSB and \$13,261,800 FED).

In June 2019, the SBC approved 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  
OCTOBER 2020  
REQUEST #10**

**AGENCY:** Department of Military Affairs

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

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

**LOCATION:** Appleton, Outagamie County

**PROJECT REQUEST:** Request the following:

- a) Approve the Design Report; and
- b) Authority to construct the Appleton Readiness Center Addition and Renovation project for an estimated total cost of \$20,234,000 (\$6,972,200 GFSB and \$13,261,800 FED).

**PROJECT NUMBER:** 18G1J

**PROJECT DESCRIPTION:**

This project includes planning and construction of a 25,006 GSF addition and alteration of 28,079 GSF existing space. 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 parking areas (privately owned vehicles), 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 2nd 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.

The renovation of the readiness center will provide site amenities, training/classroom, administrative, storage, maintenance, toilet/shower, and locker room space per NG PAM 415-12, to ensure the readiness of the 2-127 Infantry Battalion, 32nd Infantry Brigade Combat Team housed at Appleton.

The original Appleton Readiness Center project was enumerated in the 2017-19 budget allowing for construction of a 38,816 GSF addition to the current facility, along with alterations to the 28,079 GSF existing space. However, federal design authority for the project allowed for construction of a 25,006 GSF addition and total facility size of 53,085 GSF, and the project's scope and budget were adjusted accordingly. The design report and estimated costs are based on

this reduced addition of 25,006 GSF, which is adequate to meet the training needs of the units housed in this facility.

**BUDGET/SCHEDULE:**

Construction	\$15,253,000
Design	\$1,479,700
DFDM Mgt	\$680,300
Contingency	\$1,753,000
Equipment	\$1,068,000
<b>TOTAL</b>	<b>\$20,234,000</b>

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

**PREVIOUS ACTION:** In June 2019, the SBC approved 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).

# DESIGN REPORT

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

October 14, 2020

Readiness Center Addition and Renovation  
Appleton Army National Guard Readiness Center  
Appleton, WI

**Project Number:** 18G1J

**For the:** Department of Military Affairs

**Project Manager:** Tim Homan

**Architect/Engineer:** Boer Architects, Inc.  
Milwaukee, WI

## 1. Project Description:

In general, this project includes planning and construction of a 25,006 GSF addition and alteration of 28,079 GSF existing space. 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 parking areas (POV), access roads, sidewalks, and utilities will be provided. The project will resolve AT/FP, Americans with Disabilities Act (ADA), and building code issues.

The renovation of the readiness center will provide site amenities, training/classroom, administrative, storage, maintenance, toilet/shower, and locker room space per NG PAM 415-12, to ensure the readiness of the 2-127 Infantry Battalion, 32<sup>nd</sup> Infantry Brigade Combat Team housed at Appleton.

## 2. Authorized Budget and Funding Source:

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

## 3. Schedule:

Bid Opening:	Jul 2021
Start of Construction:	Sep 2021
Substantial Completion / Occupancy:	Mar 2023

## 4. Budget Summary:

Construction:	\$15,253,000
A/E Fee:	\$1,479,700
DFDM Mgmt:	\$680,300
Contingency:	\$1,753,000
Equipment:	\$1,068,000
<b>Total Project Cost:</b>	<b>\$20,234,000</b>



BUILDING COMMISSION REQUESTS / ITEMS

October 14, 2020

Subcommittee

Full Commission

11. Madison Armed Forces Reserve Center – Motor Vehicle Storage Building BTF-Planning Release – Request the release of \$90,000 Building Trust Funds (BTF)- Planning to prepare preliminary plans and a design report for the Motor Vehicle Storage Building project.

This project was enumerated in 2019 Wisconsin Act 9 for an estimated total cost of \$1,613,000 (\$307,000 GFSB and \$1,306,000 FED).

**AGENCY REQUEST FOR  
STATE BUILDING COMMISSION ACTION  
OCTOBER 2020  
REQUEST #11**

**AGENCY:** Department of Military Affairs

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

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

**LOCATION:** Madison Armed Forces Reserve Center, Dane County

**PROJECT REQUEST:** Request the release of \$90,000 Building Trust Funds (BTF)-Planning to prepare preliminary plans and a design report for the Motor Vehicle Storage Building project.

**PROJECT NUMBER:** 20D1K

**PROJECT DESCRIPTION:**

This project will provide a new 10,000 GSF motor vehicle storage building (MVSb) at the Madison Armed Forces Reserve Center (AFRC) Campus located at 6001 Manufacturers Drive. Work will include a new brick and block building on an undeveloped site north of the Field Maintenance Shop (FMS) building on the AFRC Campus. The building will be complete with all general work, power, lighting and mechanical ventilation required. Site work will include site grubbing and grading, utilities to the new building, storm water management infrastructure, new driveways and fence openings south to the adjacent FMS military vehicle compound, and site landscaping.

**PROJECT JUSTIFICATION:**

172 Wisconsin Army National Guard personnel, in multiple units, are assigned to the Madison AFRC. Activities include training, administration, maintenance of vehicles and supply storage. The assigned units use and maintain a total of 47 vehicles and 49 trailers. The MVSb will prevent deterioration of these vehicles due to exposure to sun, rain, snow, etc., and will reduce training time lost to maintenance and vehicle preparation activities. National Guard Bureau authorizes states to construct MVSb's wherever the average snowfall exceeds 30 inches per year.

**BUDGET/SCHEDULE:**

Construction	\$1,296,000
Design	\$130,000
DFDM Mgt	\$57,000
Contingency	\$130,000
<b>TOTAL</b>	<b>\$1,613,000</b>

SBC Approval	Oct 2020
A/E Selection	May 2020
Design Report	Jan 2021
Bid Opening	May 2021
Start Construction	Aug 2021
Substantial Completion	June 2022
Final Completion	Aug 2022

**PREVIOUS ACTION:** This project was enumerated in 2019 Wisconsin Act 9 for an estimated total cost of \$1,613,000 (\$307,000 GFSB and \$1,306,000 FED).

October 14, 2020

Subcommittee

Full Commission

**Department of Natural Resources**

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 \$1,027,400 (\$452,700 GFSB, \$264,900 PR-CASH, and \$309,800 FED); and
- b) Permit the Division of Facilities Development and Management to adjust individual project budgets.

<b>Facility Maintenance and Repair</b>		<b>\$1,027,400</b>
MSP	Boat Launch Improvements (\$264,900 PR-CASH; \$309,800 FED)	\$574,700
Statewide	Trail/Bridge Washout Repairs (Incr) (\$452,700 GFSB)	\$452,700

In May 2020, the SBC approved the construction of the Statewide Trail and Bridge Washout Repairs project for an estimated total cost of \$1,851,100 GFSB.

**AGENCY REQUEST FOR  
STATE BUILDING COMMISSION ACTION  
OCTOBER 2020  
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)

**LOCATION:** DNR Statewide

**PROJECT REQUEST:** Request the following:

- a) Authority to construct various All Agency maintenance and repair projects for an estimated total cost of \$1,027,400 (\$452,700 GFSB, \$264,900 PR-CASH, and \$309,800 FED); and
- b) Permit the Division of Facilities Development and Management to adjust individual project budgets.

<b>Facility Maintenance and Repair</b>						
<b>LOCATION</b>	<b>PROJ. NO.</b>	<b>PROJECT TITLE</b>	<b>GFSB</b>	<b>PR-CASH</b>	<b>FED</b>	<b>TOTAL</b>
Merrick State Park (Buffalo Co.)	19F2C	Boat Launch Improvements	\$0	\$264,900	\$309,800	\$574,700
Statewide	18K1Z	Trail and Bridge Washout Repairs (Increase)	\$452,700	\$0	\$0	\$452,700
<b>Facility Maintenance and Repair Total</b>			<b>\$452,700</b>	<b>\$264,900</b>	<b>\$309,800</b>	<b>\$1,027,400</b>

**Merrick State Park – Boat Launch Improvements (19F2C):**

**Project Description and Justification:**

This project will expand the size of the existing upper boat launch parking area to provide 40 car/trailer stalls. The project will also improve the existing parking area to provide drive aisles and larger turning radii to accommodate larger vehicles, meeting current design standards. To accommodate more users, the launch road will be rerouted to a more suitable location for increase parking spaces. The project also proposes to replace the lower boat launch ramp, including replacing the existing launch with a new concrete launch lane with improvements for canoe and kayak.

Merrick State Park is located along the Mississippi River and is a very popular property for anglers and boaters. By expanding the parking lot and reworking the boat launch, it increases the property's ability to meet the demands of park visitors. Many visitors utilize this launch as a deep-water launch, and it provides river access for larger boats. Currently, the parking lot is

limited in the number of users that are able to use the launch, along with being outdated for modern trucks and trailers.

**Budget/Schedule:**

Construction	\$467,400
Design	\$32,300
DFDM Mgt	\$20,600
Contingency	\$46,700
Other Fees	\$7,700
<b>TOTAL</b>	<b>\$574,700</b>

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

**Previous Action:** None.

**Statewide – Trail and Bridge Washout Repairs (Increase) (18K1Z):**

**Project Description and Justification:**

This project will repair or replace multiple structures in the trail system as well as restore trails sections that were washed out or damaged during the August 2018 storm event.

- The 400 State Trail will have the Baraboo River bridge inspected and design abutment repairs using the existing structure.
- Elroy-Sparta State Trail work will include repair of three trail washout areas adjacent to the river; inspection of all bridges, culverts and crossings from Elroy to Norwalk, which includes 35 bridges, and make design repairs as needed; and repair of landslides along the trail in two locations.
- Hillsboro State Trail needs repair on the abutments of bridge number three as the flooding and rapid current undermined the slope of the bridge footings.

Bids for this project were opened on August 18, 2020. There were insufficient funds in the project budget to accept the bids received and no opportunities to reduce scope. This increase will allow the bids to be accepted and provide for an appropriate post-bid contingency needed to address any unforeseen conditions that may arise during construction.

Claims have been made for FEMA reimbursement on the sections and infrastructure that were damaged directly by the flooding and storm damage, but the amount and timing of payments have not been finalized.

**Budget/Schedule:**

Construction	\$1,755,900
Design	\$178,100
DFDM Mgt	\$77,300
Contingency	\$175,600
Other Fees	\$116,900
<b>TOTAL</b>	<b>\$2,303,800</b>

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

**Previous Action:** In May 2020, the SBC approved the construction of this project for an estimated total cost of \$1,851,100 GFSB.

BUILDING COMMISSION REQUESTS / ITEMS

October 14, 2020

Subcommittee

Full Commission

**Department of Transportation**

13. Various All Agency Projects - Request the following:

- a) Authority to construct various All Agency maintenance and repair projects for an estimated total cost of \$1,200,400 SEGRB; and
- b) Permit the Division of Facilities Development and Management to adjust individual project budgets.

<b>Utility Repair and Renovation</b>		<b>\$1,200,400</b>
DSP District 6	Black River Falls Comm Tower Repl (\$829,100 SEGRB)	\$829,100
DSP District 5	State Patrol Parking Lot Repl (\$371,300 SEGRB)	\$371,300

**AGENCY REQUEST FOR  
STATE BUILDING COMMISSION ACTION  
OCTOBER, 2020  
REQUEST #13**

**AGENCY:** Department of Transportation

**DOT CONTACT:** Shane Rodgers, (608) 957-5524, [shane.rodgers@dot.wi.gov](mailto:shane.rodgers@dot.wi.gov)

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

**LOCATION:** DOT Statewide

**PROJECT REQUEST:** Request the following:

- a) Authority to construct various All Agency maintenance and repair projects for an estimated total cost of \$1,200,400 SEGRB; and
- b) Permit the Division of Facilities Development and Management to adjust individual project budgets.

<b>Utility Repair and Renovation</b>			
<b>LOCATION</b>	<b>PROJ. NO.</b>	<b>PROJECT TITLE</b>	<b>SEGRB</b>
DSP District 6 (Jackson Co.)	19I1Y	Black River Falls Communications Tower Replacement	\$829,100
DSP District 5 (Monroe Co.)	19F2T	State Patrol Academy Parking Lot Replacement	\$371,300
<b>Utility Repair and Renovation Total</b>			<b>\$1,200,400</b>

**DSP District 6 – Black River Falls Communications Tower Replacement (19I1Y):**

**Project Description and Justification:**

This project will construct a new replacement radio communications tower, install required infrastructure, and demolish the existing damaged tower once it becomes operational. The existing equipment shelter will remain. The existing tower is part of the current WISCOM system. New equipment being installed to support the operation of the tower will be purchased by WISDOT.

On March 11, 2015 the tower at Black River Falls was inspected and found to be structurally unsound. The engineering consultant determined that repairing the tower was not feasible. The cause of the structural damage is theorized to be from severe winds, perhaps combined with ice accumulation on the tower members, which led to a bent leg.



**Budget/Schedule:**

Construction	\$576,500
Design	\$73,300
DFDM Mgt	\$25,400
Contingency	\$57,700
Equipment	\$88,000
Other Fees	\$8,200
<b>TOTAL</b>	<b>\$829,100</b>

SBC Approval	Oct 2020
A/E Selection	Oct 2019
Bid Opening	Feb 2021
Start Construction	Apr 2021
Substantial Completion	Nov 2021
Final Completion	Jan 2022

**Previous Action:** None.

**DSP District 5 – State Patrol Academy Parking Lot Replacement (19F2T):****Project Description and Justification:**

Project work includes pulverizing and reconstructing approximately 86,000 SF of existing deteriorated asphalt pavement that has reached the end of its service life. In addition, there is a need to provide more parking capacity and improve truck turning at the loading dock. This will be accomplished by filling in two gaps in existing pavement on the north and east sides and adding pavement at the loading dock for truck turning purposes. New pavement area will total approximately 3,600 SF and 13 new parking stalls will be added. Generally, existing grades will be maintained; however, one area will be regraded to improve stormwater drainage. Existing concrete curb and sidewalk near the facility were recently improved and will remain.

The parking lot was constructed in 1985 and numerous repairs have been made over the years. The contracted pavement company notified WisDOT that they are no longer willing to repair the parking lot due to the excessive degradation. The pavement condition also represents safety issues and poor public appearance for the Department. Due to regular instances of vehicle volume exceeding parking capacity, the project will also capitalize on two sections of land to add parking spaces. Current parking capacity for employees and visitors is 161, plus six handicap stalls.

**Budget/Schedule:**

Construction	\$270,000
Design	\$35,200
DFDM Mgt	\$12,700
Contingency	\$45,400
Other Fees	\$8,000
<b>TOTAL</b>	<b>\$371,300</b>

SBC Approval	Oct 2020
A/E Selection	Oct 2019
Bid Opening	Feb 2021
Start Construction	May 2021
Substantial Completion	Sep 2021
Final Completion	Nov 2021

**Previous Action:** None.

BUILDING COMMISSION REQUESTS / ITEMS

October 14, 2020

Subcommittee

Full Commission

**Department of Veterans Affairs**

- 14. Wisconsin Veterans Home at King – Cottage District Demolition – Request authority to demolish and restore the Cottage District for an estimated total cost of \$961,000 PR-CASH.

**AGENCY REQUEST FOR  
STATE BUILDING COMMISSION ACTION  
OCTOBER 2020  
REQUEST #14**

**AGENCY:** Department of Veterans Affairs

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

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

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

**PROJECT REQUEST:** Request authority to demolish and restore the Cottage District for an estimated total cost of \$961,000 PR-CASH.

**PROJECT NUMBER:** 19H2X

**PROJECT DESCRIPTION:**

This project will demolish 19 existing cottages including: basements/foundation removal, backfilling of excavated foundations, disconnection and removal of unused underground utilities, and construction of a new paved parking area for approximately 77 vehicles. The work will also include site lighting, a bio-infiltration basin for stormwater management, and restoration of the greenspace.

**PROJECT JUSTIFICATION:**

The Historic Cottage District is composed of 21 cottages ranging in size from 650 square feet to over 3,000 square feet. Constructed between 1892 and 1926, all cottages are wood construction, six have basements, and the remaining have foundations with crawl spaces.

Unoccupied for the last five years, the cottages have slowly started to deteriorate. Some of the cottages have developed black mold due to undetected leaks within the steam lines that supply the individual heating systems.

Cottage 116 and the Commandant's House will be excluded from this project to preserve the history of the Cottage District. Cottage 116 will be relocated to a new location on campus next to the Chapel, while the Commandant's House will remain untouched.

The Wisconsin Department of Veterans Affairs has worked with the State Historical Society and State Historical Preservation Office. A Memorandum of Agreement has been executed, allowing the Department to demolish the cottages.

**BUDGET/SCHEDULE:**

Construction	\$781,000
Design	\$59,900
DFDM Mgt	\$34,400
Contingency	\$78,100
Other Fees	\$7,600
<b>TOTAL</b>	<b>\$961,000</b>

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

**PREVIOUS ACTION:** None.

BUILDING COMMISSION REQUESTS / ITEMS

October 14, 2020

Subcommittee

Full Commission

**Department of Public Instruction**

- 15. Wisconsin School for the Deaf – ADA Accessible Elevator Addition – Request authority to construct the ADA Accessible Elevator Addition project for an estimated total cost of \$750,000 GFSB.

**AGENCY REQUEST FOR  
STATE BUILDING COMMISSION ACTION  
OCTOBER 2020  
REQUEST #15**

**AGENCY:** Department of Public Instruction

**DPI CONTACT:** Holly Berry, (608) 295-3389, [holly.berry@dpi.wi.gov](mailto:holly.berry@dpi.wi.gov)

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

**LOCATION:** Wisconsin School for the Deaf, Walworth County

**PROJECT REQUEST:** Request authority to construct the ADA Accessible Elevator Addition project for an estimated total cost of \$750,000 GFSB.

**PROJECT NUMBER:** 19C2K

**PROJECT DESCRIPTION:**

This project will construct a new three-stop elevator and adjacent new stairway within the existing stairway area of Pie Hall on the Wisconsin School for the Deaf campus. The new elevator and stairway addition will meet current building code guidelines, connecting the upper and lower levels of Pie Hall with the immediate ground level, providing ADA access to all levels.

**PROJECT JUSTIFICATION:**

The new elevator will provide an internal, accessible path for wheelchairs between the primary school and other campus buildings. Pie Hall houses the elementary and middle school classrooms, as well as the principal's office, the main campus library, and the curriculum storage. Students using wheelchairs currently exit the building and cross the playground/courtyard to enter through another entrance to get to an elevator. They are traversing an outdoor sidewalk when they need to access campus buildings like food service and the health center. This is not an ideal option for students with disabilities, especially in Wisconsin where weather can be extreme. Additionally, families and staff have expressed their concerns that students in wheelchairs do not have the same access as all other students.

**BUDGET/SCHEDULE:**

Construction	\$600,000
Design	\$63,600
DFDM Mgt	\$26,400
Contingency	\$60,000
<b>TOTAL</b>	<b>\$750,000</b>

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

**PREVIOUS ACTION:** None.

October 14, 2020

Subcommittee

Full Commission

**HIGHER EDUCATION**

**University of Wisconsin**

16. UW-System – 2019-21 Classroom Renovations/ Instructional Technology Improvements – Request the following:

- a) Authority to release \$8,782,500 GFSB of the \$31,689,000 GFSB allocation of the 2019-21 Classroom Renovations/Instructional Technology Improvements enumeration;
- b) Authority to construct the related Classroom Renovation/Instructional Technology projects for an estimated total cost of \$8,782,500 GFSB; and
- c) Permit the Division of Facilities Development and Management to adjust individual project budgets.

**Classroom Renovations/Instructional Technology      \$8,782,500**

STO      IS Fryklund Hall Apparel Lab Reno      \$3,019,000  
 (\$3,019,000 GFSB)

GBY      IS Electrical Engineer Tech Lab Reno      \$5,763,500  
 (\$5,763,500 GFSB)

These projects are a subset of the UW-System Classroom Renovations/Instructional Technology Improvements enumeration of \$31,689,000 GFSB in 2019 Wisconsin Act 9.

**AGENCY REQUEST FOR  
STATE BUILDING COMMISSION ACTION  
OCTOBER 2020  
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 release \$8,782,500 GFSB of the \$31,689,000 GFSB allocation of the 2019-21 Classroom Renovations/Instructional Technology Improvements enumeration;
- b) Authority to construct the related Classroom Renovation/Instructional Technology projects for an estimated total cost of \$8,782,500 GFSB; and
- c) Permit the Division of Facilities Development and Management to adjust individual project budgets.

**CLASSROOM RENOVATIONS/INSTRUCTIONAL TECHNOLOGY**

Institution	Project No.	Project Title	GFSB	TOTAL
STOUT (Dunn Co.)	19G3M	IS Fryklund Hall Apparel Lab Renovation	\$3,019,000	\$3,019,000
GREEN BAY (Brown Co.)	19G3Q	IS Electrical Engineering Tech Lab Renovation	\$5,763,500	\$5,763,500
SUBTOTAL			\$8,782,500	\$8,782,500
OCTOBER 2020 TOTALS			\$8,782,500	\$8,782,500

**UW-Stout – Instructional Space Fryklund Hall Apparel Laboratories Renovation (19G3M):**

**Project Description and Justification:**

This project will reconfigure approximately 11,056 GSF to accommodate the relocation of the Apparel Department out of Heritage Hall and will address the needs of Engineering Technology where Apparel will be co-located. Work will take place in both Fryklund Hall and the Communication Technology (Comm Tech) buildings and will include the removal/reconfiguration of underutilized general classroom and laboratory spaces into maker labs, a CADD lab, a conference room, and a testing lab. Walls, ceilings, and floors will be refreshed and building system modifications like plumbing, HVAC, humidification, electrical, low voltage, and lighting systems will be completed.

The campus is planning for a major renovation of Heritage Hall in a future biennium to better align the aging facility with the academic needs of the student population. This instructional space project for the Apparel Department is a necessary lynch pin to make the Heritage Hall renovation



project possible. This request relocates the Apparel labs, about 7,000 SF, from Heritage Hall to Fryklund Hall and Comm Tech. This reorganization effort allows the campus to avoid adding any additional square footage yet provides more hands-on opportunities for the students and venues to achieve cross-discipline collaborations such as those between apparel manufacturing and manufacturing/engineering. Students will have access to larger open labs for both programs and the campus will realize better space utilization through the integration and sharing of common functions and equipment.

**Budget/Schedule:**

Construction	\$2,229,000
Design	\$222,900
DFDM Mgt	\$98,100
Contingency	\$222,900
Equipment	\$246,100
<b>TOTAL</b>	<b>\$3,019,000</b>

SBC Approval	Oct 2020
A/E Selection	Nov 2019
Bid Opening	Feb 2021
Start Construction	May 2021
Substantial Completion	Sep 2021
Final Completion	Oct 2021

**UW-Green Bay – Instructional Space Electrical Engineering Technology Laboratory Renovation (19G3Q):**

**Project Description and Justification:**

This project converts approximately 17,025 GSF of underutilized space of the Instructional Services building into a permanent home for Electrical Engineering, Electrical Engineering Technology (EET) and Physics.

The EET baccalaureate program, created in 2015, along with the newly formed Electrical Engineering program, has lacked a permanent home since its inception. The rapidly growing programs were created due to high regional demand for a local workforce. Along with the Physics Department that supports them, these programs have been relocated into temporary space three times in the last four years. Additionally, EET is scheduled for an Accreditation Board for Engineering and Technology (ABET) visit in 2021 as part of the accreditation process. ABET requires that EET students have access to specialized equipment, usually found in an electronics laboratory, an electrical machinery laboratory, and an electrical simulation laboratory. EET has the equipment but lacks permanent space, with the proper infrastructure, to house it.

The space in the Instructional Services Building, where EET will be located, was mostly vacated in 2012, but still houses the Media Communications Program. The space has been underutilized and has incurred a significant backlog of deferred maintenance. As part of this project, space will be right-sized and outdated labs and equipment will be upgraded. The university hopes to attract more students to their Media Communications Program by providing more contemporary facilities for its curriculum.

**Budget/Schedule:**

Construction	\$4,371,100
Design	\$420,700
DFDM Mgt	\$201,400
Contingency	\$663,500
Equipment	\$106,800
<b>TOTAL</b>	<b>\$5,763,500</b>

SBC Approval	Oct 2020
A/E Selection	Nov 2019
Bid Opening	Feb 2021
Start Construction	Apr 2021
Substantial Completion	Jan 2022
Final Completion	Feb 2022

**Previous Action:** These projects are a subset of the UW-System Classroom Renovations/ Instructional Technology Improvements enumeration of \$31,689,000 GFSB in 2019 Wisconsin Act 9.

BUILDING COMMISSION REQUESTS / ITEMS

October 14, 2020

Subcommittee	Full Commission
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17. UW-System – Minor Facilities Renewal Program,

Group 3 – Request the following:

- a) Authority to release \$8,506,000 GFSB of the \$26,000,000 GFSB allocation in the 2019-21 Minor Facilities Renewal Program, Group 3 enumeration;
- b) Authority to construct the related projects for an estimated total cost of \$8,506,000 GFSB; and
- c) Permit the Division of Facilities Development and Management to adjust individual project budgets.

**Minor Facilities Renewal Program, Group 3                      \$8,506,000**

MKE    Multi-Bldg Exterior Envelope Repair                      \$3,708,000  
           (\$3,708,000 GFSB)

PLT     Karmann Library HVAC Reno/Skylight Repl                \$4,798,000  
           (\$4,798,000 GFSB)

These projects were enumerated in 2019 Wisconsin Act 9 as part of the University of Wisconsin System Minor Facilities Renewal Program, Group 3 enumeration of \$30,000,000 (\$26,000,000 GFSB and \$4,000,000 PRSB).

**AGENCY REQUEST FOR  
STATE BUILDING COMMISSION ACTION  
OCTOBER 2020  
REQUEST #17**

**AGENCY:** University of Wisconsin System

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

**LOCATION:** UW-System, Statewide

**PROJECT REQUEST:** Request the following:

- a) Authority to release \$8,506,000 GFSB of the \$26,000,000 GFSB allocation in the 2019-21 Minor Facilities Renewal Program, Group 3 enumeration;
- b) Authority to construct the related projects for an estimated total cost of \$8,506,000 GFSB; and
- c) Permit the Division of Facilities Development and Management to adjust individual project budgets.

**MINOR FACILITIES RENEWAL, GROUP 3**

INST	PROJ. NO.	PROJECT TITLE	GFSB	TOTAL
MILWAUKEE (Milwaukee Co.)	19G20	Multi-Building Exterior Envelope Repair	\$3,708,000	\$3,708,000
PLATTEVILLE (Grant Co.)	19G2Y	Karrmann Library HVAC Reno/Skylight Repl	\$4,798,000	\$4,798,000
MFR, GROUP 3 SUBTOTALS			\$8,506,000	\$8,506,000

	GFSB	TOTAL
OCTOBER 2020 TOTALS	\$8,506,000	\$8,506,000

**UW-Milwaukee – Multi-Building Exterior Envelope Repair (19G20):**

**Project Description and Justification:**

These projects repair, renovate and replace components of the exterior envelopes, building entrances, loading dock pavements, and pedestrian pavements, at six campus facilities. This includes sealant and joint work, masonry tuckpointing, patching concrete, window repair, and painting or refinishing damaged surfaces.

The project will be divided into two phases for bidding and construction. Phase One includes Enderis Hall, Golda Meir Library and the Architecture & Urban Planning Building. Phase Two will be the following year, consisting of Garland Hall, Pearse Hall and Vogel Hall. Constructing six buildings simultaneously would be very disruptive to campus and will also allow for a more competitive bidding environment. A phased approach allows prioritization on campus and provides opportunities for more than one contractor to do the work, which may result in increased savings.

**Budget/Schedule:**

Construction	\$2,738,300
Design	\$280,900
DFDM Mgt	\$130,600
Contingency	\$525,300
Other Fees	\$32,900
<b>TOTAL</b>	<b>\$3,708,000</b>

SBC Approval	Oct 2020
A/E Selection	Nov 2019
Bid Opening	Apr 2021
Start Construction	Jun 2021
Substantial Completion	Sep 2022
Final Completion	Dec 2022

**UW-Platteville - Karrmann Library HVAC System Renovation/Skylight Replacement (19G2Y):****Project Description and Justification:**

This project renovates the HVAC system and replaces the skylights on the second and third floors located within the Karrmann Library. The HVAC controls are antiquated and are not compatible with the campus-wide building automation system. Age, deterioration and wear through continuous operation have contributed to a failing system and other deficiencies were further identified in a feasibility study. Work includes replacing air handling units, perimeter fin tube radiation and the associated exhaust and return air fans, all horizontal runs of heating water piping, and suspended acoustical ceilings and associated light fixtures; installing new terminal air boxes; cleaning or replacing air supply ductwork; and installing new return air ductwork. New direct digital controls will be installed for the new HVAC system and voice paging features will be integrated into the fire alarm system. Asbestos abatement will be performed on various mechanical equipment and piping insulation.

The skylights are original to the building and have failed in multiple locations, allowing water to infiltrate the library. Skylights located above stacks, study areas, and main circulation or gathering areas directly impact how these spaces are used during and after rain events. Depending on the direction of the storm, plastic sheeting above the stacks and trash cans are used to collect water that penetrates the building envelope. Mold has grown in areas that do not fully dry after each rain event. Physical Plant staff have repaired flashings and some of the damaged plastic domed skylights and contractors have replaced cracked glass and failed flashings.

**Budget/Schedule:**

Construction	\$3,696,000
Design	\$377,200
DFDM Mgt	\$170,100
Contingency	\$554,700
<b>TOTAL</b>	<b>\$4,798,000</b>

SBC Approval	Oct 2020
A/E Selection	Nov 2019
Bid Opening	Mar 2021
Start Construction	May 2021
Substantial Completion	May 2022
Final Completion	Dec 2022

**Previous Action:** These projects were enumerated in 2019 Wisconsin Act 9 as part of the University of Wisconsin System Minor Facilities Renewal Program, Group 3 enumeration of \$30,000,000 (\$26,000,000 GFSB and \$4,000,000 PRSB).

BUILDING COMMISSION REQUESTS / ITEMS

October 14, 2020

Subcommittee	Full Commission
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18. 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 \$9,926,400 (\$3,033,900 GFSB, \$3,866,500 PRSB, and \$3,026,000 PR-CASH);
- b) Transfer all approved GFSB All Agency Allocations to the UW Infrastructure Maintenance appropriation; and
- c) Permit the Division of Facilities Development and Management to adjust individual project budgets.

<b>Facility Maintenance and Repair</b>		<b>\$4,564,600</b>
PLT	Pioneer Tower Elevator Reno (\$972,000 GFSB)	\$972,000
STO	HP/Chimney Window Wall Repl (\$566,600 GFSB)	\$566,600
STO	Price Commons Kitchen Hood Repl (Incr) (\$326,000 PR-CASH)	\$326,000
System	Electrical Metering/Equip Ugr (\$2,700,000 PR-CASH)	\$2,700,000
<b>Utility Repair and Renovation</b>		<b>\$5,361,800</b>
EAU	Hibbard/Towers Hall Parking Lot Recon (\$2,950,000 PRSB)	\$2,950,000
STP	Multi Steam Pit Repl (\$1,495,300 GFSB; \$916,500 PRSB)	\$2,411,800

In August 2019, the SBC approved the construction of the Price Commons Kitchen Hood Replacement project for an estimated total cost of \$674,000 PR-CASH.

**AGENCY REQUEST FOR  
STATE BUILDING COMMISSION ACTION  
OCTOBER 2020  
REQUEST #18**

**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 \$9,926,400 (\$3,033,900 GFSB, \$3,866,500 PRSB, and \$3,026,000 PR-CASH);
  - b) Transfer all approved GFSB All Agency Allocations to the UW Infrastructure Maintenance appropriation; and
  - c) Permit the Division of Facilities Development and Management to adjust individual project budgets.

**FACILITY MAINTENANCE AND REPAIR**

INST	PROJ. NO.	PROJECT TITLE	GFSB	PRSB	PR-CASH	TOTAL
PLATTEVILLE (Grant Co.)	19J4H	Pioneer Tower Elevator Renovation	\$972,000	\$0	\$0	\$972,000
STOUT (Dunn Co.)	19G4H	Heating Plant & Chimney Window Wall Repl	\$566,600	\$0	\$0	\$566,600
STOUT (Dunn Co.)	18I2S	Price Commons Kitchen Hood Repl (Increase)	\$0	\$0	\$326,000	\$326,000
SYSTEM	19F2V	System-wide Electrical Metering/Eqpt Upgr	\$0	\$0	\$2,700,000	\$2,700,000
<b>FMR SUBTOTALS</b>			<b>\$1,538,600</b>	<b>\$0</b>	<b>\$3,026,000</b>	<b>\$4,564,600</b>

**UTILITY REPAIR AND RENOVATION**

INST	PROJ. NO.	PROJECT TITLE	GFSB	PRSB	PR-CASH	TOTAL
EAU CLAIRE (Eau Claire Co.)	18J2C	Hibbard Hall/Towers Hall Parking Lot Reconst	\$0	\$2,950,000	\$0	\$2,950,000
STEVENS POINT (Portage Co.)	19F2Q	Steam Pits 3/4/5/7/13/14 Replacement	\$1,495,300	\$916,500	\$0	\$2,411,800
<b>URR SUBTOTALS</b>			<b>\$1,495,300</b>	<b>\$3,866,500</b>	<b>\$0</b>	<b>\$5,361,800</b>

	GFSB	PRSB	PR-CASH	TOTAL
<b>OCTOBER 2020 TOTALS</b>	<b>\$3,033,900</b>	<b>\$3,866,500</b>	<b>\$3,026,000</b>	<b>\$9,926,400</b>

**Facility Maintenance and Repair:**

**UW-Platteville – Pioneer Tower Elevator Renovation (19J4H):**

**Project Description and Justification:**

This project modernizes two nine-stop traction passenger elevators located in Pioneer Tower; a nine-level facility constructed in 1969. Work includes replacing all elevator room equipment and control systems; installing new, fully regenerative drives and an elevator monitoring system; and upgrading elevator doors, equipment, and control stations to meet current ADA requirements. Improvements need to be made to satisfy elevator equipment warranties. Lighting in the elevator lobbies, hoistways, and machine room will be upgraded, and Fire Fighter Service operation will be provided.

Pioneer Tower (50,338 GSF) is served by two aging passenger elevators. Replacement parts are scarce or non-existent, and when main circuit boards fail, they require rebuilding. In the past year, there have been approximately 20 major failures of the elevator controls, resulting in excessive downtime and numerous entrapments. This has led to excessive labor costs and has created accessibility concerns, requiring the building occupants to enact their continuing operation plans. Replacement is critical and urgent as the elevators will soon be completely non-operational.

**Budget/Schedule:**

Construction	\$772,000
Design	\$78,400
DFDM Mgt	\$34,300
Contingency	\$85,000
Other	\$2,300
<b>TOTAL</b>	<b>\$972,000</b>

SBC Approval	Oct 2020
A/E Selection	Nov 2019
Bid Opening	Mar 2021
Start Construction	May 2021
Substantial Completion	Jan 2022
Final Completion	Aug 2022

**Previous Action:** None.

**UW-Stout – Heating Plant and Chimney Window Wall Replacement (19G4H):**

**Project Description and Justification:**

This project replaces the original single-glazed curtain wall systems and addresses the south and west building façades, including the associated storefront doors and windows at the campus central heating plant. A building exhaust vent will be relocated to the roof and electronic controls will be added to louvers on the south façade.

The curtain wall systems were constructed in 1964. The rubber gaskets which hold the glazing inside the aluminum frame are crazed, brittle, cracked, and separating from the assembly. If the gaskets fail completely, the glazing will separate and fall out.



**Budget/Schedule:**

Construction	\$448,000
Design	\$53,800
DFDM Mgt	\$19,800
Contingency	\$45,000
<b>TOTAL</b>	<b>\$566,600</b>

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

**Previous Action:** None.

**UW-Stout – Price Commons Kitchen Hood Replacement (Increase) (18I2S):****Project Description and Justification:**

Bids for this project were opened on September 22, 2020. There were insufficient funds in the project budget to accept the bids received and no opportunities to reduce scope. This increase will allow the bids to be accepted and provide for an appropriate post-bid contingency needed to address any unforeseen conditions that may arise during construction.

This project replaces the original kitchen exhaust hoods from 1967 and balances the HVAC system to accommodate the new hood exhaust capacities. Work includes evaluation and assessment of current conditions; replacement of kitchen exhaust hoods and associated controls; modifications to the building HVAC, electrical distribution, and fire suppression systems; and installation and repair of associated roof penetrations. Testing and balancing the building HVAC system and owner training will be provided.

**Budget/Schedule:**

Construction	\$749,800
Design	\$81,700
DFDM Mgt	\$34,500
Contingency	\$112,500
Other	\$21,500
<b>TOTAL</b>	<b>\$1,000,000</b>

SBC Approval	Oct 2020
A/E Selection	Nov 2018
Bid Opening	Aug 2020
Start Construction	May 2021
Substantial Completion	Aug 2021
Final Completion	Dec 2021

**Previous Action:** In August 2019, the SBC approved the construction of this project for an estimated total cost of \$674,000 PR-CASH.

**UW-System – System-wide Electrical Metering and Electrical Equipment Upgrades (19F2V):****Project Description and Justification:**

This project will be conducted in multiple phases, providing and installing electronic meters throughout multiple UW main campuses. Phase 1 work will concentrate solely on UW-Milwaukee, followed by phases prioritizing UW-Green Bay and UW-Platteville. Project work at UW-Milwaukee includes providing and installing new electronic meters and integrating them with the existing building automation system and replacing three electrical distribution switchboards. Project work at other locations includes providing and installing new electronic

meters throughout select campuses. Meters will be connected to existing meter logging software, if available, or connected to a new PC with meter logging software where necessary.

This project will provide improved electric usage data to target deficiencies in optimal electric usage, help target potential electric energy conservation projects, and track savings from completed conservation projects to determine if expected energy savings are being realized. Manually logged meters that are replaced will result in more accurate data logging and free up staff hours to work on other required maintenance projects.

**Budget/Schedule:**

Construction	\$2,100,000
Design	\$223,000
DFDM Mgt	\$95,300
Contingency	\$281,700
<b>TOTAL</b>	<b>\$2,700,000</b>

SBC Approval	Oct 2020
A/E Selection	Jul 2019
Bid Opening	Dec 2020
Start Construction	Mar 2021
Substantial Completion	May 2022
Final Completion	Dec 2022

**Previous Action:** None.

**Utility Repair and Renovation:**

**UW-Eau Claire – Hibbard Hall/Towers Hall Parking Lot Reconstruction (18J2C):**

**Project Description and Justification:**

This project demolishes both the Hibbard Hall and Karlgaard Towers Hall parking lots and constructs two new asphalt paved parking lots (approximately 270-stalls and 600-stalls, respectively). Project work includes site grading, storm sewer installation and augmentation, new parking lot lighting, and storm water quality management and treatment features.

Annual asphalt maintenance has been routinely performed to extend useful life for each lot, but these measures are no longer cost effective. The surfaces have deteriorated significantly: the surface drainage no longer performs as intended and results in water and ice issues throughout the year. There are numerous potholes in each. Work for each Hall will be accomplished in phases over two springs.

**Budget/Schedule:**

Construction	\$2,050,000
Design	\$240,100
DFDM Mgt	\$102,400
Contingency	\$508,400
Other Fees	\$49,100
<b>TOTAL</b>	<b>\$2,950,000</b>

SBC Approval	Oct 2020
A/E Selection	Dec 2018
Bid Opening	Feb 2021
Start Construction	May 2021
Substantial Completion	Aug 2022
Final Completion	Dec 2022

**Previous Action:** None.

**UW-Stevens Point – Steam Pits 3/4/5/7/13/14 Replacement (19F2Q):**

**Project Description and Justification:**

This project replaces Steam Pits 3, 4, 5, 7, 13, and 14. Work includes all associated appurtenances, expansion joints, and valves; rehabilitating or replacing the interconnecting concrete box conduits as needed; installing new isolation and bypass valves; and site grading, landscaping, or other provisions made to divert and/or protect the utility pits immediately below pedestrian walkways or roadways from salt deterioration. Additionally, Steam Pit 14 will be enlarged to accommodate future needs and will have new lighting and electrical power outlets, and a new sump pump installed. The failing concrete box conduit and associated utility lines will be replaced, and a spare electrical conduit will be installed for future controls wiring. Associated work includes traffic and pedestrian control, excavation, backfill and surface restoration.

Steam pits 3, 4, 7, and 14 are all in need of emergency concrete structure replacement as well as portions of their associated concrete box conduit extensions. These utility pits have water infiltration from structural cracks, spalled concrete, exposed rebar, corroded anchors, and leaking expansion joints. Pit 14 had to be structurally stabilized due to collapsing side walls and roof integrity since it is in the pedestrian walkway. This 1974-era utility pit has large structural cracks in the south wall and at all walls approximately six inches from the ceiling. There are structural concrete cracks throughout the pit. The condensate line between Nelson Hall and Pit 14 have failed and are in poor condition.

**Budget/Schedule:**

Construction	\$1,778,000
Design	\$286,500
DFDM Mgt	\$81,700
Contingency	\$265,600
<b>TOTAL</b>	<b>\$2,411,800</b>

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

**Previous Action:** None.