

State of Wisconsin Building Commission

TONY EVERS
Governor

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

Wednesday, December 15, 2021

10:00 a.m.

To be broadcast via WisconsinEye: wiseye.org/live

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

Wednesday, December 15, 2021

11:00 a.m.

To be broadcast via WisconsinEye: 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, December 15, 2021

3:00 p.m.

To be broadcast via WisconsinEye: wiseye.org/live

BUILDING COMMISSION REQUESTS / ITEMS

December 15, 2021

Subcommittee

Full Commission

The Secretary requests approval of the minutes of October 20, 2021.

No action required.

ADMINISTRATIVE AFFAIRS

Department of Administration

1. Small Project Program Funding Release - The Department of Administration requests the release of \$21,571,000 of the 2021-23 All Agency program to the corresponding Small Project accounts:
 - a) Release \$17.46 million from General Funds (GFSB) All Agency allocations to corresponding Small Project allocations;
 - b) Release \$1.6 million from Stewardship All Agency allocations to corresponding Small Project allocations; and
 - c) Release \$2.5 million from WisDOT Segregated Borrowing All Agency allocations to corresponding Small Project allocations.

**AGENCY REQUEST FOR
STATE BUILDING COMMISSION ACTION
DECEMBER 2021
REQUEST #1**

Date: December 15, 2021

To: SBC Members

From: Naomi De Mers, Secretary

Subject: Small Project Program Release for December 2021 State Building Commission Meeting

PROJECT REQUEST: Request the following:

- Release \$17.46 million from General Funds (GFSB) All Agency allocations to corresponding Small Project allocations
- Release \$1.6 million from Stewardship All Agency allocations to corresponding Small Project allocations
- Release \$2.5 million from WisDOT Segregated Borrowing All Agency allocations to corresponding Small Project allocations

Small Project Funding Request: The Department of Administration requests the release of \$21,571,000 of the 2021-23 All Agency program to the corresponding Small Project accounts. The releases are explained below by funding source.

GFSB Allocation

This request seeks to release \$17.46 million from All Agency allocations to the corresponding Small Project allocations. The requested release is projected to fund small projects in these categories for the next six months. The table below provides a summary comparing the current Small Project appropriation balances to proposed release amounts.

Project Category	Balance	Requested Release	Revised Balance
Facility Maintenance and Repair	1,019,522	11,900,000	12,919,522
Utility Repair and Renovation	7,632,295	5,000,000	12,632,295
Health, Safety, and Environmental Protection	5,939,424	-	5,939,424
Preventive Maintenance	5,885,266	-	5,885,266
Capital Equipment Acquisition	-	-	-
Programmatic Remodeling and Renovation	-	-	-
Energy Conservation	125,389	560,000	685,389
Land Acquisition	20,601,897	-	20,601,897
	\$ 41,203,794.52	\$ 17,460,000.00	\$ 58,663,794.52

Since the start of the 2021-23 biennium (July 1st, 2021), agencies have submitted 140 small project requests totaling \$14.07 million funded by GFSB. The table below summarizes the requests by agency. As demonstrated in the table, requests from the Department of Corrections

make up the largest share of project requests both in terms of number of projects and total project budget.

Agency	Project Count	Project Budget Total	Prj Count	Prj Bdgt
Corrections	65	6,836,410	46.43%	48.57%
University of Wisconsin	31	4,007,714	22.14%	28.47%
Historical Society	14	1,166,100	10.00%	8.28%
Military Affairs	14	646,875	10.00%	4.60%
Administration	6	345,100	4.29%	2.45%
Health Services	6	550,000	4.29%	3.91%
State Fair Park	3	395,600	2.14%	2.81%
Natural Resources	1	127,200	0.71%	0.90%
	140	14,074,999	100.00%	100.00%

Stewardship Allocation

This request seeks to release \$1.6 million of the DNR Stewardship allocation for All Agency projects to the corresponding Small Project allocation. The requested release is projected to fund small project requests for the next six months. Because this is the first release for the 2021-23 biennium, there is not a current balance for small projects funded through the Stewardship program.

WisDOT Segregated Borrowing Allocation

This request seeks to release \$2,511,000 of the WisDOT SEGRB allocation for All Agency projects to the corresponding Small Project allocation. The requested release is projected to fund small project requests for the first year of the 2021-23 biennium. Because this is the first release for the 2021-23 biennium, there is not a current balance for small projects funded through the WisDOT’s segregated borrowing sources.

BUILDING COMMISSION REQUESTS / ITEMS

December 15, 2021

Subcommittee	Full Commission
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2. Various All Agency Projects – Request the following:
 - a) Authority to construct the All Agency maintenance and repair request(s) listed below; and
 - b) Permit the Division of Facilities Development to adjust individual project budgets.

Facility Maintenance and Repair	\$1,190,700
LCSOB Window/Envelope & Interior Carpet Repl	\$1,190,700
(\$1,190,700 PRSB)	

**AGENCY REQUEST FOR
STATE BUILDING COMMISSION ACTION
DECEMBER 2021
REQUEST #2**

AGENCY: Department of Administration

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

DFD CONTACT: Laura Larsen, (608) 261-2435, laura.larsen@wisconsin.gov

LOCATION: La Crosse State Office Building, La Crosse County

PROJECT REQUEST: Request the following:

- a) Authority to construct the All Agency maintenance and repair request(s) listed below; and
- b) Permit the Division of Facilities Development to adjust individual project budgets.

Facility Maintenance and Repair			
LOCATION	PROJ. NO.	PROJECT TITLE	PRSB
La Crosse State Office Building (La Crosse Co.)	20K10	Window/Envelope and Interior Carpet Replacement	\$1,190,700
Facility Maintenance and Repair Total			\$1,190,700

PROJECT DESCRIPTION:

This project replaces windows, exterior doors, and stairwell window walls at the La Crosse State Office Building (LCSOB). The project also includes replacing carpet throughout the building. The project scope includes removing 190 windows and replacing them with new thermally broken windows, including dual roller shades, removing ten existing exterior aluminum doors transoms and sidelights, and new card readers. The scope also includes temporary relocation while the windows are being replaced.

This project also replaces four glazed aluminum-framed window walls in stairwells with new curtain wall assemblies, with the glazing area being reduced by substituting insulated metal panels for glazing in select openings. Each end stairwell will have its front and rear two-story walls fully glazed. The new curtain walls will be thermally broken and glazed the same as the doors and window units with approximately 40% of glazing switched to insulated metal panels. Removal and replacement of sealants associated with the glazed assemblies is included in the project and landscape restoration will be done as needed.

PROJECT JUSTIFICATION:

This project will improve tenant comfort by maintaining an acceptable indoor temperature, preventing heat loss and water infiltration into the building, and decreasing energy costs. The existing 31-year-old windows allow air and water infiltration causing significant energy efficiency concerns. The five main building entrances and window wall frames are also constructed with aluminum material with no thermal break. The window supporting aluminum frames in the two stairwells are showing signs of separation from the building envelope due to

shifting of the exterior walls. Doors often “ice-up” during the winter months and are not able to fully close, resulting in potential security issues while letting cold air/snow into the building. The existing glass in the windows, window walls and doors at the building are not tempered and are subject to stress cracking during temperature swings.

The carpet throughout the building is approximately 21 years old and in poor condition. The window replacement allows for a unique opportunity to remove and install new carpet and vinyl base throughout the building while cubicles are temporarily relocated allowing for reduced cost to complete the work.

BUDGET/SCHEDULE:

Construction	\$815,300
Design	\$65,600
DFD Mgt	\$37,500
Contingency	\$122,300
Other Fees	\$150,000
TOTAL	\$1,190,700

SBC Approval	Dec 2021
A/E Selection	Jan 2021
Bid Opening	Feb 2022
Start Construction	May 2022
Substantial Completion	Dec 2022
Final Completion	Feb 2023

PREVIOUS ACTION: None.

BUILDING COMMISSION REQUESTS / ITEMS

December 15, 2021

Subcommittee

Full Commission

Department of Corrections

3. Waupun Central Generating Plant – Municipal Water System Improvements BTF Release – Request the release of an additional \$300,000 Building Trust Funds (BTF)–Planning for a total of \$600,000, for well siting and testing for the Municipal Water System Improvements project.

In May 2020, the SBC approved \$300,000 BTF to complete pre-design for the project.

This project was enumerated in 2021 Wisconsin Act 58 for \$7,114,900 GFSB.

**AGENCY REQUEST FOR
STATE BUILDING COMMISSION ACTION
DECEMBER 2021
REQUEST #3**

AGENCY: Department of Corrections

DOC CONTACT: Dave Sumwalt, (608) 225-9652, davida.sumwalt@wisconsin.gov

DFD CONTACT: Laura Larsen (608) 261-2435 laura.larsen@wisconsin.gov

LOCATION: Waupun Central Generating Plant, Dodge County

PROJECT REQUEST: Request the release of an additional \$300,000 Building Trust Funds (BTF)–Planning for a total of \$600,000, for well siting and testing for the Municipal Water System Improvements project.

PROJECT NUMBER: 19K2K

PROJECT DESCRIPTION:

This project will construct water system infrastructure improvements at the Central Generating Plant (CGP) required to reduce radium levels in the water supply. The CGP supplies water to Waupun Correctional Institution, Dodge Correctional Institution, Bureau of Correctional Enterprises Dairy, and the John Burke Correctional Center in Waupun.

Possible site improvements include:

- Construct a new radium removal water treatment facility.
- Construct a New Well No. 6 and pump house if the engineering evaluation so warrants.
- Wells No. 3 and 4 are expected to remain in operation. This will be confirmed during the engineering evaluation. Connect Wells No. 3 and 4 to the proposed water treatment facility if they remain in operation.
- Renovate or replace well houses No. 3 and 4 to meet current regulatory requirements.

PROJECT JUSTIFICATION:

On March 9, 2020, the Department of Natural Resources (DNR) issued a Notice of Violation (NOV) to the Waupun CGP and the Department of Corrections (DOC). This Notice of Violation was for water supplied from the existing wells at the CGP site which exceed the drinking water standards for radium set forth by the US EPA and enforced by DNR. The DNR is currently working with DOC on a consent order. The consent order, when issued will define the violation(s) and require that the CGP and DOC meet milestone benchmarks for the design and construction of a water treatment system and water system improvements to reduce radium in the water below drinking water maximum limits.

BUDGET/SCHEDULE:

Construction	\$5,219,000
Design	\$1,044,000
DFD Mgt	\$230,000
Contingency	\$521,900
Other Fees	\$100,000
TOTAL	\$7,114,900

SBC Approval	Jun 2022
A/E Selection	Feb 2020
Design Report	Jun 2022
Bid Opening	Oct 2022
Start Construction	Dec 2022
Substantial Completion	Dec 2023
Final Completion	Dec 2024

PREVIOUS ACTION: In May 2020, the SBC approved \$300,000 BTF to complete pre-design for the project.

This project was enumerated in 2021 Wisconsin Act 58 for \$7,114,900 GFSB.

BUILDING COMMISSION REQUESTS / ITEMS

December 15, 2021

Subcommittee

Full Commission

Department of Health Services

4. Various All Agency Projects – Request the following:
- a) Authority to construct the All Agency maintenance and repair request(s) listed below;
 - b) Transfer all approved GFSB to the agency’s Infrastructure Maintenance Account; and
 - c) Permit the Division of Facilities Development to adjust individual project budgets.

Utility Repair and Renovation	\$4,216,000
WMHI Steam System Improvements	\$4,216,000
(\$4,216,000 GFSB)	

**AGENCY REQUEST FOR
STATE BUILDING COMMISSION ACTION
DECEMBER 2021
REQUEST #4**

AGENCY: Department of Health Services

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

DFD CONTACT: Laura Larsen, (608) 261-2435, laura.larsen@wisconsin.gov

LOCATION: Winnebago Mental Health Institute (WMHI), Winnebago County

PROJECT REQUEST: Request the following:

- a) Authority to construct the All Agency maintenance and repair request(s) listed below;
- b) Transfer all approved GFSB to the agency's Infrastructure Maintenance Account; and
- c) Permit the Division of Facilities Development to adjust individual project budgets.

Utility Repair and Renovation			
LOCATION	PROJ. NO.	PROJECT TITLE	GFSB
Winnebago Mental Health Institute (Winnebago Co.)	21A1D	Steam System Improvements	\$4,216,000
Utility Repair and Renovation Total			\$4,216,000

PROJECT DESCRIPTION:

This project will create a utility corridor along the east side of the facility. The new corridor will replace the existing steam distribution piping located in the center of the facility. New steam distribution piping will be routed around Kempster Hall to improve system function and reliability. Approximately 2,000 feet of steam and condensate piping will be installed in direct buried conduit. Two existing steam vaults will be reconstructed, and four new steam vaults will be added to the system.

PROJECT JUSTIFICATION:

This project is required to maintain a safe and reliable steam distribution system at WMHI. The current piping is over 70 years old, and sections are underneath the Food Service Building and cannot be accessed. Other sections pass through an abandoned Department of Corrections building (Kempster Hall) before entering an active WMHI patient care building (Gordon Hall). The new steam lines and vaults will allow access for future maintenance. Establishing a utility corridor provides a location for other utilities as they require replacement in the future. The food services tunnel replacement project will be addressed in a separate project due to the estimated cost and complexity of the work.

BUDGET/SCHEDULE:

Construction	\$3,338,000
Design	\$223,400
DFD Mgt	\$153,600
Contingency	\$501,000
TOTAL	\$4,216,000

SBC Approval	Dec 2021
A/E Selection	Mar 2021
Bid Opening	Feb 2022
Start Construction	Jun 2022
Substantial Completion	Dec 2022
Final Completion	May 2023

PREVIOUS ACTION: None.

BUILDING COMMISSION REQUESTS / ITEMS

December 15, 2021

Subcommittee

Full Commission

Department of Military Affairs

5. Viroqua Readiness Center Replacement – Request the following:
- a) Approve the Design Report; and
 - b) Authority to construct the Viroqua Readiness Center Replacement project for an estimated total cost of \$23,994,000 (\$6,928,000 GFSB and \$17,066,000 FED).

This project was enumerated in 2021 Wisconsin Act 58 for \$23,994,000 (\$6,928,000 GFSB and \$17,066,000 FED).

**AGENCY REQUEST FOR
STATE BUILDING COMMISSION ACTION
DECEMBER 2021
REQUEST #5**

AGENCY: Department of Military Affairs

DMA CONTACT: COL Eric J. Leckel, (608) 242-3365, eric.j.leckel.mil@mail.mil

DFD CONTACT: Laura Larsen, (608) 261-2435, laura.larsen@wisconsin.gov

LOCATION: Viroqua, Vernon County

PROJECT REQUEST: Request the following:

- a) Approve of the Design Report; and
- b) Authority to construct the Viroqua Readiness Center Replacement project for an estimated total cost of \$23,994,000 (\$6,928,000 GFSB and \$17,066,000 FED).

PROJECT NUMBER: 18K1G

PROJECT DESCRIPTION:

This project constructs a new 60,000 GSF Readiness Center in Viroqua and demolishes the existing facility. This facility is home to the Det. 1, 107th Maintenance Company. The replacement facility will be constructed in line with Army National Guard standards and will contain classrooms, locker/shower facilities, assembly hall, kitchen and break room, fitness facilities, administrative areas, storage rooms, maintenance areas, and vehicle storage facilities. The site will be reconfigured for new parking and circulation, stormwater management, and enhanced security and force protection facilities.

PROJECT JUSTIFICATION:

The existing Viroqua Readiness Center was constructed in 1966 and only provides 44% of the space authorized for the assigned unit. This project will allow the assigned unit to move all issued equipment and supplies into a single storage facility eliminating the need for the outbuildings and shipping containers that are currently being used. This project will also provide the authorized space for performing vehicle/equipment maintenance and training, eliminating the unit's current need to transport vehicles, equipment, and personnel to offsite maintenance facilities. The new facility will also fully accommodate the space needs for administrative operations, training, kitchen, locker rooms, and toilet/showers allowing for a more efficient training environment.

The current Readiness Center is not in compliance with Anti-Terrorism Force Protection (AFTP) and is out of compliance with all Department of Defense (DoD), Army and National Guard criteria. The project will not be bid until October 2022, as federal funding is designated for the project in the fiscal year beginning in that month, but design work and construction preparations can proceed in the 10 months before then.

BUDGET/SCHEDULE:

Construction	\$18,410,000
Design	\$1,657,000
DFD Mgt	\$846,000
Contingency	\$2,762,000
Equipment	\$319,00
TOTAL	\$23,994,000

SBC Approval	Dec 2021
A/E Selection	Aug 2019
Design Report	Dec 2021
Bid Opening	Oct 2022
Start Construction	Apr 2023
Substantial Completion	Aug 2024
Final Completion	Sep 2024

PREVIOUS ACTION: This project was enumerated in 2021 Wisconsin Act 58 for \$23,994,000 (\$6,928,000 GFSB and \$17,066,000 FED).

DESIGN REPORT

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

December 15, 2021

Readiness Center Replacement
Viroqua, WI

Project Number: 18K1G

For the: Department of Military Affairs

Project Manager: Casey Ward

Architect/Engineer: Assemblage Architects
Middleton, WI

1. Project Description:

Existing facilities will be demolished, and a new approximately 60,000 GSF building will be constructed to ensure readiness of the unit per current Army National Guard standards. The replacement facility will contain classrooms, locker/shower facilities, assembly hall, kitchen & break room, fitness facilities, administrative areas, storage rooms, maintenance areas, and vehicle storage facilities. The site will be reconfigured for new parking & circulation, stormwater management, and enhanced security and force protection facilities.

2. Authorized Budget and Funding Source:

This project was enumerated in 2021 Wisconsin Act 58 for \$23,994,000 (\$6,928,000 GFSB and \$17,066,000 FED).

3. Schedule:

Bid Opening:	Oct 2022
Start of Construction:	Apr 2023
Substantial Completion / Occupancy:	Aug 2024

4. Budget Summary:

Construction:	\$18,410,000
Design:	\$1,657,000
DFD Mgt:	\$846,000
Contingency:	\$2,762,000
Other Fees:	\$319,000
Total Project Cost:	\$23,994,000

BUILDING COMMISSION REQUESTS / ITEMS

December 15, 2021

Subcommittee	Full Commission
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6. Various All Agency Projects – Request the following:
- a) Authority to construct the All Agency maintenance and repair requests(s) listed below;
 - b) Transfer all approved GFSB to the agency’s Infrastructure Maintenance Account; and
 - c) Permit the Division of Facilities Development to adjust individual project budgets.

Facility Maintenance and Repair		\$853,100
Green Bay	Roof Replacement	\$853,100
Armory	(\$448,350 GFSB; \$404,750 FED)	
 Utility Repair and Renovation		 \$923,600
Waupun	Boiler Replacement and AC Install	\$923,600
Readiness	(\$277,080 GFSB; \$646,520 FED)	
 TOTAL	 \$725,430 GFSB \$1,051,270 FED	 \$1,776,700

**AGENCY REQUEST FOR
STATE BUILDING COMMISSION ACTION
DECEMBER 2021
REQUEST #6**

AGENCY: Department of Military Affairs

DMA CONTACT: COL Eric J. Leckel, (608) 242-3365, eric.j.leckel.mil@mail.mil

DFD CONTACT: Laura Larsen, (608) 261-2435, laura.larsen@wisconsin.gov

PROJECT REQUEST: Request the following:

- a) Authority to construct the All Agency maintenance and repair requests(s) listed below;
- b) Transfer all approved GFSB to the agency's Infrastructure Maintenance Account; and
- c) Permit the Division of Facilities Development to adjust individual project budgets.

Facility Maintenance and Repair					
LOCATION	PROJ. NO.	PROJECT TITLE	GFSB	FED	TOTAL
Green Bay Armory (Brown Co.)	21C2H	Roof Replacement	\$448,350	\$404,750	\$853,100
Facility Maintenance and Repair Total			\$448,350	\$404,750	\$853,100

Utility Repair and Renovation					
LOCATION	PROJ. NO.	PROJECT TITLE	GFSB	FED	TOTAL
Waupun Readiness Center (Fond du Lac Co.)	20D1C	Boiler Replacement and AC Installation	\$277,080	\$646,520	\$923,600
Utility Repair and Renovation Total			\$277,080	\$646,520	\$923,600

	GFSB	FED	TOTAL
DECEMBER 2021 TOTALS	\$725,430	\$1,051,270	\$1,776,700

Green Bay Armory - Roof Replacement (21C2H):

Project Description and Justification:

This project replaces approximately 25,000 SF of roofing at the Green Bay Armory and maintenance facility. The project scope includes installing a fully adhered membrane and insulation system on the low slope portions of the Armory and maintenance facility and replacing the existing shingle roof with a sheet metal roof on portions of the Armory with steep slopes. The project also includes accessory components including roof drains, sheet metal flashing, snow stop, and fascia.

Leaks in the existing roofing system were identified in 2019. Leak investigations have been conducted multiple times, but the origin of the leak issue has been difficult to identify. Patching efforts have slowed leaks but failed to fully resolve the issue. This project seeks to avoid

irreparable damage to the roof's substrate, and tongue and groove wooden ceiling in the classroom will take place. This request is made to preempt failure and avoid additional leak damage.

Budget/Schedule:

Construction	\$723,400
Design	\$25,400
DFD Mgt	\$31,900
Contingency	\$72,400
TOTAL	\$853,100

SBC Approval	Dec 2021
A/E Selection	Apr 2021
Bid Opening	Apr 2022
Start Construction	Jul 2022
Substantial Completion	Jul 2023
Final Completion	Dec 2023

Previous Action: None.

Waupun Readiness Center - Boiler Replacement and AC Installation (20D1C):

Project Description and Justification:

This project replaces the boiler system and installs an air conditioning system at the Waupun Readiness Center. The project scope includes replacing a steam boiler with modular hot water boiler, installing a new air handling unit, installing airflow systems, and making the necessary electrical system upgrades to accommodate the new system. The replacement will facilitate the extended life of the building by providing improved humidity and temperature controls, decreased maintenance and repair costs.

The existing boiler system is original to the facility that was constructed in 1957. Portions of the system equipment are over 25 years old; these outdated systems are inefficient and costly to operate. The piping and fitting conditions are unknown throughout the building due to limited access through the confined tunnel system. The original electrical panels, that include the main distribution panel, are old, outdated and below required capacity for new HVAC equipment. New A/C units will improve energy efficiency, reduce associated electricity costs, increase comfort, provide required ventilation, and provide better control.

Budget/Schedule:

Construction	\$681,700
Design	\$108,000
DFD Mgt	\$31,600
Contingency	\$102,300
TOTAL	\$923,600

SBC Approval	Dec 2021
A/E Selection	Apr 2020
Bid Opening	Jul 2022
Start Construction	Mar 2023
Substantial Completion	Sep 2023
Final Completion	Nov 2023

Previous Action: None.

BUILDING COMMISSION REQUESTS / ITEMS

December 15, 2021

Subcommittee

Full Commission

Department of Natural Resources

7. Various All Agency Projects – Request the following:
- a) Authority to construct the All Agency maintenance and repair project(s) listed below;
 - b) Transfer all approved allocation of GFSB to the agency’s Infrastructure Maintenance Account; and
 - c) Permit the Division of Facilities Development to adjust individual project budgets.

Facility Maintenance and Repair		\$6,240,700
Big Bay	Septic System Upgrades (\$340,500 STWD)	\$340,500
Asylum Bay	New Fisheries Equip & Storage Fac (\$683,000 CON-SEGB)	\$683,000
Kettle Moraine	New Boat Shed (\$634,200 PR-CASH)	\$634,200
Wilson Nursery	Access Road Paving (\$437,200 PR-CASH)	\$437,200
Governor Dodge	Twin Valley Road Improvements (\$929,800 GFSB; \$928,000 FED)	\$1,857,800
Statewide	2021 Vault Toilets – Group 1 (\$656,800 STWD)	\$656,800
Statewide	2021 Vault Toilets – Group 2 (\$693,600 STWD)	\$693,600
Statewide	2021 Vault Toilets – Group 3 (\$317,800 PR-CASH; \$408,800 STWD; \$211,000 FED)	\$937,600
TOTAL	\$929,800 GFSB \$1,389,200 PR-CASH \$2,099,700 STW \$683,000 CON-SEGB \$1,139,000 FED	\$6,240,700

**AGENCY REQUEST FOR
STATE BUILDING COMMISSION ACTION
DECEMBER 2021
REQUEST #7**

AGENCY: Department of Natural Resources

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

DFD CONTACT: Laura Larsen, (608) 261-2435, laura.larsen@wisconsin.gov

PROJECT REQUEST: Request the following:

- a) Authority to construct the All Agency maintenance and repair request(s) listed below:
- b) Transfer all approved GFSB to the agency's Infrastructure Maintenance Account; and
- c) Allow the Division of Facilities Development to adjust individual project budgets.

Facility Maintenance and Repair								
LOCATION	PROJ. NO.	PROJECT TITLE	GFSB	PR-CASH	STWD	CON-SEGB	FED	TOTAL
Big Bay State Park (Ashland Co.)	17L1T	Septic System Upgrades	\$0	\$0	\$340,500	\$0	\$0	\$340,500
Asylum Bay Rough Fish Station (Winnebago Co.)	19G3G	New Fisheries Equipment Storage Facility	\$0	\$0	\$0	\$683,000	\$0	\$683,000
Kettle Moraine State Forest – Northern Unit (Fond Du Lac Co.)	20K1X	New Boat Shed	\$0	\$634,200	\$0	\$0	\$0	\$634,200
Wilson State Nursery (Grant Co.)	20K2E	Access Road Paving	\$0	\$437,200	\$0	\$0	\$0	\$437,200
Governor Dodge State Park (Iowa Co.)	20K2G	Twin Valley Road Improvements	\$929,800	\$0	\$0	\$0	\$928,000	\$1,857,800
Statewide	21A2V	2021 Vault Toilets – Group 1	\$0	\$0	\$656,800	\$0	\$0	\$656,800
Statewide	21A2T	2021 Vault Toilets – Group 2	\$0	\$0	\$693,600	\$0	\$0	\$693,600
Statewide	21A2U	2021 Vault Toilets – Group 3	\$0	\$317,800	\$408,800	\$0	\$211,000	\$937,600
Facility Maintenance and Repair Totals			\$929,800	\$1,389,200	\$2,099,700	\$683,000	\$1,139,000	\$6,240,700

Big Bay State Park – Septic System Upgrades (17L1T):

Project Description and Justification:

This project will remove, abandon, and replace the existing septic and operating system at the Big Bay campground toilet/shower facility. The project scope includes removing and replacing the controls equipment and failing system components and a technology system to support the equipment. The goal of the project is to replace the existing 27-year-old wastewater system with a more efficient system that is easier to maintain.

The existing septic system was installed at this location when the campground was construction in 1995-1997. Since installation there have been a series of minor improvements to add filtering, diversion tanks, and pumps to the system. Starting in 2011 the system began to show signs of system failure. The new system will be more stable and reliable while requiring less maintenance to treat the wastewater to required effluent standards.

Budget/Schedule:

Construction	\$239,800
Design	\$32,700
DFD Mgt	\$11,100
Contingency	\$36,000
Other Fees	\$20,900
TOTAL	\$340,500

SBC Approval	Dec 2021
A/E Selection	Jan 2018
Bid Opening	Feb 2022
Start Construction	Apr 2022
Substantial Completion	Jun 2022
Final Completion	Jul 2022

Previous Action: None.

Asylum Bay Rough Fish Station – New Fisheries Equipment Storage Facility (19G3G):

Project Description and Justification:

This project will construct an unheated fisheries shed at the Asylum Bay Rough Fish Station to store trucks, boats, trailers, and equipment. The project scope includes constructing a 4,800 GSF wood building with lighting, a well to support a hose bib, and a concrete apron that can be accessed from an existing parking lot and restoration of existing grading. The goal of this project is to replace an outdated facility with significant deferred maintenance and life safety issues.

The Asylum Bay fisheries area is one of the oldest state-owned fish operations properties in the state, with original property development beginning in 1938. The existing 2,700 GSF storage building was built in 1938 and was most recently renovated in 1974. Due to this old age, the current building has safety and efficiency issues including but not limited to outdated flooring reducing weight capacity preventing vehicles from moving equipment, rodent infestations, broken and no longer usable windows, inoperable doors in extreme temperatures, faulty latching and security mechanisms, shingles past usable lifespan, and an inopportune layout blocking the boat landing. The new facility will address a lack of cold storage facilities in the Eastern fisheries district.

Budget/Schedule:

Construction	\$516,300
Design	\$49,400
DFD Mgt	\$22,800
Contingency	\$51,600
Equipment	\$35,000
Other Fees	\$7,900
TOTAL	\$683,000

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

Previous Action: None.

Kettle Moraine State Forest – Northern Unit – New Boat Shed (20K1X):**Project Description and Justification:**

This project will construct an unheated law enforcement shed to store boats, trailers, snowmobiles, ATVs, kayaks, canoes, evidence, and other miscellaneous equipment. The project scope includes constructing a 2,800 GSF wooden facility and paving an entrance load to the new facility. The goal of this project is to address a lack of storage space for wardens working in Fond du Luc County and eliminate the need to storage equipment at various off-site locations.

Currently wardens working in this area of the state are sharing equipment storage with the Parks and Recreation program at Kettle Moraine’s Northern Unit. The facility that is currently being shared does not meet the space need requirements for both programs resulting in the potential equipment damage. The new facility will make equipment storage more efficient by reducing staff time to travel to and from other storage locations as well as save state funds from reduced vehicle mileage. Equipment housed in the new facility is used for enforcement activities related to recreational boating, fishing, hunting, and search and rescue operations. The new facility is being sited in a central location reducing response times.

Budget/Schedule:

Construction	\$487,800
Design	\$43,500
DFD Mgt	\$22,200
Contingency	\$67,200
Equipment	\$5,000
Other Fees	\$8,500
TOTAL	\$634,200

SBC Approval	Dec 2021
A/E Selection	Feb 2021
Bid Opening	Mar 2022
Start Construction	May 2022
Substantial Completion	Aug 2022
Final Completion	Sep 2022

Previous Action: None.

Wilson State Nursery – Access Road Paving (20K2E):**Project Description and Justification:**

This project will reconstruct the existing paved access road and parking lots at the Wilson State Nursery. The project scope includes pulverizing and repaving the existing asphaltic pavement access road, replacing an existing maintenance building driveway with a paved driveway, and

improve surface drainage issues within the facility. The goal of the project is to replace the deteriorated roadways with new roadways while addressing drainage issues.

The 120 acres Wilson State Nursery was acquired in the 1950s. It serves multiple programs including Wildlife Management, Law Enforcement, and Forestry. The Forestry Division programs onsite include the nursery, fire control, integrated forestry and tax law and generates approximately \$1.0 million dollars in revenue annually. The Wilson State Nursery is one of three state nurseries and the only one currently producing seedlings. Improving the roadways at this location meets the operational needs of programs operating from the site while ensuring more reliable access for fire control equipment.

Budget/Schedule:

Construction	\$329,000	SBC Approval	Dec 2021
Design	\$31,600	A/E Selection	Feb 2021
DFD Mgt	\$15,200	Bid Opening	Mar 2022
Contingency	\$49,400	Start Construction	May 2022
Other Fees	\$12,000	Substantial Completion	Sep 2022
TOTAL	\$437,200	Final Completion	Oct 2022

Previous Action: None.

Governor Dodge State Park – Twin Valley Road Improvements (20K2G):

Project Description and Justification:

This project will complete a series of roadway improvement along Twin Valley Road in Governor Dodge State Park. The project scope includes pulverizing existing asphaltic pavement and paving new asphalt on approximately four miles of road, drainage improvements, repairing and replacing existing culvert pipes and endwalls, improving trail crossings and trail head parking, restoring roadway ditching, and new pavement markings. The goal of this project is to replace the deteriorated roadway while addressing drainage issues.

Governor Dodge State Park was established in 1948 and is the second largest state park in area in the Wisconsin State Park system, encompassing 5,350 acres. The Dodgeville park is located in Southwest Wisconsin and is open year-round with visitation exceeding 500,000 visitors annually. The park includes 300 campsites for a variety of camping opportunities and two lakes (Twin Valley and Cox Hollow) for swimming, canoeing, kayaking and fishing activities. The campgrounds are full every weekend May through October, and off-season camping is also very popular, making it imperative that adequate and safe access to all areas of the park is provided to visitors and staff.

Budget/Schedule:

Construction	\$1,420,000
Design	\$129,400
DFD Mgt	\$65,400
Contingency	\$213,000
Other Fees	\$30,000
TOTAL	\$1,857,800

SBC Approval	Dec 2021
A/E Selection	Feb 2021
Bid Opening	Apr 2022
Start Construction	Jun 2022
Substantial Completion	Nov 2022
Final Completion	Dec 2022

Previous Action: None.

Statewide – 2021 Vault Toilets – Group 1 (21A2V):**Project Description and Justification:**

This project will replace existing vault toilets with new prefabricated concrete vault toilet buildings at Big Bay State Park and Northern Highlands American Legion State Forest. The project scope includes demolishing eight existing vault toilets and replacing them with six new units along with minor site work to provide ADA accessibility as appropriate.

Each property has a large number of visitors throughout the year that depend on safe and updated facilities to have a rewarding experience at DNR properties. Vault toilets are essential for all park operations and visitors. The vault toilet project groups are part of the DNR's overall initiative to update amenities at all park properties across the state.

Budget/Schedule:

Construction	\$242,800
Design	\$29,700
DFD Mgt	\$7,000
Contingency	\$36,500
Equipment	\$340,400
Other Fees	\$400
TOTAL	\$656,800

SBC Approval	Dec 2021
A/E Selection	Apr 2021
Bid Opening	Apr 2022
Start Construction	Jun 2022
Substantial Completion	Dec 2022
Final Completion	Mar 2023

Previous Action: None.

Statewide – 2021 Vault Toilets – Group 2 (21A2T):**Project Description and Justification:**

This project will install vault toilet facilities at Devils Lake State Park and Sauk Prairie State Recreational Area. The project also includes replacing existing vault toilets at Rocky Arbor State Park and Mirror Lake State Park. The project scope includes constructing prefabricated concrete vault toilet buildings and minor site work to provide ADA accessibility as appropriate.

Each property has a large number of visitors throughout the year that depend on safe and updated facilities to have a rewarding experience at DNR properties. Vault toilets are essential for all park operations and visitors. The vault toilet project groups are part of the DNR's overall initiative to update amenities at all park properties across the state.

Budget/Schedule:

Construction	\$294,900
Design	\$31,200
DFD Mgt	\$8,500
Contingency	\$44,300
Equipment	\$314,100
Other Fees	\$600
TOTAL	\$693,600

SBC Approval	Dec 2021
A/E Selection	Apr 2021
Bid Opening	Apr 2022
Start Construction	Jun 2022
Substantial Completion	Dec 2022
Final Completion	Mar 2023

Previous Action: None.

Statewide – 2021 Vault Toilets – Group 3 (21A2U):**Project Description and Justification:**

This project will replace existing vault toilets with new prefabricated concrete vault toilet buildings at Big Foot Beach State Park, Governor Dodge State Park, Yellowstone Lake State Park and Wildcat Mountain State Park. The project scope includes constructing the concrete vault toilet building and minor site work to provide ADA accessibility as appropriate.

Each property has a large number of visitors throughout the year that depend on safe and updated facilities to have a rewarding experience at DNR properties. Vault toilets are essential for all park operations and visitors. The vault toilet project groups are part of the DNR's overall initiative to update amenities at all park properties across the state.

Budget/Schedule:

Construction	\$348,100
Design	\$41,600
DFD Mgt	\$10,100
Contingency	\$52,300
Equipment	\$484,800
Other Fees	\$700
TOTAL	\$937,600

SBC Approval	Dec 2021
A/E Selection	Apr 2021
Bid Opening	Apr 2022
Start Construction	Jun 2022
Substantial Completion	Dec 2022
Final Completion	Mar 2023

Previous Action: None.

BUILDING COMMISSION REQUESTS / ITEMS

December 15, 2021

Subcommittee

Full Commission

Department of Veterans Affairs

8. Southern Wisconsin Veterans Memorial Cemetery – Administration Building Expansion (Increase) – Request the following:
- a) Approve the Design Report;
 - b) Authority to increase the project budget by \$417,400 (\$326,000 GFSB and \$91,400 PR-CASH); and
 - c) Authority to construct the Administration Building Expansion project for a revised estimated total cost of \$2,593,400 (\$2,502,000 GFSB and \$91,400 PR-CASH).

This project was enumerated in 2019 Wisconsin Act 9 for \$2,176,000 GFSB.

**AGENCY REQUEST FOR
STATE BUILDING COMMISSION ACTION
DECEMBER 2021
REQUEST #8**

AGENCY: Department of Veterans Affairs

DVA CONTACT: Nick Heintz, (920) 251-7658, nick.heintz@dva.wisconsin.gov

DFD CONTACT: Laura Larsen, (608) 261-2435, laura.larsen@wisconsin.gov

LOCATION: Southern Wisconsin Veterans Memorial Cemetery, Racine County

PROJECT REQUEST: Request the following:

- a) Approve the Design Report;
- b) Authority to increase the project budget by \$417,400 (\$326,000 GFSB and \$91,400 PR-CASH); and
- c) Authority to construct the Administration Building Expansion project for a revised estimated total cost of \$2,593,400 (\$2,502,000 GFSB and \$91,400 PR-CASH).

PROJECT NUMBER: 20A3L

PROJECT DESCRIPTION:

This project will expand the existing Administration Building by 2,621 GSF to the west. The first floor will include office workspace, an elevator, family meeting rooms, waiting room and an overlook area. The lower level includes office workspace circulation. Interior renovation includes partition reconfiguration and finishes to the office suite, hallways, and breakroom. A 465 GSF addition to the east will create an entry space with reception desk. The project includes casework and a single use toilet room as well as a new entry space for visitors and reception.

PROJECT JUSTIFICATION:

The Southern Wisconsin Veterans Memorial Cemetery (SWVMC) is currently the 5th busiest state cemetery in the country. USDVA Veterans Cemetery Grants Services (VCGS) will be opening SWVMC to out-of-state burials in the year 2025. Soon after, SWVMC is expecting burial rates to double. The additional administration space will be needed to meet projected demand in burials following out-of-state burials.

The project budget will be increased by a combination of residual DVA GFSB authority and agency cash sources. Following this transfer, the agency's residual balance will be under \$10,000.

BUDGET/SCHEDULE:

Construction	\$1,717,000
Design	\$176,000
DFD Mgt	\$79,000
Contingency	\$257,600
Equipment	\$180,000
Other Fees	\$183,800
TOTAL	\$2,593,400

SBC Approval	Dec 2021
A/E Selection	Jul 2020
Design Report	Dec 2021
Bid Opening	May 2022
Start Construction	Jul 2022
Substantial Completion	Aug 2023
Final Completion	Sep 2023

PREVIOUS ACTION: This project was enumerated in 2019 Wisconsin Act 9 for \$2,176,000 GFSB.

DESIGN REPORT

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

December 15, 2021

Administration Building Expansion and Fire Protection
Southern WI Veterans Memorial Cemetery
Union Grove, WI

Project Number: 20A3L

For the: Veterans Affairs
Project Manager: Peggy Wischhoff, PE
Architect/Engineer: McGowan Architecture
Madison, WI

1. Project Description:

The project includes construction of a 2,621 GSF building addition to the west. Addition structure is brick block exterior walls with wood structural framing. Existing Building is type IIIB, wood frame with fire rated bearing walls. The first-floor addition spaces include office workspace, an elevator, family meeting rooms, waiting room, and an overlook area. The overlook has a two-story glass curtain wall system. The lower-level addition includes office workspace circulation. Interior renovation includes partition reconfiguration and finishes to office suite, hallways, break room. A 465 GSF addition to the east creates an entry space with reception desk. Project includes casework and a single use toilet room. A new enclosure entry space to the east for visitors and reception. The HVAC system will reuse the existing gas-fired furnaces to serve the renovated areas of the building along with the new Entrance. The new addition will be served by a variable volume air handling unit, return fan and VAV air terminals. A new hot water boiler will be provided to serve the new additions heating loads though the air terminals heat coils and fin tube radiation. The overlook areas and the new entrance will be provided with hot water radiant floor tubing.

The new systems will be controlled by direct digital controls. A fire alarm system will be added to the building. Electrical, Data, and Plumbing work to accommodate the building addition and interior renovations. The building occupancy and area of the addition did not trigger the requirement for adding a fire sprinkler system.

2. Authorized Budget and Funding Source:

This project was enumerated in 2019 Wisconsin Act 9 for \$2,176,000 GFSB.

3. Schedule:

Bid Opening:	May 2022
Start of Construction:	Jul 2022
Substantial Completion / Occupancy:	Dec 2022

4. Budget Summary:

Construction:	\$1,717,000
Design:	\$176,000
DFD Mgt:	\$79,000
Contingency:	\$257,600
Equipment:	\$180,000
Other Fees:	\$183,800
Total Project Cost:	\$2,593,400

BUILDING COMMISSION REQUESTS / ITEMS

December 15, 2021

Subcommittee

Full Commission

Wisconsin Historical Society

9. Various All Agency Projects – Request the following:
- a) Authority to construct the All-Agency maintenance and repair request(s) listed below;
 - b) Transfer all approved GFSB to the agency’s Infrastructure Maintenance Account; and
 - c) Permit the Division of Facilities Development to adjust individual project budget.

Facility Maintenance and Repair	\$2,743,200
HQ Roof Replacement	\$2,743,200
(\$2,743,200 GFSB)	

**AGENCY REQUEST FOR
STATE BUILDING COMMISSION ACTION
DECEMBER 29021
REQUEST #9**

AGENCY: Wisconsin Historical Society

WHS CONTACT: Kelly Frawley, (608) 264-6581, kelly.frawley@wisconsinhistory.org

DFD CONTACT: Laura Larsen, (608) 261-2435, laura.larsen@wisconsin.gov

LOCATION: WHS Headquarters, Dane County

PROJECT REQUEST: Request the following:

- a) Authority to construct the All-Agency maintenance and repair request(s) listed below;
- b) Transfer all approved GFSB to the agency's Infrastructure Maintenance Account; and
- c) Permit the Division of Facilities Development to adjust individual project budget.

Facility Maintenance and Repair			
LOCATION	PROJ. NO.	PROJECT TITLE	GFSB
Headquarters (Dane Co.)	20L1Q	Roof Replacement	\$2,743,200
Facility Maintenance and Repair Total			\$2,743,200

PROJECT DESCRIPTION:

This project will install a new roof membrane and flashing system at the Wisconsin Historical Society's Headquarters facility. The project scope includes a new roof membrane and flashing that will be applied directly to the existing roof membrane system, replacing impacted sheet metal, loggia deck waterproofing, plumbing (roof and floor drain) replacement and repair work, penthouse, wall panel restoration/paint and louver restoration; window restoration of 11 select windows (above East loggia), skylight restoration preparation, and limited stone restoration associated with the roof at cornice overhangs. The project will address special requirements including fire watch and leak detection systems. The goal of the project is to prevent leak damage resulting from failures in the membrane.

PROJECT JUSTIFICATION:

The existing roof system was recently surveyed indicating that current roof materials are 34 years old. Results from the survey indicated substrate and insulation were dry and sound but the membrane granule loss and separation at its laps. Many of the flashing locations, curbs, walls, and valleys, are also experiencing some extent of slippage and damage. The metal panels at the penthouse are also observed to have significant paint deterioration and limited areas of damage.

BUDGET/SCHEDULE:

Construction	\$2,088,300
Design	\$245,500
DFD Mgt	\$96,100
Contingency	\$313,300
TOTAL	\$2,743,200

SBC Approval	Dec 2021
A/E Selection	Jan 2021
Bid Opening	Mar 2022
Start Construction	May 2022
Substantial Completion	Nov 2022
Final Completion	Apr 2023

PREVIOUS ACTION: None.

BUILDING COMMISSION REQUESTS / ITEMS

December 15, 2021

Subcommittee

Full Commission

HIGHER EDUCATION

University of Wisconsin

10. UW-Stevens Point – Welcome Center Gift – Request authority to accept the gift of a 0.3-acre parcel of land and improvements located at 2108 Fourth Avenue, Stevens Point, Wisconsin.

**AGENCY REQUEST FOR
STATE BUILDING COMMISSION ACTION
DECEMBER 2021
REQUEST #10**

AGENCY: University of Wisconsin System

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

DFD CONTACT: Laura Larsen, (608) 261-2435, laura.larsen@wisconsin.gov

LOCATION: UW-Stevens Point, Portage County

PROJECT REQUEST: Request authority to accept the gift of a 0.3-acre parcel of land and improvements located at 2108 Fourth Avenue, Stevens Point, Wisconsin.

PROJECT NUMBER: 21G2F

PROJECT DESCRIPTION:

The site is located at the north edge of the campus and contains a two-story 8,597 GSF commercial building. The building is currently leased by the University for use as its Welcome Center. The building was purchased by the UWSP Foundation at the end of 2019 and was completely renovated for its current use. The building was previously owned by the Roman Catholic Diocese of La Crosse, which moved to another location.

PROJECT JUSTIFICATION:

A decline in the use of the building as a Catholic student center motivated the diocese to divest itself of the asset. Given the interest in the building previously expressed by UW-Stevens Point, the diocese asked the University if they were interested in purchasing the building. The University then turned to the UWSP Foundation for financial support to purchase the building.

The Welcome Center is now an easily accessible, first point of contact for every potential UWSP student and their families. The Welcome Center replaces the former admissions office located in the lower level of a dated academic building without dedicated parking. Since its opening in December 2020, the Welcome Center has connected 3,470 visitors with UW-Stevens Point. Admissions staff believe it has contributed to reversing the enrollment decline with a new, university-branded facility that is easy to locate and has adequate parking.

The building is surrounded by Board of Regents property on three sides. The only access to the building's parking spaces is through a Board of Regents-owned parking lot. The 2006 UW-Stevens Point Campus Master Plan identified the purchase of this property for use as a visitor center.

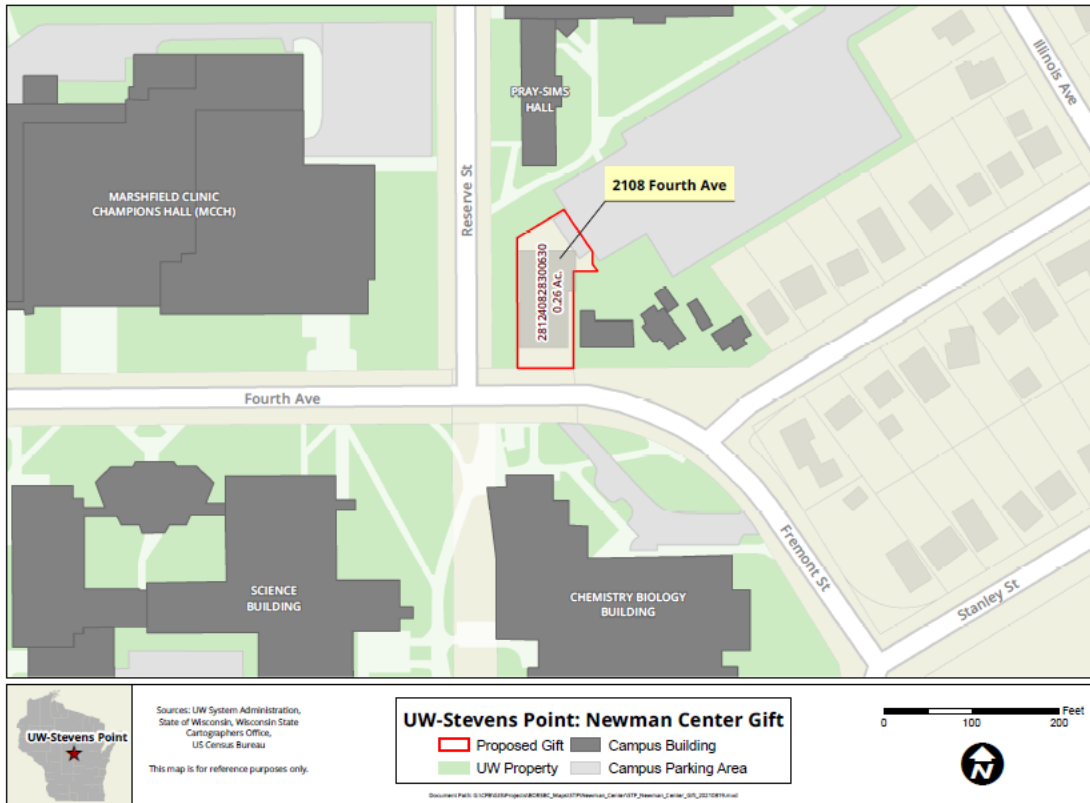
The foundation's building renovation included new mechanical systems, renovation of the catering kitchen, and the installation of new windows. The building has been used as the campus Welcome Center since mid-December 2020.

An appraisal was completed in preparation for the purchase of the building by the foundation and was updated in anticipation of the gift from the foundation. A Phase I Environmental Site Assessment was completed, and no environmental hazards were identified.

BUDGET/SCHEDULE:

Annual operating expenses are estimated at approximately \$50,000 per year for utilities, general repairs, and maintenance based on actual operating expenses for the first six months of 2021.

PREVIOUS ACTION: None.



BUILDING COMMISSION REQUESTS / ITEMS

December 15, 2021

Subcommittee	Full Commission
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11. UW-System – 2019-21 Minor Facilities Renewal Program Group 2 – Request the following:

- a) Authority to release \$6,582,000 (\$4,542,000 GFSB and \$2,040,000 PRSB) of the total \$30,000,000 (\$24,000,000 GFSB and \$6,000,000 PRSB) allocation of the 2019-21 Minor Facilities Renewal Program Group 2;
- b) Authority to construct the specified project for an estimated total cost of \$6,582,000 (\$4,542,000 GFSB and \$2,040,000 PRSB); and
- c) Permit the Division of Facilities Development to adjust individual project budgets within the 2019-21 Minor Facilities Renewal Program Group 2.

2019-21 Minor Facilities Renewal, Group 2	\$6,582,000
MSN Site Utility Steam Dist Pit 59/10-Ag Bulletin	\$6,852,000
(\$4,542,000 GFSB; \$2,040,000 PRSB)	

2019 Wisconsin Act 9 authorized \$90 million for UW Minor Facility Improvement projects in three categories, Groups 1, 2, and 3. To date, the SBC has authorized \$59.549 million from these enumerations.

**AGENCY REQUEST FOR
STATE BUILDING COMMISSION ACTION
DECEMBER 2021
REQUEST #11**

AGENCY: University of Wisconsin System

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

DFD CONTACT: Laura Larsen, (608) 261-2435, laura.larsen@wisconsin.gov

LOCATION: UW System, Statewide

- PROJECT REQUEST:** Request the following:
- a) Authority to release \$6,582,000 (\$4,542,000 GFSB and \$2,040,000 PRSB) of the total \$30,000,000 (\$24,000,000 GFSB and \$6,000,000 PRSB) allocation of the 2019-21 Minor Facilities Renewal Program Group 2;
 - b) Authority to construct the specified project for an estimated total cost of \$6,582,000 (\$4,542,000 GFSB and \$2,040,000 PRSB); and
 - c) Permit the Division of Facilities Development to adjust individual project budgets within the 2019-21 Minor Facilities Renewal Program Group 2.

2019-21 MINOR FACILITIES RENEWAL, GROUP 2

INST	PROJ. NO.	PROJECT TITLE	GFSB	PRSB	TOTAL
MADISON (Dane Co.)	19G2D	Site Utility Steam Distribution Pit 59/10-Ag Bulletin Replacement	\$4,542,000	\$2,040,000	\$6,582,000
2019-21 MINOR FACILITIES RENEWAL, GROUP 2 SUBTOTALS			\$4,542,000	\$2,040,000	\$6,582,000
			GFSB	PRSB	TOTAL
DECEMBER 2021 TOTALS			\$4,542,000	\$2,040,000	\$6,582,000

UW-Madison – Site Utility Steam Distribution Pit 59/10-Ag Bulletin Replacement (19G2D):

Project Description and Justification:

This project replaces an arched brick steam tunnel that includes high pressure steam (HPS), low pressure steam (LPS), pumped condensate return (PCR), and compressed air (CA) utilities between steam pit 59/10 and the Agricultural Bulletin Building, Soils Hall, and King Hall. Project work includes replacing approximately 600 LF of HPS, LPS, PCR, and CA piping from steam pit 59/10 on Linden Drive to the Agricultural Bulletin Building. Portions of the arched brick tunnel will be abandoned in place where new infrastructure is not constructed. The utility tunnel to the Agricultural Bulletin Building will be replaced with a concrete tunnel and 10-inch HPS, 10-inch LPS, 6-inch PCR and 3-inch CA piping. The arched brick tunnel from the Agricultural Bulletin Building to Soils Hall and King Hall will also be replaced with steam box conduits from the new tunnel. The fiber distribution system currently fed out of Agricultural Hall will be rerouted and newly fed from the Animal Science building. New fiber will be routed through the existing distribution system and new duct banks will be provided where necessary to

bring existing buildings online with the campus. All areas disturbed by the project will be fully restored, including roadways and gutters, pedestrian walkways, terraces, landscaping features, and site structures. Temporary steam, condensate, and compressed air will be required to serve connected loads while the box conduit is being constructed. Project work also includes traffic controls phasing drawings and asbestos abatement of piping insulation, as required.

This section of arched brick steam tunnel was installed just after 1910 when the Agricultural Bulletin Building heating plant was replaced by the heating plant, which was once located in the Service Building Annex. Ground water is damaging the arched brick structure. Attempts in other locations to waterproof this type of structure have not been very successful and it is difficult to excavate an arched structure without the possibility of caving in the tunnel.

Budget/Schedule:

Construction	\$5,221,600	SBC Approval	Dec 2021
Design	\$341,700	A/E Selection	Sep 2020
DFD Mgt	\$240,100	Bid Opening	Feb 2022
Contingency	\$778,600	Start Construction	Apr 2022
TOTAL	\$6,582,000	Substantial Completion	Dec 2022
		Final Completion	Jun 2023

Previous Action: 2019 Wisconsin Act 9 authorized \$90 million for UW Minor Facility Improvement projects in three categories, Groups 1, 2, and 3. To date, the SBC has authorized \$59.549 million from these enumerations. The table below summarizes projects previously authorized by the SBC from these enumerations.

Group	SBC Mtg	Project	Amount Authorized
Group 1	Aug 2020	GBY – Mary Ann Cofrin Hall/Wood Hall Exterior Envelope Repair (19G1Z)	\$6,058,300
	Dec 2020	MIL - Engineering & Mathematical Sciences Building Mechanical/Electrical/Plumbing Systems Infrastructure Renovation (19G2B)	\$6,558,700
	Dec 2020	STO - Site Utility Steam Distribution System Replacement (19G2A)	\$5,223,500
	Feb 2021	MSN - Multi-Building Fire Alarm System Replacement and Renovation, Phases 8-9 (19E3M)	\$5,955,000
		2019-21 Group 1 Subtotal	\$23,795,500
Group 2	Feb 2021	MSN - Site Utility Steam Distribution Pits 4/13-79/12 Replacement (19G2C)	\$6,238,000
	May 2021	MIL - Mitchell Hall Exterior Envelope Repair & Window Replacement (19G2G)	\$6,941,500
	Oct 2021	MSN – Site Utility Electrical Distribution System Renovation and Replacement (19G2E)	\$5,047,000
		2019-21 Group 2 Subtotal	\$18,226,500
Group 3	Oct 2020	MIL - Multi-Building Exterior Envelope Repair (19G2O)	\$3,708,000
	Oct 2020	PLT - Karmann Library HVAC System Renovation/Skylight Replacement (19G2Y)	\$4,798,000
	May 2021	WTW - McGraw Hall Exterior Entrance Repair (19G2M)	\$3,000,000
	Aug 2021	OSH – Gruenhagen Hall Plumbing Riser Replacement (19G2L)	\$3,133,000
	Oct 2021	MSN – Multi-Building Elevator Replacement (19G2P)	\$2,888,000
		2019-21 Group 3 Subtotal	\$17,527,000

BUILDING COMMISSION REQUESTS / ITEMS

December 15, 2021

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

- a) Authority to construct the All Agency maintenance and repair request(s) listed below;
- b) Transfer all approved GFSB to the agency’s Infrastructure Maintenance Account; and
- c) Permit the Division of Facilities Development to adjust individual project budgets.

Facility Maintenance and Repair		\$7,302,900
GBY	Weidner Ctr Life Safety Improvements (\$1,045,700 GFSB; \$448,200 PR-CASH)	\$1,493,900
MSN	Bascom Hall HVAC System Replacement (\$2,842,000 GFSB)	\$2,842,000
STP	Academic Bldg Roof Replacements (\$2,967,000 GFSB)	\$2,967,000
Utility Repair and Renovation		\$3,807,700
MSN	Ed Sciences/Horticulture Site Utility Repl (\$1,201,700 GFSB; \$539,900 PRSB)	\$1,741,600
MSN	Electrical Sub Overcurrent Protection (\$1,425,600 GFSB; \$640,500 PRSB)	\$2,066,100
TOTAL	\$9,482,000 GFSB \$1,180,400 PRSB \$448,200 PR-CASH	\$11,110,600

**AGENCY REQUEST FOR
STATE BUILDING COMMISSION ACTION
DECEMBER 2021
REQUEST #12**

AGENCY: University of Wisconsin System

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

DFD CONTACT: Laura Larsen, (608) 261-2435, laura.larsen@wisconsin.gov

LOCATION: UW System, Statewide

PROJECT REQUEST: Request the following:

- a) Authority to construct the All Agency maintenance and repair request(s) listed below;
- b) Transfer all approved GFSB to the agency's Infrastructure Maintenance Account; and
- c) Permit the Division of Facilities Development to adjust individual project budgets.

FACILITY MAINTENANCE AND REPAIR

INST	PROJ. NO.	PROJECT TITLE	GFSB	PRSB	PR-CASH	TOTAL
GREEN BAY (Brown Co.)	21J1R	Weidner Center Life Safety Improvements	\$1,045,700	\$0	\$448,200	\$1,493,900
MADISON (Dane Co.)	2011U	Bascom Hall HVAC System Replacement	\$2,842,000	\$0	\$0	\$2,842,000
STEVENS POINT (Portage Co.)	2012M	Academic Building Roof Replacements	\$2,967,000	\$0	\$0	\$2,967,000
FACILITY MAINTENANCE AND REPAIR SUBTOTALS			\$6,854,700	\$0	\$448,200	\$7,302,900

UTILITY REPAIR AND RENOVATION

INST	PROJ. NO.	PROJECT TITLE	GFSB	PRSB	PR-CASH	TOTAL
MADISON (Dane Co.)	2011Y	Educational Sciences & Horticulture Site Utility Replacements	\$1,201,700	\$539,900	\$0	\$1,741,600
MADISON (Dane Co.)	20J1M	Electrical Substation Overcurrent Protection	\$1,425,600	\$640,500	\$0	\$2,066,100
UTILITY REPAIR AND RENOVATION SUBTOTALS			\$2,627,300	\$1,180,400	\$0	\$3,807,700

	GFSB	PRSB	PR-CASH	TOTAL
DECEMBER 2021 TOTALS	\$9,482,000	\$1,180,400	\$448,200	\$11,110,600

UW-Green Bay – Weidner Center Life Safety Improvements (21J1R):

Project Description and Justification:

This project installs a new 500 kW, diesel-powered, packaged exterior generator to serve a new electrical emergency distribution for the Weidner Center. Project work includes the associated new generator equipment and electrical power feeders; a new portable generator connection box

with integral manual transfer switch; four new automatic transfer switches; and several new emergency distribution and branch panelboards. Loads that will be moved to the new generator will require new electrical power feeders where modifying the existing feeders is not advisable. This includes, but is not limited to, the fire pump, mechanical equipment and pumps, emergency lighting circuits, the fire alarm control panel, and the building elevators. As part of the scope of this project, the fire alarm notification appliances and initiation devices will be assessed for quantity and location.

The internationally recognized musical and theatrical events hosted at this venue typically seat 2,000 people per event. The building was constructed in 1993 and the original design included an emergency generator, but it was subsequently value-engineered out of the project. The lighting circuits and panels were designed to allow connection to an emergency panel to provide proper egress lighting. The fire alarm system lacks door hold-open devices, voice communication, and notification and annunciation devices.

Budget/Schedule:

Construction	\$1,100,000
Design	\$120,100
DFD Mgt	\$52,800
Contingency	\$220,000
Other Fees	\$1,000
TOTAL	\$1,493,900

SBC Approval	Dec 2021
A/E Selection	Dec 2017
Bid Opening	Dec 2022
Start Construction	Feb 2023
Substantial Completion	Nov 2023
Final Completion	Jan 2024

Previous Action: None.

UW-Madison – Bascom Hall HVAC System Replacement (20I1U):

Project Description and Justification:

This project replaces the antiquated HVAC system in the south wing of Bascom Hall. The project scope includes installing new four-pipe fan coil units with ventilation air from a central energy recovery unit that will reuse existing distribution ductwork to each floor. The new system will connect to central campus chilled water and steam/condensate via a hot water distribution system.

Bascom Hall was built primarily in the 19th century. In the 1970s the building was retrofitted with several air handling units to meet specific needs, but they do not serve the entire building. The building was later renovated using through water cooled units, along with many window air conditioners. All of this equipment has reached the end of its useful life. Replacing multiple small units in-kind would not be cost effective, nor provide the desired performance.

Budget/Schedule:

Construction	\$2,159,000
Design	\$259,700
DFD Mgt	\$99,400
Contingency	\$323,900
TOTAL	\$2,842,000

SBC Approval	Dec 2021
A/E Selection	Oct 2020
Bid Opening	May 2022
Start Construction	Jul 2022
Substantial Completion	Aug 2023
Final Completion	Dec 2023

Previous Action: None.

UW-Stevens Point – Academic Building Roof Replacements (2012M):**Project Description and Justification:**

This project replaces roof coverings and completes all other associated ancillary work to maintain the building envelope integrity and prevent damage to the Collins Classroom Center, College of Professional Studies, and designated portions of the Science Building and their contents. The project scope includes removing approximately 79,800 SF of roof system, related flashings, and insulation down to the structural roof deck and installing new insulation and a fully adhered Ethylene Propylene Diene Monomer roofing system on the prepared roof deck. Designated previously decommissioned roof top mechanical equipment will be removed as a part of this project. New rooftop guardrails to improve safety for maintenance workers will be installed at select locations.

The roof sections are more than 20 years old. Recent site inspections by staff determined that these roof sections require replacement to address current leaking, weathered, worn, and/or damaged sections. These repairs will extend the life of the roof sections and prevent moisture from penetrating the building envelope.

Budget/Schedule:

Construction	\$2,403,400
Design	\$206,700
DFD Mgt	\$106,200
Contingency	\$250,700
TOTAL	\$2,967,000

SBC Approval	Dec 2021
A/E Selection	Oct 2020
Bid Opening	Feb 2022
Start Construction	Apr 2022
Substantial Completion	Nov 2022
Final Completion	Aug 2023

Previous Action: None.

UW-Madison – Educational Sciences & Horticulture Site Utility Replacements (2011Y):**Project Description and Justification:**

This project renovates and replaces underground utilities serving the Educational Sciences and Horticulture buildings. The project scope includes replacing the concrete box conduit and associated steam, condensate, and compressed air piping within as well as upgrading utilities within the associated steam pits and building entrances.

Pit 19/11 to Educational Sciences: Steam pit 19/11 was rebuilt in the early 2000s, but the concrete box conduit system serving Educational Sciences is original to the early 1970s building. The pumped condensate return piping has failed, limiting the return of condensate to the heating plants, and locating the leak has been difficult in the offset piping configuration between the steam pit and the building. The concrete box conduit system has reached the end of its useful life and requires replacement.

Pit 47/10 to Horticulture: The steam concrete box conduit serving the Horticulture Building was installed in the 1950s. The pumped condensate return piping has failed limiting the return of condensate to the heating plants. The concrete box conduit system has reached the end of its useful life and requires replacement.

Budget/Schedule:

Construction	\$1,200,000	SBC Approval	Dec 2021
Design	\$200,000	A/E Selection	Oct 2020
DFD Mgt	\$57,600	Bid Opening	Mar 2022
Contingency	\$240,000	Start Construction	May 2022
Other Fees	\$44,000	Substantial Completion	Nov 2022
TOTAL	\$1,741,600	Final Completion	Jun 2023

Previous Action: None.

UW-Madison – Electrical Substation Overcurrent Protection (20J1M):

Project Description and Justification:

This project upgrades the 5kV switchgear in Radio Hall and the Bacteriology building. The project scope includes replacing the air breaker with vacuum interrupter breakers. Electromechanical relays will be replaced with new microprocessor-based relays allowing for implementation of better coordination and protection along with a future Supervisory Control and Data Acquisition (SCADA) system. Metering and additional control devices in the switchgear will be replaced with the current design standard. Testing of ten oil-filled transformers is also included in this scope.

The National Electrical Code NFPA-70B Recommended Practice for Electrical Equipment Maintenance recommends that electrical distribution equipment be inspected, tested, and maintained per manufacturer's recommendations. Equipment must be exercised, inspected, tested, and checked for loose connections and proper torque requirements. This service minimizes the risks related to poor connections, which have the potential to cause overheating, intermittent open circuits, and electrical arcs. This type of failure can cause unexpected power outages to a single building or multiple buildings. These power outages may shut down building operations for an indeterminate amount of time and the impact to research may have significant financial ramifications.

Budget/Schedule:

Construction	\$1,600,000
Design	\$177,600
DFD Mgt	\$72,700
Contingency	\$215,800
TOTAL	\$2,066,100

SBC Approval	Dec 2021
A/E Selection	Dec 2020
Bid Opening	May 2022
Start Construction	Jun 2022
Substantial Completion	Sep 2023
Final Completion	Dec 2023

Previous Action: None.