



# State of Wisconsin Building Commission

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Governor

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

**Wednesday, October 25, 2023**

**10:00 AM**

**Room 330SW, State Capitol**

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

**Wednesday, October 25, 2023**

**11:00 AM**

**Room 330SW, State Capitol**

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

**Wednesday, October 25, 2023**

**3:00 PM**

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

**BUILDING COMMISSION REQUESTS / ITEMS**

October 25, 2023

Subcommittee

Full Commission

The Secretary requests approval of the minutes of August 9, 2023.

No action required.

**ADMINISTRATIVE AFFAIRS**

**Department of Administration**

1. 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.

<b>Utility Repair and Renovation</b>	<b>\$1,734,000</b>
CHPP Technology Upgrades (\$1,734,000 PRSB)	\$1,734,000

**AGENCY REQUEST FOR  
STATE BUILDING COMMISSION ACTION  
OCTOBER 2023  
REQUEST #1**

**AGENCY:** Department of Administration

**DOA CONTACT:** Sanjay Olson, (608) 516-1235, [Sanjay.olson1@wisconsin.gov](mailto:Sanjay.olson1@wisconsin.gov)

**DFD CONTACT:** RJ Binau, (608) 277-6927, [RJ.Binau@wisconsin.gov](mailto:RJ.Binau@wisconsin.gov)

**LOCATION:** Capitol Heat and Power Plant, Dane 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.

<b>Utility Repair and Renovation</b>			
<b>LOCATION</b>	<b>PROJ. NO.</b>	<b>PROJECT TITLE</b>	<b>PRSB</b>
Capitol Heat & Power Plant (Dane Co.)	22L2E	Technology Upgrades	\$1,734,000
<b>Utility Repair and Renovation Total</b>			<b>\$1,734,000</b>

**PROJECT DESCRIPTION:**

This project will retrofit of the existing Programmable Logic Controller (PLC) processors, point-to-point Input/Output (I/O) modules, touchscreens, Human Machine Interface (HMI) software and transducers for the generator control and distribution switchgear designed to automatically control and supply emergency generator power to the building loads. Additional project scope includes the removal and replacement of the existing Caterpillar 3.S programmable logic controller (PLC) processors; removal and replacement of the existing transducers; the removal and replacement of the existing point-to-point I/O; and the removal and replacement of the existing touchscreens with new touchscreens running Windows 10 operating system (OS) and software. This project will also remove and replace the existing multiline protective relays. Programming will be done for all relays and testing for programming configuration. Project work will be scheduled with Capitol Heat and Power Plant (CHPP) Management to avoid interruption of power to facilities.

**PROJECT JUSTIFICATION:**

The 48,116 GSF CHPP is a central utility plant that supplies steam for heating and/or chilled water for air conditioning for 10 state and non-state buildings located in downtown Madison. The power plant also generates electricity for the State Capitol building with emergency power provided by a diesel-powered generator.

Technology upgrades are needed as the Plant's gear switch, generator equipment and software are over 10 years old. This system is obsolete and requires retrofits or updates. Most of the CHPP automation systems are operating under Microsoft Windows 10; however, the gear switch and generator automation system currently uses Microsoft Windows 7. This has caused

communication failures, resulting in programming issues and equipment to be offline and unable to respond in the event of a utility company power failure. Replacement parts are difficult to obtain due to age and obsolete. If the generator/gear switch control has a communication failure or is down, the Department must obtain contractor programming services to correct the problem or issue. Without updating, emergency back-up power for the CHPP and the State Capitol Building is potentially at risk. The project will provide client licenses to integrate the automation system into the existing CHPP distributed network, while also providing a standalone station license for redundancy. This will enable DOA to better control technology upgrades, security, and visibility of the system.

**BUDGET/SCHEDULE:**

Construction	\$1,386,300
Design	\$75,900
DFD Mgt	\$63,800
Contingency	\$208,000
<b>TOTAL</b>	<b>\$1,734,000</b>

A/E Selection	Feb 2023
SBC Approval	Oct 2023
Bid Opening	Mar 2024
Start Construction	Apr 2024
Substantial Completion	Aug 2024
Final Completion	Sep 2024

**PREVIOUS ACTION:** None.

BUILDING COMMISSION REQUESTS / ITEMS

October 25, 2023

Subcommittee	Full Commission
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2. State Administration Building – 121 East Wilson Investor Easements – Request authority to:
- a) Provide approval for an Amended and Restated 4,024 SF Joint Access Permanent Easement Agreement at the State Administration Building (101 East Wilson Street) and 121 East Wilson Street in Madison; and
  - b) Provide Conditional approval for a Permanent Subterranean Easement pending the review and recommendation by a structural engineering consultant concerning the impact of installing an earth retention system into the easement area.

In September 2002, the SBC approved authority to sell the building and attached parking to the State of Wisconsin Investment Board for \$6,000,000.

**AGENCY REQUEST FOR  
STATE BUILDING COMMISSION ACTION  
OCTOBER 2023  
REQUEST #2**

**AGENCY:** Department of Administration

**DOA CONTACT:** Sanjay Olson, (608) 516-1235, [Sanjay.olson1@wisconsin.gov](mailto:Sanjay.olson1@wisconsin.gov)

**DFD CONTACT:** RJ Binau, (608) 277-6927, [RJ.Binau@wisconsin.gov](mailto:RJ.Binau@wisconsin.gov)

**LOCATION:** State Administration Building, Dane County

**PROJECT REQUEST:** Request authority to:

- a) Provide approval for an Amended and Restated 4,024 SF Joint Access Permanent Easement Agreement at the State Administration Building (101 East Wilson Street) and 121 East Wilson Street in Madison; and
- b) Provide Conditional approval for a Permanent Subterranean Easement pending the review and recommendation by a structural engineering consultant concerning the impact of installing an earth retention system into the easement area.

**PROJECT DESCRIPTION:**

The 121 E. Wilson Investors, LLC (Wilson Investors) project consists of four components, the demolition of the existing building and underground parking at the site; the construction of a new fourteen-floor, mixed-use building with approximately 19,000 SF of commercial space to be occupied by a restaurant, cafe, and food hall and 340 apartment units; the construction of a new three-level, below grade parking facility; and the construction of approximately 15,000 SF of outdoor terraces. The demolition, excavation, and construction of the commercial development and underground parking ramp is located adjacent to the State Administration Building.

To accomplish the above excavation demolition and construction activities, Wilson Investors has requested the following permanent easements from the Department of Administration:

- Amended & Restated Joint Access Easement Agreement - This request amends and restates the original Easement Agreement, dated March 13, 1991 to continue the State's access rights over a portion of Wilson Investors' property located at 121 East Wilson Street. If approved, this Agreement will replace the original 1991 Easement Agreement in its entirety. Easements included in this Agreement include Access and Stormwater. This Easement is needed to continue joint access in alleyway to the East of the State Administration Building where the loading dock to the building is located.
- Permanent Subterranean Easement - This easement allows Wilson Investors to excavate and install a lateral earth retention system adjacent to the State Administration Building and to permanently install soil nails below the footings of the State Administration Building. This system will ensure continuous soil stability for their Redevelopment project and the State Administration Building. A vibration censor is installed already in the State Administration Building for constant monitoring.

In addition to the above, Wilson Investors also requested a Temporary Construction Easement and a Temporary Tower Crane Easement to support their redevelopment project. The

Construction Easement permits Wilson Investors and their agents, contractors, subcontractors, employees, etc. a temporary, non-exclusive construction easement and right of way for the use in connection with their construction project upon, over, under and across the permanent easement area. Additionally, the Tower Crane Easement provides Wilson Investors and its contractors with the non-exclusive right and license to swing the booms of tower cranes over the State Administration Building property. The temporary easements terminate by December 31, 2025 or when the Project is substantially completed.

**PROJECT JUSTIFICATION:**

In September 2021, the State of Wisconsin Investment Board (SWIB) sold the Lake Terrace Building to 121 East Wilson Investors, LLC who intended to redevelop the property within two to three years. SWIB continued to occupy the building until construction was completed at their new location at 472 Sheboygan Avenue (Madison Yards Way) in March 2023.

In August 2022, Wilson Investors contacted the City of Madison (“City”) for approvals to demolish the existing facility at 121 East Wilson Street for a zoning change from Urban Mixed Use (UMX) to Downtown Core (DC) District, and for the construction a new building beginning in 2023. The Wilson Investors commercial development will consist of a 14-story mixed-use building with underground parking. This project addresses the increased demand for housing in downtown Madison and will add to the state and local tax base. It will provide significant commercial space featuring a restaurant, café, and food hall and a potential connection to the future Lake Monona Waterfront Park. The City has provided all approvals needed for the project. Currently, however, the City is holding the building permit until the SBC reviews and approves the amended and restated Joint Access Easement associated with this project.

In August 2023, Wilson Investors began demolition of the Lake Terrace Building under the existing Joint Easement Agreement which contains language to automatically terminate one year after destruction of either building. Once the Lake Terrace Building has been demolished, it is anticipated that construction of the new facility will begin December 1, 2023 and be completed by September 2025.

In order to safeguard the State for granting the Permanent Subterranean Easement, DOA has retained a structural engineering consultant to review project plans/documents and calculations to ensure the safety and stability of the State’s Building both during and after the installation of the soil nails. A vibration censor is installed already in the State Administration Building for constant monitoring. Currently, the consultant review is anticipated to be completed by the end of October 2023. Additionally, DOA requires that Wilson Investors obtain a \$25 million per occurrence, commercial liability insurance policy that covers all types of legal liability claims that could occur and have general liability coverage that does not contain an exclusion for explosion, collapse, and underground property damage.

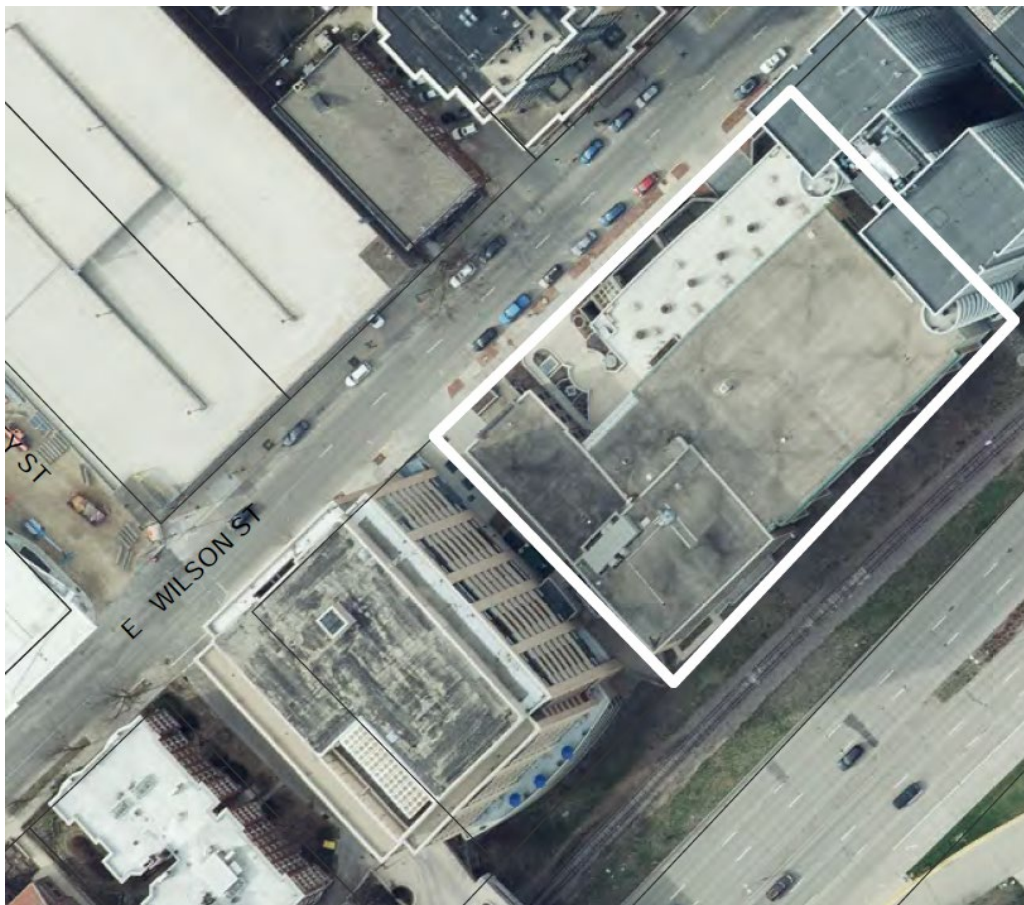
Further, language in the Temporary Tower Crane Easement requires Wilson Investors to have a \$25 million per occurrence, commercial general liability insurance coverage that covers all types of legal liability claims that could occur and a worker’s compensation insurance policy that is in effect until the Tower Crane Easement terminates.

If any damage occurs to the State Administration Building during the excavation, demolition, and construction of this re-development project, Wilson Investors will be responsible for any and all repairs required due to such damage, including underpinning costs as needed, as well as an indemnity for claims arising from the project. In addition to the specific insurance coverages required by the Tower Crane and Subterranean Easements, Wilson Investors' construction contractors will carry construction insurance that further protects the State from potential damage and loss that could occur throughout the project.

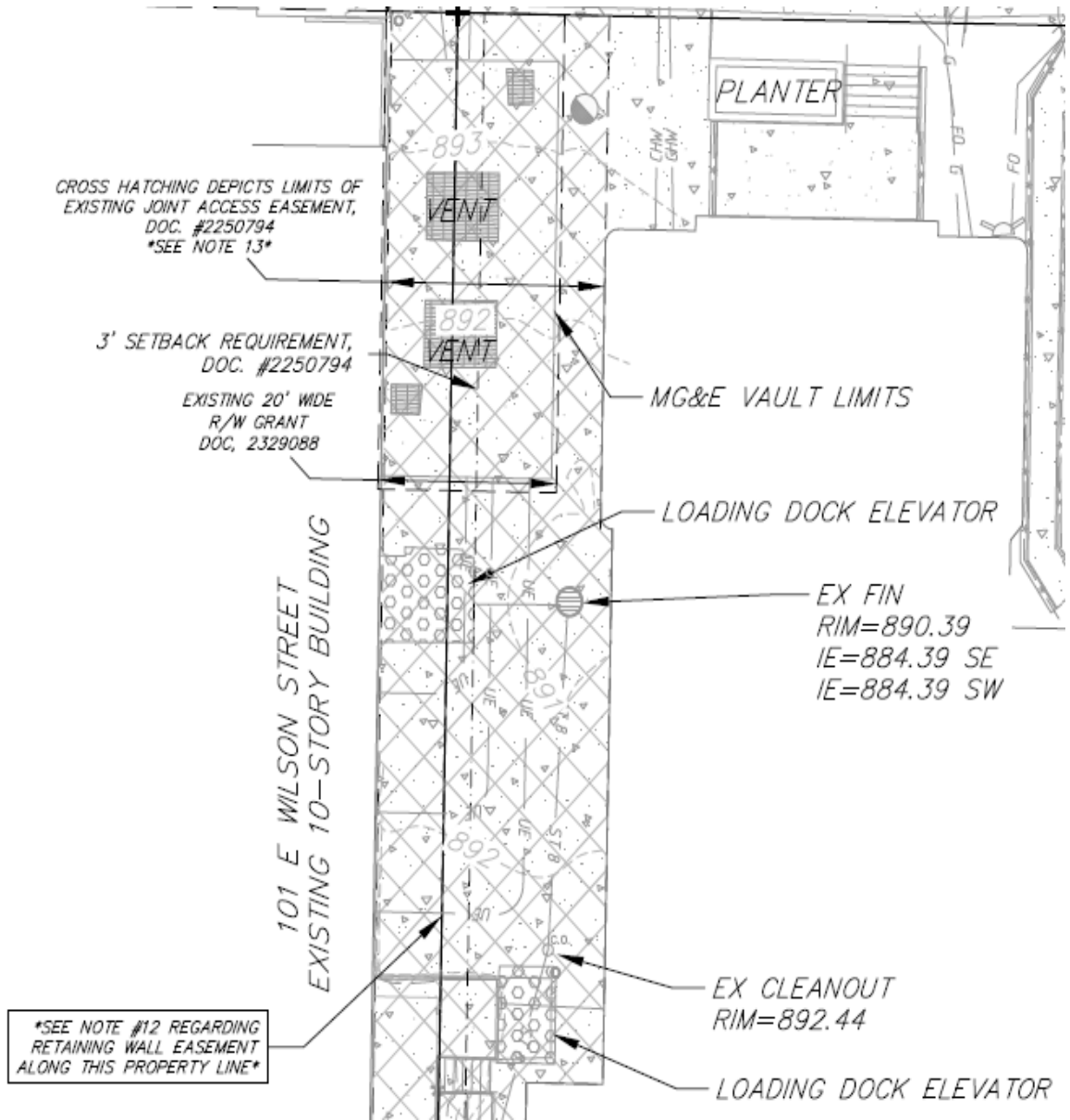
Also, the existing Joint Easement Agreement from March 1991, is outdated and automatically ends one year after the destruction of the former Lake Terrace Building. As a result, it requires updates to address this and current property access and storm water/sewer issues.

DOA Legal has reviewed all Easements and supporting documentation included in this Request and found no issues with the transactions.

**PREVIOUS ACTION:** In September 2002, the SBC approved authority to sell the building and attached parking to the State of Wisconsin Investment Board for \$6,000,000.







CROSS HATCHING DEPICTS LIMITS OF EXISTING JOINT ACCESS EASEMENT, DOC. #2250794  
\*SEE NOTE 13\*

3' SETBACK REQUIREMENT, DOC. #2250794

EXISTING 20' WIDE R/W GRANT DOC, 2329088

101 E WILSON STREET  
EXISTING 10-STORY BUILDING

\*SEE NOTE #12 REGARDING RETAINING WALL EASEMENT ALONG THIS PROPERTY LINE\*

PLANTER

893

892

MG&E VAULT LIMITS

LOADING DOCK ELEVATOR

EX FIN  
RIM=890.39  
IE=884.39 SE  
IE=884.39 SW

EX CLEANOUT  
RIM=892.44

LOADING DOCK ELEVATOR

CHW  
GHW

EOL

FO

BUILDING COMMISSION REQUESTS / ITEMS

October 25, 2023

Subcommittee

Full Commission

**Department of Corrections**

3. Taycheedah Correctional Institution – Security Improvements – Request the following:
- a) Approve the Design Report; and
  - b) Authority to construct the Security Improvements project for an estimated total cost of \$6,581,800 GFSB.

In June 2022, the SBC approved \$185,000 BTF-Planning to prepare preliminary plans and a Design Report for this project.

This project was enumerated in 2021 Wisconsin Act 58 for \$6,209,000 GFSB.

**AGENCY REQUEST FOR  
STATE BUILDING COMMISSION ACTION  
OCTOBER 2023  
REQUEST #3**

**AGENCY:** Department of Corrections

**DOC CONTACT:** Dave Sumwalt, (608) 225-9652, [Davida.Sumwalt@wi.gov](mailto:Davida.Sumwalt@wi.gov)

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

**LOCATION:** Taycheedah Correctional Institution, Fond du Lac County

**PROJECT REQUEST:** Request the following:

- a) Approve the Design Report; and
- b) Authority to construct the Security Improvements project for an estimated total cost of \$6,581,800 GFSB.

**PROJECT NUMBER:** 21G1R

**PROJECT DESCRIPTION:**

This project includes the installation of approximately 5,400 LF of a new 12-foot high chain link fencing around the perimeter of the Taycheedah Correctional Institution (TCI). The new perimeter fence would be installed on the inside of the existing perimeter fence and shall include a Non-Lethal Electric Fence (NLEF), razor ribbon, and motion sensor enhancements in the buffer area between the existing fence and the proposed perimeter fence.

After the installation of the proposed inner perimeter fence is complete, repairs to the existing fence would be required. Work to the existing fence would include: removal of the existing NLEF; deactivation of existing security enhancements (during repairs only) and repair to approximately 650 LF of a concrete mow strip which has been damaged by frost heave over the years, placement of gravel in the buffer zone between the two fences; site grading to ensure adequate drainage away from the fences; and repair and filling of holes or erosion at the fence toe. In addition, existing security enhancements that were previously deactivated in order to make repairs will be re-activated with this project.

**PROJECT JUSTIFICATION:**

This project will bring the facility up to current security standards for perimeter fencing found at other maximum security institutions in the state. TCI currently only has one single-perimeter fence which was installed in 1993 and is the only physical barrier between maximum-security inmates at the institution and the outside community. A second perimeter fence meets the standards of the other maximum-security institutions in Wisconsin.

The project exceeds its enumerated budget because of a slightly higher estimate provided by the designer of record, and increased contingencies and uncertainties in the construction industry due to inflation, supply chain, and labor market shortages.

**BUDGET/SCHEDULE:**

Construction	\$5,100,000
Design	\$482,200
DFD Fee	\$234,600
Contingency	\$765,000
<b>TOTAL</b>	<b>\$6,581,800</b>

SBC Approval	Oct 2023
A/E Selection	Dec 2021
Design Report	Oct 2023
Bid Opening	Feb 2024
Start Construction	Apr 2024
Substantial Completion	Mar 2025
Final Completion	Aug 2025

**PREVIOUS ACTION:** In June 2022, the SBC approved \$185,000 BTF-Planning to prepare preliminary plans and a Design Report for this project.

This project was enumerated in 2021 Wisconsin Act 58 for \$6,209,000 GFSB.

# DESIGN REPORT

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

October 25, 2023

Security Improvements  
Taycheedah Correctional Institution  
Fond du Lac, WI

**Project Number: 21G1R**

**For the:** Department of Corrections

**Project Manager:** Peggy Wischhoff

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

## 1. Project Description:

The scope of this project includes the installation of approximately 5,400 LF of new 12-foot high chain link fencing around the perimeter of the Taycheedah Correctional Institution. The new perimeter fence would be installed on the inside of the existing perimeter fence and shall include a Non-Lethal Electric Fence (NLEF), razor ribbon, and motion sensor enhancements in the buffer area between the existing fence and the proposed perimeter fence.

After the installation of the proposed inner perimeter fence is complete, repairs to the existing fence would be required. Work to the existing fence would include: removal of the existing Non-Lethal Electric Fence (NLEF), deactivation of existing security enhancements (during repairs only) and repair to approximately 650 LF of a concrete mow strip which has been damaged by frost heave over the years, placement of gravel in the buffer zone between the two fences, site grading to ensure adequate drainage away from the fences, repair and filling of holes or erosion at the fence toe, and re-activation of existing security enhancements which were deactivated in order to make repairs.

The purpose of this project is to bring this facility up to current security standards for perimeter fencing found at other correctional institutions in the state.

## 2. Authorized Budget and Funding Source:

This project was enumerated in 2021 Wisconsin Act 58 for \$6,209,000 GFSB.

## 3. Schedule:

Bid Opening:	Feb 2024
Start of Construction:	Apr 2024
Substantial Completion / Occupancy:	Mar 2025

## 4. Budget Summary:

Construction:	\$5,100,000
A/E Fees:	\$482,200
DFD Mgt:	\$234,600
Contingency:	\$765,000
<b>Total Project Cost:</b>	<b>\$6,581,800</b>

BUILDING COMMISSION REQUESTS / ITEMS

October 25, 2023

Subcommittee	Full Commission
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4. 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.

<b>Facility Maintenance and Repair</b>		<b>\$11,737,900</b>
JCI	Door Controls Replacement (\$2,996,500 SEG-REV)	\$2,996,500
PDCCI	Door Controls Replacement (\$1,260,200 SEG-REV)	\$1,260,200
RYOCF	Electronic Security Controls Repl (\$1,807,100 SEG-REV)	\$1,807,100
FLCI	Food Service Roof Replacement (\$2,331,800 SEG-REV)	\$2,331,800
FLCI	Paging System and Door Controls Ugr (\$1,506,000 SEG-REV)	\$1,506,000
FLCI	Mail & Property Room Relocation (\$1,836,300 SEG-REV)	\$1,836,300
<b>Utility Repair and Renovation</b>		<b>\$1,471,500</b>
CVCTF	Cooling Tower Replacement (\$777,200 SEG-REV)	\$777,200
WCC	Boiler Replacements (\$694,300 SEG-REV)	\$694,300
<b>TOTAL</b>		<b>\$13,209,400</b>

**AGENCY REQUEST FOR  
STATE BUILDING COMMISSION ACTION  
OCTOBER 2023  
REQUEST #4**

**AGENCY:** Department of Corrections

**DOC CONTACT:** Dave Sumwalt, (608) 225-9652, [Davida.Sumwalt@wisconsin.gov](mailto:Davida.Sumwalt@wisconsin.gov)

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

**LOCATION:** Statewide

**PROJECT REQUEST:** Request the following:

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

<b>Facility Maintenance and Repair</b>			
<b>LOCATION</b>	<b>PROJ. NO.</b>	<b>PROJECT TITLE</b>	<b>SEG-REV</b>
Jackson Correctional Institution (Jackson Co.)	21K2F	Door Controls Replacement	\$2,996,500
Prairie du Chien Correctional Institution (Crawford Co.)	21L3P	Door Controls Replacement	\$1,260,200
Racine Youth Offender Correctional Facility (Racine Co.)	22A1N	Electronic Security Controls Replacement	\$1,807,100
Fox Lake Correctional Institution (Dodge Co.)	22C4R	Food Service Roof Replacement	\$2,331,800
Fox Lake Correctional Institution (Dodge Co.)	22C4S	Paging System and Door Controls Upgrades	\$1,506,000
Fox Lake Correctional Institution (Dodge Co.)	22F1O	Mail and Property Room Relocation	\$1,836,300
<b>Facility Maintenance and Repair Total</b>			<b>\$11,737,900</b>

<b>Utility Repair and Renovation</b>			
<b>LOCATION</b>	<b>PROJ. NO.</b>	<b>PROJECT TITLE</b>	<b>SEG-REV</b>
Chippewa Valley Correctional Treatment Facility (Chippewa Co.)	22B3N	Cooling Tower Replacement	\$777,200
Winnebago Correctional Center (Winnebago Co.)	22I1P	Boiler Replacements	\$694,300
<b>Utility Repair and Renovation Total</b>			<b>\$1,471,500</b>

**TOTAL** **\$13,209,400**

**Jackson Correctional Institution – Door Controls Replacement (21K2F):**

**Project Description and Justification:**

This project will replace the existing electronic security controls system at Jackson Correctional Institution, including the replacement of door and intercom controls, along with other integrated systems. Other items to be included are programmable controllers, workstations, audio equipment, networking, and other related equipment.

The door control system at Jackson Correctional Institution is obsolete and parts are no longer available. The loss of electronic door control puts the safety of all Persons in our Care (PIOC), Officers and other staff at risk.

**Budget/Schedule:**

Construction	\$2,200,000	SBC Approval	Oct 2023
Design	\$230,000	A/E Selection	Dec 2021
DFD Mgt	\$104,500	Bid Opening	Jan 2024
Contingency	\$412,000	Start Construction	Mar 2024
Equipment	\$50,000	Substantial Completion	Mar 2025
<b>TOTAL</b>	<b>\$2,996,500</b>	Final Completion	Apr 2025

**Previous Action:** None.

**Prairie du Chien Correctional Institution – Door Controls Replacement (21L3P):**

**Project Description and Justification:**

This project will upgrade the electronic door and intercom security control systems throughout Prairie du Chien Correctional Institution. The upgrade will include all system components such as programmable logic controllers (PLCs), networking, user workstations, audio equipment, various field devices and locks, and miscellaneous parts. Systems will be integrated as needed for proper alarm annunciation.

The outdated PLCs operate everything in the building including exit doors, cell doors, hallway and dayroom lights, and the elevator. Failure of the door controls and intercom would negatively affect the safety and living and working conditions of DOC staff and PIOC.

**Budget/Schedule:**

Construction	\$911,000	SBC Approval	Oct 2023
Design	\$73,200	A/E Selection	Feb 2022
DFD Mgt	\$43,800	Bid Opening	Jan 2024
Contingency	\$182,200	Start Construction	Mar 2024
Equipment	\$50,000	Substantial Completion	Mar 2025
<b>TOTAL</b>	<b>\$1,260,200</b>	Final Completion	Aug 2025

**Previous Action:** None.



**Racine Youth Offender Correctional Facility – Electronic Security Controls Replacement (22A1N):**

**Project Description and Justification:**

This project will upgrade the existing security electronics systems that control and annunciate door locks, intercoms, paging, and other miscellaneous security systems. This upgrade includes new user workstations, programmable controllers, networking, audio equipment, various field devices, and other work and equipment necessary to upgrade the electronic security controls. This project will also replace the existing perimeter detection systems and analog CCTV system with new IP-based video surveillance.

The electronic security systems at Racine Youth Offender Correctional Facility are outdated and no longer supported. False alarms, faulty paging systems, and the loss of electronic door controls are security and safety risks for DOC staff and PIOC.

**Budget/Schedule:**

Construction	\$1,237,000
Design	\$116,200
DFD Mgt	\$56,900
Contingency	\$185,500
Equipment	\$211,500
<b>TOTAL</b>	<b>\$1,807,100</b>

SBC Approval	Oct 2023
A/E Selection	Feb 2022
Bid Opening	Jan 2024
Start Construction	Mar 2024
Substantial Completion	Mar 2025
Final Completion	Aug 2025

**Previous Action:** None.

**Fox Lake Correctional Institution – Food Service Roof Replacement (22C4R):**

**Project Description and Justification:**

This project will involve the replacement of a mostly gravel-surfaced, built-up asphalt roof with a fully adhered, synthetic EPDM roof membrane on the Health Services/Food Services building at Fox Lake Correctional Institution. Work will include curbs, flashings, insulation, and other associated components.

The roof is beyond its life expectancy. It has multiple leaks and needs immediate replacement. Some of the roof leaks are in critical areas of the building such as the nurse’s station in the Health Services Unit, and computers need to be covered with plastic drop cloths when not in use in case of rainfall.

**Budget/Schedule:**

Construction	\$1,814,000
Design	\$162,200
DFD Mgt	\$83,500
Contingency	\$272,100
<b>TOTAL</b>	<b>\$2,331,800</b>

SBC Approval	Oct 2023
A/E Selection	Jun 2022
Bid Opening	Dec 2023
Start Construction	May 2024
Substantial Completion	Sep 2024
Final Completion	Nov 2024

**Previous Action:** None.

**Fox Lake Correctional Institution – Paging System and Door Controls (22C4S):**

**Project Description and Justification:**

This project will involve the upgrade of the electronic security door control, intercom, and paging systems at Fox Lake Correctional Institution. All headend equipment will be upgraded, along with networking, miscellaneous equipment and field devices as needed. New control locations and field devices will be added as needed for proper security operations.

Both the paging system and door control components are over 20 years old and well beyond their life expectancies. Obsolete equipment is no longer supported, and components are no longer available. Failure of either system would compromise the security and safety of both DOC staff and PIOC.

**Budget/Schedule:**

Construction	\$1,049,000
Design	\$124,800
DFD Mgt	\$50,400
Contingency	\$209,800
Equipment	\$72,000
<b>TOTAL</b>	<b>\$1,506,000</b>

SBC Approval	Oct 2023
A/E Selection	May 2022
Bid Opening	Feb 2024
Start Construction	Apr 2024
Substantial Completion	Apr 2025
Final Completion	Aug 2025

**Previous Action:** None.

**Fox Lake Correctional Institution – Mail and Property Room Relocation (22F1O):**

**Project Description and Justification:**

This project will involve the remodeling of the north end of the Food Service Building. The space will accommodate a mail room, PIOC property room, office space, and toilet and shower facilities. The space will also be used for PIOC entering Fox Lake Correctional Institution (FLCI) from other DOC institutions. Separate entrances for the mail room and intake will be provided. A portion of the space will be utilized for a mezzanine level that will maximize storage space, and ventilation HVAC equipment will be added to the space. Security and monitoring will be added to the space at the minimal to medium security levels. Sustainability objectives include conserving energy by improving lighting, and making thermal improvements to the steel curtain wall, including replacing vents at the floor and replacing the transit panels above.

The largest motivation for moving the services is that it comes in a space that includes restroom and shower spaces for PIOC arriving at the institution. The shower and toilet fixtures for PIOC arriving at FLCI have become unusable and there is inadequate ventilation in the space. In addition, the existing area utilized for mail and PIOC property is located in the Administration Building, and FLCI leadership prefers that PIOC traffic be limited in that building for safety and security of staff.

**Budget/Schedule:**

Construction	\$1,390,300
Design	\$117,000
DFD Mgt	\$64,000
Contingency	\$208,500
Equipment	\$55,000
Other Fees	\$1,500
<b>TOTAL</b>	<b>\$1,836,300</b>

SBC Approval	Oct 2023
A/E Selection	Sep 2022
Bid Opening	Mar 2024
Start Construction	May 2024
Substantial Completion	Jan 2025
Final Completion	May 2025

**Previous Action:** None.

**Chippewa Valley Correctional Treatment Facility – Cooling Tower Replacement (22B3N):****Project Description and Justification:**

This project replaces an existing cooling tower, condenser water pump, condenser water piping and chemical treatment systems at the Chippewa Valley Correctional Treatment Facility.

The cooling tower was installed in 1993. The galvanized basins are rusted, and the fill is crumbling away. The piping appears to be the original piping from 1965 and many chunks of debris are found in the strainer that comes from deteriorating piping.

**Budget/Schedule:**

Construction	\$590,400
Design	\$63,000
DFD Mgt	\$27,200
Contingency	\$88,600
Other Fees	\$8,000
<b>TOTAL</b>	<b>\$777,200</b>

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

**Previous Action:** None.

**Winnebago Correctional Center – Boiler Replacements (22I1P):****Project Description and Justification:**

This project will replace two 1,010 MBH natural gas fired hot water boilers with three 500 MBH natural gas hot water boilers. Work shall include all new pumps, piping, valves, components, and Direct Digital Controls necessary for the replacement.

The existing boilers have failed inspection and are not safe to operate but are the only source of heat for the occupants of the building. The boilers are too aged and damaged for repair and require replacement.

**Budget/Schedule:**

Construction	\$538,500
Design	\$50,200
DFD Mgt	\$24,800
Contingency	\$80,800
<b>TOTAL</b>	<b>\$694,300</b>

SBC Approval	Oct 2023
A/E Selection	Nov 2022
Bid Opening	Mar 2024
Start Construction	May 2024
Substantial Completion	Oct 2024
Final Completion	May 2025

**Previous Action:** None.

October 25, 2023

Subcommittee

Full Commission

**Department of Health Services**

5. Winnebago Mental Health Institute – Patient Admissions Area Renovation – Request the following:
- a) Approve the Design Report; and
  - b) Authority to construct the Patient Admissions Area Renovation project for an estimated total cost of \$34,511,000 (\$16,795,000 EX-GFSB and \$17,716,000 SEG-REV).

This project enumeration was amended in 2023 Wisconsin Act 19 for \$34,511,000 (\$16,795,000 EX-GFSB and \$17,716,000 SEG-REV).

In June 2022, the SBC approved the release of \$546,200 BTF-Planning to prepare preliminary plans and a Design Report for this project.

This project was enumerated in 2021 Wisconsin Act 58 for \$16,795,000 GFSB.

	Subcommittee	Full Commission
<p>5. <u>Winnebago Mental Health Institute – Patient Admissions Area Renovation</u> – Request the following:</p> <ul style="list-style-type: none"> <li>a) Approve the Design Report; and</li> <li>b) Authority to construct the Patient Admissions Area Renovation project for an estimated total cost of \$34,511,000 (\$16,795,000 EX-GFSB and \$17,716,000 SEG-REV).</li> </ul> <p>This project enumeration was amended in 2023 Wisconsin Act 19 for \$34,511,000 (\$16,795,000 EX-GFSB and \$17,716,000 SEG-REV).</p> <p>In June 2022, the SBC approved the release of \$546,200 BTF-Planning to prepare preliminary plans and a Design Report for this project.</p> <p>This project was enumerated in 2021 Wisconsin Act 58 for \$16,795,000 GFSB.</p>		

**AGENCY REQUEST FOR  
STATE BUILDING COMMISSION ACTION  
OCTOBER 2023  
REQUEST #5**

**AGENCY:** Department of Health Services

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

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

**LOCATION:** Winnebago Mental Health Institute, Winnebago County

**PROJECT REQUEST:** Request the following:

- a) Approve the Design Report; and
- b) Authority to construct the Patient Admissions Area Renovation project for an estimated total cost of \$34,511,000 (\$16,795,000 EX-GFSB and \$17,716,000 SEG-REV).

**PROJECT NUMBER:** 21H3C

**PROJECT DESCRIPTION:**

This project creates a secure and functional Patient Admissions Area in Sherman Hall at Winnebago Mental Health Institute (WMHI). An addition will be constructed in front of the current entrance to create a new secure intake and assessment area and create a public entrance for visitors. A new 12-patient bed unit will be added to the south side of the building. This addition allows the Patient Admissions Area to accommodate increased admissions. Finally, an existing 12-bed unit will be renovated. The new and remodeled spaces will include sufficient staff and patient programming spaces such as seclusion rooms, psychiatric evaluation rooms, medical exam rooms, patient day rooms, and a renovated nurse's station. Windows on the renovated unit will be replaced. Sitework includes rerouting of utilities to accommodate the additions and modifications to the secure courtyards to provide required outside program use. The site will be restored to include new lighting and landscaping.

**PROJECT JUSTIFICATION:**

This project is needed to address deficiencies with the existing physical space that is used to admit patients to WMHI. There is currently no secure entrance area at Sherman Hall to keep incoming patients separate from visitors and existing patients. The new secure entrance will minimize the risk of elopement. Additional bed space is required to accommodate the number of admissions. The existing space also lacks sufficient program and medical exam room space to properly observe, diagnose, and determine the final placement of patients at the facility. The existing 12-bed unit requires renovation to make the space more functional and to minimize the risk of patient self-harm.

**BUDGET/SCHEDULE:**

Construction	\$25,019,500
Design	\$1,857,600
DFD Mgt	\$1,192,400
Contingency	\$4,790,000
Equipment	\$1,558,200
Other Fees	\$93,300
<b>TOTAL</b>	<b>\$34,511,000</b>

SBC Approval	Oct 2023
A/E Selection	Mar 2022
Design Report	Aug 2023
Bid Opening	Aug 2024
Start Construction	Jan 2025
Substantial Completion	Feb 2027
Final Completion	Oct 2027

**PREVIOUS ACTION:** This project enumeration was amended in 2023 Wisconsin Act 19 for \$34,511,000 (\$16,795,000 EX-GFSB and \$17,716,000 SEG-REV).

In June 2022, the SBC approved the release of \$546,200 BTF-Planning to prepare preliminary plans and a Design Report for this project.

This project was enumerated in 2021 Wisconsin Act 58 for \$16,795,000 GFSB.

# DESIGN REPORT

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

October 25, 2023

Patient Admissions Area Renovations (Sherman Hall)  
Winnebago Mental Health Institute  
Oshkosh, WI

**Project Number:** 21H3C

**For the:** Department of Health Services

**Project Manager:** Jim Schaefer

**Architect/Engineer:** Hammel, Green and Abrahamson, Inc.  
Milwaukee, WI

## 1. Project Description:

This project will renovate the existing Sherman Hall Admissions Unit and construct two new additions to the building to correct program deficiencies and to create a more secure and functional unit. On the west side, at the existing main entrance, a single-story addition will be constructed to create a private intake and assessment area, as well as maintaining public entrances for visitors and staff. On the south side, a new two-story patient bed tower wing will be added to provide 12 patient rooms and related program spaces. Within the existing building, renovations will be made to the Unit 4 patient rooms and restrooms to bring these up to current code; and changes will be made on both floors to nursing stations and program spaces to accommodate connections to the new additions. Windows on Unit 4 and Unit 8 will be replaced. Sitework will include rerouting of utilities to accommodate the additions, and modifications to the secure courtyards to provide required outside program use, regrading of the site, new lighting, and landscaping.

## 2. Authorized Budget and Funding Source:

This project was enumerated in 2021 Wisconsin Act 58 for \$16,795,000 GFSB and amended in 2023 Wisconsin Act 19 for \$34,511,000 (\$16,795,000 EX-GFSB and \$17,716,000 SEG REV).

## 3. Schedule:

Bid Opening:	Aug 2024
Start of Construction:	Jan 2025
Substantial Completion / Occupancy:	Feb 2027

## 4. Budget Summary:

Construction	\$25,019,500
A/E Fees	\$1,857,600
DFD Mgt	\$1,192,400
Contingency	\$4,790,000
Equipment	\$1,558,200
Other Fees	\$93,300
<b>Total Project Cost</b>	<b>\$34,511,000</b>



BUILDING COMMISSION REQUESTS / ITEMS

October 25, 2023

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 request(s) listed below; and
  - b) Permit the Division of Facilities Development to adjust individual project budgets.

<b>Facility Maintenance and Repair</b>		<b>\$7,582,700</b>
SRSTC	Elevator Installation (\$2,848,500 SEG-REV)	\$2,848,500
NWC	NI Emergency Generator Sys Improv (\$2,154,000 SEG-REV)	\$2,154,000
WRC	Paging System Replacement (\$1,440,400 SEG-REV)	\$1,440,400
SWC	Door Replacement (\$1,139,800 SEG-REV)	\$1,139,800
<b>TOTAL</b>		<b>\$7,582,700</b>

**AGENCY REQUEST FOR  
STATE BUILDING COMMISSION ACTION  
OCTOBER 2023  
REQUEST #6**

**AGENCY:** Department of Health Services

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

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

**LOCATION:** Statewide

**PROJECT REQUEST:** Request the following:

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

<b>Facility Maintenance and Repair</b>			
<b>LOCATION</b>	<b>PROJ. NO.</b>	<b>PROJECT TITLE</b>	<b>SEG-REV</b>
Sand Ridge Secure Treatment Center (Juneau Co.)	22J1I	Elevator Installation	\$2,848,500
Northern Wisconsin Center (Chippewa Co.)	22J2E	Northern Industries Building Emergency Generator System Improvements	\$2,154,000
Wisconsin Resource Center (Winnebago Co.)	22J2F	Paging System Replacement	\$1,440,400
Southern Wisconsin Center (Racine Co.)	22K1L	Door Replacement	\$1,139,800
<b>Facility Maintenance and Repair Total</b>			<b>\$7,582,700</b>

**Sand Ridge Secure Treatment Center – Elevator Installation (22J1I):**

**Project Description and Justification:**

This project will construct three two-stop hydraulic jack elevators at the Sand Ridge Secure Treatment Center (SRSTC). New hoist-ways will be constructed, externally to the building envelope. The new elevators will require mechanical equipment rooms and building modifications to accommodate the equipment. All elevator construction will be within the secure site at SRSTC.

This project is needed to accommodate a changing population at SRSTC. The second floor areas are currently inaccessible to individuals with disabilities/mobility issues, limiting the facility from fully utilizing the second floor space. This poses a hardship, dignity issue and inequitable situation for people with disabilities. Providing medical services to individuals on the upper level is challenging and patient movement down the stairs is difficult for staff and first responders.

**Budget/Schedule:**

Construction	\$2,200,000
Design	\$212,000
DFD Mgt	\$101,300
Contingency	\$330,200
Other Fees	\$5,000
<b>TOTAL</b>	<b>\$2,848,500</b>

SBC Approval	Oct 2023
A/E Selection	Nov 2022
Bid Opening	Mar 2024
Start Construction	Jun 2024
Substantial Completion	Apr 2026
Final Completion	Jul 2026

**Previous Action:** None.

**Northern Wisconsin Center – Northern Industries Building Emergency Generator System Improvements (22J2E):**

**Project Description and Justification:**

This project installs a new emergency generator at the Northern Industries Building at Northern Wisconsin Center. The project replaces the main switchboard, disconnect and unit substation, and installs new automatic transfer switches, emergency electrical panels and equipment necessary to segregate emergency loads. This also includes segregating and refeeding emergency loads from existing emergency panels according to current code.

This project is required to provide a more reliable and decentralized source of emergency power to support a patient used building on campus. An existing 50-year-old generator supplies emergency power to multiple buildings, many of which have been abandoned. This generator is near the end of its useful life and lacks remote annunciation and other safety functions that are required by today’s code to support patient spaces. Existing electrical panels and unit substation are original to the building and have recently required additional maintenance due to component failures. The new generator and electrical emergency equipment will improve safety and reliability while bringing the essential electrical system up to current code.

**Budget/Schedule:**

Construction	\$1,643,000
Design	\$180,000
DFD Mgt	\$75,600
Contingency	\$246,000
Other Fees	\$9,400
<b>TOTAL</b>	<b>\$2,154,000</b>

SBC Approval	Oct 2023
A/E Selection	Dec 2022
Bid Opening	Feb 2024
Start Construction	May 2024
Substantial Completion	Dec 2025
Final Completion	Mar 2026

**Previous Action:** None.

**Wisconsin Resource Center – Paging System Replacement (22J2F):**

**Project Description and Justification:**

This project replaces the existing paging system at the Wisconsin Resource Center (WRC). The project replaces all paging amplifiers, speakers and wiring in multiple buildings. This includes

all buildings, including the Administration Building, Visitor Center, North Building, Hughes Hall, and the Women’s Resource Center.

This project is required to maintain a functional paging system throughout all of WRC. The existing system components are made up of seven different manufacturers that have been assembled over the years to maintain functionality. The system is antiquated and does not provide consistent sound levels throughout each space. This has caused extremely loud sound levels in some areas and quiet sound levels in other areas. A reliable paging system is required to provide safety and security for inmates and staff at WRC.

**Budget/Schedule:**

Construction	\$1,115,000
Design	\$106,000
DFD Mgt	\$51,400
Contingency	\$168,000
<b>TOTAL</b>	<b>\$1,440,400</b>

SBC Approval	Oct 2023
A/E Selection	Dec 2022
Bid Opening	Jan 2024
Start Construction	Mar 2024
Substantial Completion	Jan 2025
Final Completion	Apr 2025

**Previous Action:** None.

**Southern Wisconsin Center – Door Replacement (22K1L):**

**Project Description and Justification:**

This project replaces 43 door assemblies in six patient and staff buildings on the Southern Wisconsin Center campus. Doors, frames, glazing and hardware will be replaced to maintain the egress and fire safety of the occupancy. Electrical conduits for a future card access system will be installed on exterior doors that are replaced.

This project is required to maintain the building envelope to prevent water and air infiltration. The new doors will comply with current life safety and fire codes. Door and door frame replacement is necessary due to usage and age causing doors to sag and bind. On exterior doors, seasonal salt usage is causing rust and corrosion related failures. Electrical provisions will simplify future card access system installations.

**Budget/Schedule:**

Construction	\$867,200
Design	\$96,100
DFD Mgt	\$39,900
Contingency	\$130,100
Other Fees	\$6,500
<b>TOTAL</b>	<b>\$1,139,800</b>

SBC Approval	Oct 2023
A/E Selection	Dec 2022
Bid Opening	Mar 2024
Start Construction	May 2024
Substantial Completion	Mar 2025
Final Completion	Jun 2025

**Previous Action:** None.

BUILDING COMMISSION REQUESTS / ITEMS

October 25, 2023

Subcommittee

Full Commission

**Department of Military Affairs**

7. Waupaca Readiness Center – Motor Vehicle Storage Building – Request the following:
- a) Approve the Design Report; and
  - b) Authority to construct the Motor Vehicle Storage Building project for an estimated total cost of \$2,565,200 (\$51,300 SEG-REV, \$666,950 GFSB and \$1,846,950 FED).

The project enumeration was amended in 2023 Wisconsin Act 19 as one of two MVSBs for a total cost of \$2,786,000 (\$63,100 SEG-REV, \$720,900 EX-GFSB and \$2,002,000 FED).

This project was enumerated in 2021 Wisconsin Act 58 as one of two MVSBs for a total cost of \$2,561,000 (\$720,900 GFSB and \$1,840,100 FED).

**AGENCY REQUEST FOR  
STATE BUILDING COMMISSION ACTION  
OCTOBER 2023  
REQUEST #7**

**AGENCY:** Department of Military Affairs

**DMA CONTACT:** LTC G. David Brown, Jr., (608) 242-3365,  
[george.d.brown26.mil@army.mil](mailto:george.d.brown26.mil@army.mil)

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

**LOCATION:** Waupaca Readiness Center, Waupaca County

**PROJECT REQUEST:** Request the following:

- a) Approve the Design Report; and
- b) Authority to construct the Motor Vehicle Storage Building project for an estimated total cost of \$2,565,200 (\$51,300 SEG-REV, \$666,950 GFSB and \$1,846,950 FED).

**PROJECT NUMBER:** 22A11

**PROJECT DESCRIPTION:**

This project will construct a new 10,080 GSF Motor Vehicle Storage Building (MVSB) north of the existing Readiness Center and will include power, lighting, and mechanical ventilation. Site work includes site grubbing and grading, utilities to the new building, storm water management infrastructure, new driveways, fence openings (as required), and site landscaping.

**PROJECT JUSTIFICATION:**

The Army National Guard Bureau authorizes states to construct MVSBs wherever the average snowfall exceeds 30 inches per year and the average annual snowfall in Waupaca is 42 inches per year. This assigned unit is designated to respond as ordered for Winter Storm Response Operations, requiring the unit to deploy within four hours of being notified.

The new MVSB facility will house the military vehicles assigned to the unit that occupies the Readiness Center, will prevent deterioration of the vehicles due to exposure to sun, rain, snow, and other weather, and will reduce training time lost to maintenance and vehicle preparation activities. This project will support the Wisconsin Army National Guard's state and federal missions in addition to providing much needed vehicle storage space for the assigned unit.

**BUDGET/SCHEDULE:**

Construction	\$1,983,500
Design	\$176,400
DFD Mgt	\$91,300
Contingency	\$297,600
Other Fees	\$16,400
<b>TOTAL</b>	<b>\$2,565,200</b>

SBC Approval	Oct 2023
A/E Selection	Jun 2022
Design Report	Jul 2023
Bid Opening	Apr 2024
Start Construction	Jun 2024
Substantial Completion	Dec 2024
Final Completion	Feb 2025

**PREVIOUS ACTION:** The project enumeration was amended in 2023 Wisconsin Act 19 as one of two MVSBs for a total cost of \$2,786,000 (\$63,100 SEG-REV, \$720,900 EX-GFSB and \$2,002,000 FED).

This project was enumerated in 2021 Wisconsin Act 58 as one of two MVSBs for a total cost of \$2,561,000 (\$720,900 GFSB and \$1,840,100 FED).

# DESIGN REPORT

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

October 25, 2023

Construct Motor Vehicle Storage Building  
Waupaca Readiness Center  
Waupaca, WI

**Project Number: 22A11**

**For the:** Department of Military Affairs

**Project Manager:** Jen Becker

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

## 1. Project Description:

This project will support the Wisconsin Army National Guard's state and federal missions while providing much needed vehicle storage space for the assigned unit. National Guard Bureau authorizes states to construct MVSBs wherever the average snowfall exceeds 30 inches per year and the average annual snowfall in Waupaca is 42 inches per year. The new MVSB will prevent deterioration of the vehicles due to exposure to sun, rain, snow, etc., and will reduce training time lost to maintenance and vehicle preparation activities. The assigned unit is designated to respond as ordered for Winter Storm Response Operations requiring the unit to deploy within four hours of being notified.

This project constructs a new 10,080 GSF Motor Vehicle Storage Building (MVSB) north of the existing Readiness Center. The newly constructed building will include power, lighting, and mechanical ventilation (no sprinklers, heating, or air conditioning is required). Site work includes site grubbing and grading, utilities to the new building, storm water management infrastructure, new driveways, and fence openings (as required), and site landscaping. The new MVSB facility will house the military vehicles assigned to the unit that occupies the Readiness Center.

## 2. Authorized Budget and Funding Source:

The project enumeration was amended in 2023 Wisconsin Act 19 as one of two MVSBs for a total cost of \$2,786,000 (\$63,100 SEG-REV, \$720,900 EX-GFSB and \$2,002,000 FED).

## 3. Schedule:

Bid Opening:	Apr 2024
Start of Construction:	Jun 2024
Substantial Completion / Occupancy:	Dec 2024



**4. Budget Summary:**

Construction:	\$1,983,500
A/E Fees:	\$176,400
DFD Mgt:	\$91,300
Contingency:	\$297,600
Other Fees:	\$16,400
<b>Total Project Cost:</b>	<b>\$2,565,200</b>

BUILDING COMMISSION REQUESTS / ITEMS

October 25, 2023

Subcommittee	Full Commission
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8. 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.

<b>Utility Repair and Renovation</b>		<b>\$4,125,500</b>
Fort	Chiller Repl & DDC Installation	\$2,822,500
McCoy	(\$2,822,500 FED)	
Neillsville	Reconstruct Parking Lots & Fencing (\$651,500 SEG-REV; \$651,500 FED)	\$1,303,000
<b>Health, Safety &amp; Environmental Protection</b>		<b>\$610,200</b>
Fort	Replace Underground Storage Tank	\$610,200
McCoy	(\$610,200 FED)	
<b>TOTALS</b>	<b>\$651,500 SEG-REV</b>	<b>\$4,084,200 FED</b>
		<b>\$4,735,700</b>

**AGENCY REQUEST FOR  
STATE BUILDING COMMISSION ACTION  
OCTOBER 2023  
REQUEST #8**

**AGENCY:** Department of Military Affairs

**DMA CONTACT:** COL G. David Brown, (608) 242-3365,  
[george.d.brown26.mil@army.mil](mailto:george.d.brown26.mil@army.mil)

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

**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.

<b>Utility Repair and Renovation</b>					
<b>LOCATION</b>	<b>PROJ. NO.</b>	<b>PROJECT TITLE</b>	<b>SEG-REV</b>	<b>FED</b>	<b>TOTAL</b>
Fort McCoy (Monroe Co.)	21A2B	Chiller Replacement and DDC Installation	\$0	\$2,822,500	\$2,822,500
Neillsville Readiness Center (Clark Co.)	22D1L	Reconstruct Parking Lots and Fencing	\$651,500	\$651,500	\$1,303,000
<b>Utility Repair and Renovation Total</b>			<b>\$651,500</b>	<b>\$3,474,000</b>	<b>\$4,125,500</b>

<b>Health, Safety and Environmental Protection</b>					
<b>LOCATION</b>	<b>PROJ. NO.</b>	<b>PROJECT TITLE</b>	<b>SEG-REV</b>	<b>FED</b>	<b>TOTAL</b>
Fort McCoy MATES (Monroe Co.)	22D3D	Replace Underground Storage Tank	\$0	\$610,200	\$610,200
<b>Health, Safety and Environmental Protection Total</b>			<b>\$0</b>	<b>\$610,200</b>	<b>\$610,200</b>

			<b>SEG-REV</b>	<b>FED</b>	<b>TOTAL</b>
<b>TOTALS</b>			<b>\$651,500</b>	<b>\$4,084,200</b>	<b>\$4,735,700</b>

**Fort McCoy – Chiller Replacement and Direct Digital Control Installation (21A2B):**

**Project Description and Justification:**

This project will replace the Wisconsin Military Academy’s aging 300-ton and 500-ton water cooled centrifugal chillers and associated cooling towers with two new 400-ton water cooled centrifugal chillers and one new dual cell cooling tower. The project will also replace the chilled water pumps, chilled water supply and return piping within the mechanical room, condenser water supply and return piping to the new cooling towers, piping accessories, provide an updated

Direct Digital Control (DDC) frontend system, and new chiller controls. Also included is a domestic water softener system for the building domestic hot water system to improve water quality and increase life expectancy of kitchen and water heating equipment; electrical modifications as needed for new chiller plant; and minimal site modifications for the new cooling towers.

The primary 500-ton chiller is original to the facility and has reached the end of its mechanical capacity and feasibility. The cooling tower is leaking and bound with epoxy to extend its life and operation. When the 500-ton unit is not working, the existing 300 ton unit is not sufficient to carry the load required for the facility.

**Budget/Schedule:**

Construction	\$2,182,400
Design	\$212,300
DFD Mgt	\$100,400
Contingency	\$327,400
<b>TOTAL</b>	<b>\$2,822,500</b>

SBC Approval	Oct 2023
A/E Selection	May 2022
Bid Opening	May 2024
Start Construction	Sept 2024
Substantial Completion	May 2025
Final Completion	Jul 2025

**Previous Action:** None.

**Neillsville Readiness Center – Reconstruct Parking Lots and Fencing (22D1L):**

**Project Description and Justification:**

This project consists of removal and replacement of existing pavement and fill for the facility’s Private Owned Vehicle (POV) asphalt parking lot and entrance. The project also includes the expansion of the existing aggregate Military Vehicle Storage Compound (MVSC). Some grades will be adjusted to improve drainage. Lights will be replaced in the POV area and added in the MVSC area. A new electric feed to the MVSC building will be run from the existing panels in the Readiness Center. Storm sewers will be included to connect the roof drain from the Readiness Center to the city’s storm sewer as well as to bring storm water drainage down to river level on the north side of the property. Concrete work will include installation of a fuel truck pad and minor replacement of driveways, walkways, and street curbing.

The pavement at the Wisconsin Army National Guard’s Readiness Center in Neillsville was constructed in 2000 and suffers from significant alligator cracking (base failure), thermal cracking, oxidation, and weathering. Paved areas include the entrance driveway, POV parking lot, and building access areas around doors on the north side of the readiness center. Stormwater issues exist on the property due to grading issues and a gooseneck drain located along the entrance driveway. The site is flat in critical areas and drainage contours are needed to direct runoff away from buildings and paved areas. Riprap has been placed in the northwest corner of the property to reduce and prevent erosion.

**Budget/Schedule:**

Construction	\$1,021,900
Design	\$91,100
DFD Mgt	\$46,000
Contingency	\$127,500
Other Fees	\$16,500
<b>TOTAL</b>	<b>\$1,303,000</b>

SBC Approval	Oct 2023
A/E Selection	Jun 2022
Bid Opening	Jan 2024
Start Construction	Apr 2024
Substantial Completion	Oct 2024
Final Completion	Nov 2024

**Previous Action:** None.

**Fort McCoy MATES – Replace Underground Storage Tank (22D3D):****Project Description and Justification:**

This project will abandon a 2,000-gallon underground storage tank (UST) and associated fueling infrastructure and install a new 6,000-gallon above ground storage tank (AST) with monitoring, dispensing, and spill containment components at the Maneuver Area Training Equipment Site (MATES). Along with replacing the storage tank, the areas around the tank will be restored.

The manufacturer’s 30-year tank replacement cycle will be reached this year. The current UST is constructed of fiberglass but is single walled in construction, and USTs are mandated to be constructed as double walled. Replacing the underground tank with an above-ground tank will allow the facility to meet current standards and provide reduced regulatory requirements for DMA. In addition, this project will increase the fueling capacity from 2,500 gallons to 6,000 gallons.

**Budget/Schedule:**

Construction	\$453,400
Design	\$67,800
DFD Mgt	\$20,900
Contingency	\$68,100
<b>TOTAL</b>	<b>\$610,200</b>

SBC Approval	Oct 2023
A/E Selection	May 2022
Bid Opening	Dec 2023
Start Construction	Jul 2024
Substantial Completion	Sep 2024
Final Completion	Oct 2024

**Previous Action:** None.

October 25, 2023

Subcommittee

Full Commission

**Department of Natural Resources**

9. BTF Request – Request the release of \$290,300 Building Trust Funds (BTF)-Planning to prepare preliminary plans and a Design Report for the projects listed below.

<b>BTF Request</b>		<b>\$290,300</b>
Pattison	Replace Campground T/S Bldg	\$60,000
SP	(\$60,000 BTF)	
Washburn	Replace Fire Response Ranger Station	\$111,000
RS	(\$111,000 BTF)	
Grantsburg	Replace Fire Response Ranger Station	\$119,300
RS	(\$119,300 BTF)	

The project at Pattison State Park was enumerated in 2021 Wisconsin Act 58 for \$1,458,900 GFSB.

The project at Washburn Ranger Station was enumerated in 2021 Wisconsin Act 58 for \$3,591,900 CON SEGB.

The project at Grantsburg Ranger Station was enumerated in 2021 Wisconsin Act 58 for \$3,319,200 CON SEGB.

**AGENCY REQUEST FOR  
STATE BUILDING COMMISSION ACTION  
OCTOBER 2023  
REQUEST #9**

**AGENCY:** Department of Natural Resources

**DNR CONTACT:** Dan Olson, (608) 293-1662, [daniel.olson@wisconsin.gov](mailto:daniel.olson@wisconsin.gov)

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

**PROJECT REQUEST:** Request the release of \$290,300 Building Trust Funds (BTF)-Planning to prepare preliminary plans and a Design Report for the projects listed below.

<b>BTF Request</b>			
<b>LOCATION</b>	<b>PROJ. NO.</b>	<b>PROJECT TITLE</b>	<b>BTF</b>
Pattison State Park (Douglas Co.)	23E2T	Replace Campground Toilet/Shower Building	\$60,000
Washburn Ranger Station (Bayfield Co.)	23E4S	Replace Fire Response Ranger Station	\$111,000
Grantsburg Ranger Station (Burnett Co.)	23E2U	Replace Fire Response Ranger Station	\$119,300
<b>BTF Request Total</b>			<b>\$290,300</b>

**Pattison State Park – Replace Campground Toilet/Shower Building (23E2T):**

**Project Description and Justification:**

This project will replace the failing toilet shower building currently located within Pattison State Park. Water, sewer, and electrical services from the existing building will be utilized to provide service to the new building. Since the level of service is not changing, expansion of the water, sewer and electrical service is not anticipated. The existing building is failing due to expansive soils and the frost action encountered, therefore care must be taken to adequately evaluate site soils conditions, with the new building possibly located adjacent to the existing building, to allow continued use during construction.

Failure of the existing toilet shower building would result in the loss of one or several campsites that would then need to be replaced following the demolition of the existing building. The existing toilet/shower building serves fifty-nine campsites, and the new building will replace the functions currently satisfied by the existing building.

Pattison State Park was established in 1920, located 12 miles from Superior. This 1,400-acre park features Big Manitou Falls – the highest waterfall in Wisconsin at 165 feet – as well as Little Manitou Falls. In 1935 the Civilian Conservation Corps (CCC) began significant work at the park, including the construction of several buildings, rerouting the river, creating a swimming beach, and building three miles of foot trails.

The park currently has 58 family campsites, 18 of which have electricity, and three walk-in sites along the river upstream of Little Manitou Falls. Winter activities such as snowshoeing and cross-country skiing are also popular. The swimming beach and twenty-seven acre Interfalls Lake are significant recreational features for visitors, with an estimated 300-500 visitors using the area on Saturdays in the peak season.

**Previous Action:** This project was enumerated in 2021 Wisconsin Act 58 for \$1,458,900 GFSB.

### **Washburn Ranger Station – Replace Fire Response Ranger Station (23E4S):**

#### **Project Description and Justification:**

This project will replace the current Washburn Ranger Station, located on eight lots within the City of Washburn in Bayfield County. The current Ranger Station serves as a field office for six DNR staff and the new building will be used by the DNR's Forestry and Fire Control staff, along with other Bureaus/Divisions if needed.

The office area of the station will provide space for employee offices, customer services, storage, fire response coordination room, office services area, meeting/break room, a public unisex restroom, and an employee restroom/locker-room with a shower and laundry facilities.

This project includes construction of a heated 3-bay drive-thru vehicle storage garage, which will accommodate one 3-ton Type 4 fire truck (with attached trailer to transport a Type 3 tractor plow), a 1-ton Type 6 fire truck, and two Type 7 smaller fire trucks. This heated garage space will also include space for vehicle and equipment repair and maintenance. The unheated portion of the garage will include two pull-thru bays for other forestry trucks, as well as ATV's, UTV's snowmobiles, trailers, and other miscellaneous fire suppression equipment. This unheated section will also include a mezzanine to house the station's fire suppression equipment cache.

The current building functions as the ranger station with five full time staff members. The main floor has a customer service counter and the ranger office, along with unheated garage space for four trucks, and a small, heated work area. The upper level has office space for four other FTE forestry staff and one LTE. A pole building that once housed the Type 4 engine and tractor plow is located behind the Ranger Station. Frost has heaved this building up over 18 inches in some spots, so plywood must be secured around the building to keep leaves, pests, and other unwanted visitors out. The Type 4 engine is now stored three blocks away in a county owned building where space is rented as a result.

Currently, all fire suppression equipment is stored in unheated storage, making fire readiness an issue in the early spring and late fall. In addition, the entire Washburn Ranger Station property is serviced with a ¾" municipal waterline, which makes filling 340-gallon Type 6 or 850-gallon Type 4 engines on site impractical.

**Previous Action:** This project was enumerated in 2021 Wisconsin Act 58 for \$3,591,900 CON SEGB.



## **Grantsburg Ranger Station – Replace Fire Response Ranger Station (23E2U):**

### **Project Description and Justification:**

This project will replace the aging Grantsburg Ranger Station with a fire response Ranger Station at its current location within the village of Grantsburg, in Burnett County, and a total of three buildings will be razed to allow siting of this new building. The fire response facility will include office space for twelve DNR staff and will also include a heated 5-bay drive-thru garage for one mid-sized fire engine, two smaller fire engines, and three larger fire engines. The larger fire engine will include an attached trailer that will carry two tractor/plow units and one low ground unit, and the heated area of the garage will contain workspace for woodworking/small projects and fire cache. The project will also include an unheated 2-bay drive-thru garage for storage of two forestry light trucks, mobile fire cache trailer, and a light truck for use by a conservation warden. Additional storage space within the unheated drive-thru will be included.

This new fire and equipment maintenance shop is critical for repairing the Department's heavy trucks, off-road equipment, and fire control heavy units. Without this facility, the current drive-thru storage building will continue to experience operational issues, space capacity shortages, and safety concerns. Outside vendor repair shops are 50-100+ miles away, depending on the type of equipment, so this proposed shop facility will serve an essential need that will ensure department fire control equipment remains in the district and is repaired as quickly as possible. The Grantsburg Ranger Station has been in service since 1928 and is the headquarters for Division of Forestry Fire Control staff and Governor Knowles State Forest. Crex Meadows Wildlife Area is also located in Grantsburg and is located on the north end of town.

**Previous Action:** This project was enumerated in 2021 Wisconsin Act 58 for \$3,319,200 CON SEGB.

BUILDING COMMISSION REQUESTS / ITEMS

October 25, 2023

Subcommittee	Full Commission
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10. Yellowstone Lake State Park – Toilet/Shower Building and Vault Toilet Replacement (Increase) – Request authority to increase the project budget by \$229,000 STWD for the Toilet/Shower Building and Vault Toilet Replacement to accept bids received for a revised estimated total cost of \$1,909,800 (\$1,046,900 GFSB and \$862,900 STWD).

In December 2022, the SBC approved the authority to construct this project for a revised total cost of \$1,680,800 (\$1,046,900 GFSB and \$633,900 STWD).

In May 2022, the SBC authorized the release of \$63,200 BTF-Planning to prepare preliminary plans and a Design Report for this project.

This project was enumerated in 2019 Wisconsin Act 9 for \$1,046,900 GFSB.

**AGENCY REQUEST FOR  
STATE BUILDING COMMISSION ACTION  
OCTOBER 2023  
REQUEST #10**

**AGENCY:** Department of Natural Resources

**DNR CONTACT:** Dan Olson, (608) 293-1662, [daniel.olson@wisconsin.gov](mailto:daniel.olson@wisconsin.gov)

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

**LOCATION:** Yellowstone Lake State Park, Lafayette County

**PROJECT REQUEST:** Request authority to increase the project budget by \$229,000 STWD for the Toilet/Shower Building and Vault Toilet Replacement to accept bids received for a revised estimated total cost of \$1,909,800 (\$1,046,900 GFSB and \$862,900 STWD).

**PROJECT NUMBER:** 21C10

**PROJECT DESCRIPTION:**

This project will demolish four existing buildings (one shower building and three vault toilet buildings). One new toilet shower building will then be constructed with a concrete foundation, concrete masonry unit walls, wood trusses with metal shingles, and no heat or wall insulation for warm weather use. In total, the building will be approximately 1,730 square feet, and will require a new well and septic system. In addition, one new prefabricated vault toilet building of approximately 195 square feet will be purchased and installed.

**PROJECT JUSTIFICATION:**

The old shower building and vault toilet that will be replaced were built in 1979. Both buildings are in poor condition and need upgrades to the roofing, and electrical and plumbing systems. The existing septic system is not operational, and the shower building has not operated in many years due to the septic not functioning. Having a functioning shower/toilet building would greatly improve the camping experience at Yellowstone Lake.

Bids for this project were opened on September 20, 2023. There are insufficient funds to accept bids received and maintain an adequate construction contingency. This increase will allow the bids to be accepted for the previously approved scope and provide an appropriate post-bid contingency to address unforeseen conditions that may arise during construction. The additional funds will be provided by Stewardship funds set aside for water infrastructure projects in state parks.

Yellowstone Lake State Park is a 1,000-acre park in Southwestern Wisconsin, surrounded by 4,000 acres of wildlife property. The park is best known for the motorized boat access lake, campers enjoy fishing, boating and swimming on the lake, and many use the showers after swimming and boating. An estimated 244,000 visitors come to Yellowstone Lake State Park, and the campground area restrooms are used by approximately 40,000 campers per year.

**BUDGET/SCHEDULE:**

Construction	\$1,417,800
Design	\$131,500
DFD Mgt	\$62,100
Contingency	\$133,700
Equipment	\$70,000
Other Fees	\$94,700
<b>TOTAL</b>	<b>\$1,909,800</b>

SBC Approval	Oct 2023
A/E Selection	Aug 2021
Design Report	Oct 2022
Bid Opening	Aug 2023
Start Construction	Nov 2023
Substantial Completion	Jul 2024
Final Completion	Aug 2024

**PREVIOUS ACTION:** In December 2022, the SBC approved the authority to construct this project for a revised total cost of \$1,680,800 (\$1,046,900 GFSB and \$633,900 STWD).

In May 2022, the SBC authorized the release of \$63,200 BTF-Planning to prepare preliminary plans and a Design Report for this project.

This project was enumerated in 2019 Wisconsin Act 9 for \$1,046,900 GFSB.

BUILDING COMMISSION REQUESTS / ITEMS

October 25, 2023

Subcommittee	Full Commission
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11. Horicon Marsh Wildlife Area – Centralized Field

Equipment Facility – Request the following:

- a) Approve the Design Report; and
- b) Authority to construct the Centralized Field Equipment Facility for an estimated total cost of \$1,387,000 CON SEGB.

In December 2022, the SBC authorized the release of \$63,200 BTF-Planning to prepare preliminary plans and a Design Report for this project.

This project was enumerated in 2021 Wisconsin Act 58 for \$1,214,700 CON SEGB.

**AGENCY REQUEST FOR  
STATE BUILDING COMMISSION ACTION  
OCTOBER 2023  
REQUEST #11**

**AGENCY:** Department of Natural Resources

**DNR CONTACT:** Dan Olson, (608) 293-1662, [daniel.olson@wisconsin.gov](mailto:daniel.olson@wisconsin.gov)

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

**LOCATION:** Horicon Marsh Wildlife Area, Dodge County

**PROJECT REQUEST:** Request the following:

- a) Approve the Design Report; and
- b) Authority to construct the Centralized Field Equipment Facility for an estimated total cost of \$1,387,000 CON SEGB.

**PROJECT NUMBER:** 22F2J

**PROJECT DESCRIPTION:**

This project consists of the construction of a new unheated storage shed adjacent to a building on N. Palmatory Street in Horicon Marsh State Wildlife Area. The project will include tree removals, site grading, storage building construction, electrical relocation, and restoration. Additional sitework will include a vehicle gate and existing building demolitions. The proposed facility will be a 100' X 70' drive through pole frame building and will have a concrete floor, electricity, lighting, and a 15' X 15' native plant seed storage area. It will provide much needed storage for over 50 pieces of field operations equipment including four tractors, four large rotary mowers, air boats, and a skid steer with attachments. One existing, unsustainable storage building will be razed since renovation is impractical.

**PROJECT JUSTIFICATION:**

This facility will protect the DNR's investment in field operations equipment and provide a sustainable building which will function to assist staff in doing a more efficient, safe, and effective job on the landscape. A new centralized storage facility is necessary to provide enclosed, secure housing for all the costly heavy equipment managed by the various DNR programs at multiple properties. Seven DNR programs will be assisted by this project, including staff from Horicon Marsh/Dodge County Wildlife Areas, Horicon Marsh Visitor and Education Center Naturalists, Glacial Habitat Restoration Area, Fisheries Management, Forestry, Law Enforcement, and Water Resources field staff. The cost has increased from the initial enumeration because of inflationary and supply chain pressures that have emerged since 2021.

Horicon Marsh is the largest freshwater cattail marsh in the United States, and this renowned marsh is also home to the Horicon Marsh Education and Visitor Center. The Glacial Habitat Restoration Area is a wildlife management program which has a goal of purchasing, restoring, and enhancing thousands of acres of native habitats. To manage these properties, wildlife

managers provide and enhance habitat for waterfowl and other game species, and special projects are also conducted to help in the recovery of threatened and endangered species.

**BUDGET/SCHEDULE:**

Construction	\$1,044,000
Design	\$102,400
DFD Mgt	\$48,100
Contingency	\$156,600
Equipment	\$9,700
Other Fees	\$26,200
<b>TOTAL</b>	<b>\$1,387,000</b>

SBC Approval	Oct 2023
A/E Selection	Jul 2022
Design Report	Oct 2023
Bid Opening	Apr 2024
Start Construction	Jun 2024
Substantial Completion	Dec 2024
Final Completion	Jan 2025

**PREVIOUS ACTION:** In December 2022, the SBC authorized the release of \$63,200 BTF-Planning to prepare preliminary plans and a Design Report for this project.

This project was enumerated in 2021 Wisconsin Act 58 for \$1,214,700 CON SEGB.

# DESIGN REPORT

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

October 25, 2023

Centralized Field Equipment Facility  
Horicon Marsh Wildlife Area  
Town of Williamstown, WI

**Project Number:** 22F2J

**For the:** Department of Natural Resources

**Project Manager:** Jerry Zamzow

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

## 1. Project Description:

This project consists of the construction of a new unheated storage shed adjacent to building #5987 on N. Palmatory Street in Horicon State Wildlife Area. The project will include tree removals, site grading, storage building construction, electrical relocation, and restoration. Additional site work will include a vehicle gate and existing building demolitions.

## 2. Authorized Budget and Funding Source:

This project was enumerated in 2021 Wisconsin Act 58 for \$1,214,700 CON SEGB.

## 3. Schedule:

Bid Opening:	Apr 2024
Start of Construction:	Jun 2024
Substantial Completion / Occupancy:	Dec 2024

## 4. Budget Summary:

Construction:	\$1,044,000
A/E Fee:	\$102,400
DFD Mgt:	\$48,100
Contingency:	\$156,600
Equipment	\$9,700
Other Fees:	\$26,200
<b>Total Project Cost:</b>	<b>\$1,387,000</b>



BUILDING COMMISSION REQUESTS / ITEMS

October 25, 2023

Subcommittee	Full Commission
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12. Lake Wissota State Park – Campground Toilet/Shower Building and Vault Toilets Replacement - Request the following:
- a) Approve the Design Report; and
  - b) Authority to construct the Campground Toilet/Shower Building and Vault Toilets Replacement project for an estimated total cost of \$3,497,700 GFSB.

In December 2022, the SBC authorized the release of \$136,000 BTF-Planning to prepare preliminary plans and a Design Report for this project.

This project was enumerated in 2021 Wisconsin Act 58 for \$3,497,700 GFSB.

**AGENCY REQUEST FOR  
STATE BUILDING COMMISSION ACTION  
OCTOBER 2023  
REQUEST #12**

**AGENCY:** Department of Natural Resources

**DNR CONTACT:** Dan Olson, (608) 293-1662, [daniel.olson@wisconsin.gov](mailto:daniel.olson@wisconsin.gov)

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

**LOCATION:** Lake Wissota State Park, Chippewa County

**PROJECT REQUEST:** Request the following:

- a) Approve the Design Report; and
- b) Authority to construct the Campground Toilet/Shower Building and Vault Toilets Replacement project for an estimated total cost of \$3,497,700 GFSB.

**PROJECT NUMBER:** 22H2C

**PROJECT DESCRIPTION:**

This project will replace the two existing toilet/shower buildings with a new centrally located toilet/shower building serving the campground. The building will be constructed primarily with cast in place concrete footings and foundations, concrete floor, concrete masonry unit walls, wood roof trusses, and granular coated steel roof shingles. The roof is designed to provide shelter at the approach on three sides of the building with an extended roof and columns providing a sheltered waiting area outside the shower rooms. The existing vault toilets will be demolished, and new vault toilets will be constructed at the current location of the existing toilet/shower buildings. The vault toilets will be primarily constructed with precast concrete walls and roof. A parking area for the new toilet/shower building will be constructed and the existing parking areas upgraded.

**PROJECT JUSTIFICATION:**

The 116-unit campground is served by two toilet/shower buildings that are almost 50 years old and require significant maintenance due to age and outdated design and materials. There are issues with accessibility compliance, tile degradation and mold, poor ventilation, and plumbing leaks due to corrosion. Many of these issues cause safety concerns for campers, especially regarding slipping and falling due to the slippery floors caused by poor ventilation. Improving these campground facilities will allow the park to reduce maintenance costs and continue to provide revenue for the parks program and surrounding communities.

Lake Wissota State Park is located on the shores of Lake Wissota near Chippewa Falls in Northwest Wisconsin. Lake Wissota State Park has one family campground with 116 campsites, 57 of which have electrical hookups, and two are accessible. There are two group camp areas, which can accommodate over 180 campers. The park also offers a nature center, picnicking, swimming, boating, fishing, trails for hiking, horseback, snowmobile and biking, cross-country skiing and snowshoeing. Lake Wissota is open year-round, with the peak season running from

May through October, and serves as a popular destination for tourism in the Chippewa County and northwest region.

**BUDGET/SCHEDULE:**

Construction	\$2,459,100
Design	\$216,100
DFD Mgt	\$113,800
Contingency	\$384,800
Equipment	\$260,000
Other Fees	\$63,900
<b>TOTAL</b>	<b>\$3,497,700</b>

SBC Approval	Oct 2023
A/E Selection	Sep 2022
Design Report	Oct 2023
Bid Opening	Feb 2024
Start Construction	May 2024
Substantial Completion	Mar 2025
Final Completion	Apr 2025

**PREVIOUS ACTION:** In December 2022, the SBC authorized the release of \$136,000 BTF-Planning to prepare preliminary plans and a Design Report for this project.

This project was enumerated in 2021 Wisconsin Act 58 for \$3,497,700 GFSB.

# DESIGN REPORT

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

October 25, 2023

Campground Toilet/Shower Building & Vault Toilets Replacement  
Lake Wissota State Park  
Chippewa Falls, WI

**Project Number:** 22H2C

**For the:** Department of Natural Resources

**Project Manager:** Jeremy Hall, PE

**Architect/Engineer:** Jewell Associates Engineers, Inc.  
Spring Green, WI

## 1. Project Description:

This project will replace the two existing toilet/shower buildings (buildings #1923 and #1924) with a new centrally located toilet/shower building serving the campground. The building will be constructed primarily with cast in place concrete footings and foundations, concrete floor, concrete masonry unit walls, wood roof trusses, and granular coated steel roof shingles. The roof is designed to provide shelter at the approach on three sides of the building with an extended roof and columns providing a sheltered waiting area outside the shower rooms. The existing vault toilets (buildings #1925, #1926, #1927, and #1928) will be demolished. New vault toilets will be constructed at the current location of the existing toilet/shower buildings. The vault toilets will be primarily constructed with precast concrete walls and roof. A parking area for the new toilet/shower building will be constructed and the existing parking areas upgraded.

## 2. Authorized Budget and Funding Source:

This project was enumerated in 2021 Wisconsin Act 58 for \$3,497,700 GFSB.

## 3. Schedule:

Bid Opening:	Feb 2024
Start of Construction:	May 2024
Substantial Completion / Occupancy:	Mar 2025

## 4. Budget Summary:

Construction:	\$2,459,100
A/E Fees:	\$216,100
DFD Mgt:	\$113,800
Contingency:	:\$384,800
Equipment:	\$260,000
Other Fees:	\$63,900
<b>Total Project Cost:</b>	<b>\$3,497,700</b>

BUILDING COMMISSION REQUESTS / ITEMS

October 25, 2023

Subcommittee

Full Commission

13. South Central Region Fisheries Operations – Fishery and Water Quality Field Operations Facility – Request the following:

- a) Approve the Design Report; and
- b) Authority to construct the Fishery and Water Quality Field Operations Facility Replacement for an estimated total cost of \$3,120,800 CON SEGB.

In June 2022, the SBC authorized the release of \$90,700 BTF-Planning to prepare preliminary plans and a Design Report for this project.

This project was enumerated in 2021 Wisconsin Act 58 for \$2,503,800 CON SEGB.

**AGENCY REQUEST FOR  
STATE BUILDING COMMISSION ACTION  
OCTOBER 2023  
REQUEST #13**

**AGENCY:** Department of Natural Resources

**DNR CONTACT:** Dan Olson, (608) 293-1662, [daniel.olson@wisconsin.gov](mailto:daniel.olson@wisconsin.gov)

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

**LOCATION:** South Central Region Fisheries Operations, Dane County

**PROJECT REQUEST:** Request the following:

- a) Approve the Design Report; and
- b) Authority to construct the Fishery and Water Quality Field Operations Facility Replacement for an estimated total cost of \$3,120,800 CON SEGB.

**PROJECT NUMBER:** 22A2D

**PROJECT DESCRIPTION:**

This project will construct a new 10,500 SF building (half heated, half unheated) to allow fisheries staff to maintain equipment in clean, disinfected, and ready condition. The building will be comprised of three parts: a disinfection garage bay that will allow staff to disinfect their field equipment; an equipment repair and laboratory space to perform maintenance and repair of sampling gear and equipment, and to process fisheries and aquatic samples; and an unheated equipment storage area. Utilities will be extended for electric, mechanical, and plumbing needs, and sitework will include renovated pavement, stormwater drainage improvements, and removal of two existing sheds.

**PROJECT JUSTIFICATION:**

This project is intended to improve staff efficiency, alleviate safety concerns for staff, and to extend the useful life of the expensive equipment used by the Fisheries Management and Water Resource staff in the Southern District. The Bureau of Fisheries Management has established policies and procedures for its fisheries and hatcheries operations regarding bio-security measures and crews are required to disinfect their equipment after every use and/or between lakes, rivers, and stream visits. Disinfection consists of steam cleaning or the use of non-hazardous chemicals (i.e., chlorine and Virkon) which will be able to be done within this building regardless of season or temperature. This project will develop the capacity to effectively and safely disinfect equipment to prevent the spread of Aquatic Invasive Species and fish diseases, extend the useful life of equipment, decrease maintenance costs, and improve working conditions for staff.

The proposed new building location is on the Nevin Springs Fish and Wildlife Area property which is also the location of the Department's South Central Region Headquarters building and the Nevin State Fish Hatchery, with the headquarters and Nevin Springs Fish and Wildlife area encompassing 331 acres. The developed part of the property is approximately 64 acres and

contains the SCR headquarters, the Nevin State Fish Hatchery and program management buildings. The terrain of the project's location has caused complications and added uncertainties, and combined with higher contingencies and inflationary pressures, it has caused the projected cost to exceed the initial enumeration in 2021.

**BUDGET/SCHEDULE:**

Construction	\$2,397,800	SBC Approval	Oct 2023
Design	\$208,800	A/E Selection	Feb 2022
DFD Mgt	\$110,400	Design Report	Oct 2023
Contingency	\$360,000	Bid Opening	Apr 2024
Equipment	\$20,000	Start Construction	Jun 2024
Other Fees	\$23,800	Substantial Completion	Feb 2025
<b>TOTAL</b>	<b>\$3,120,800</b>	Final Completion	Jun 2025

**PREVIOUS ACTION:** In June 2022, the SBC authorized the release of \$90,700 BTF-Planning to prepare preliminary plans and a Design Report for this project.

This project was enumerated in 2021 Wisconsin Act 58 for \$2,503,800 CON SEGB.

# DESIGN REPORT

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

October 25, 2023

Fishery and Water Quality Field Operations Facility  
South Central Region Fisheries Operations  
Fitchburg, WI

**Project Number: 22A2D**

**For the:** Department of Natural Resources

**Project Manager:** Jim Schaefer

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

## 1. Project Description:

This project will construct a new building to allow fisheries staff to maintain equipment in clean, disinfected, and ready condition. The building will be comprised of three parts: 1) A disinfection garage bay that will allow staff to disinfect their field equipment. 2) An equipment repair and laboratory space to perform maintenance and repair of sampling gear and equipment, and to process fisheries and aquatic samples. 3) An unheated equipment storage area. The Space needed is 10,500 SF; half of which will be heated. Utilities will be extended for electric, mechanical, and plumbing needs. Sitework will include renovated pavement, stormwater drainage improvements, and removal of two existing sheds.

## 2. Authorized Budget and Funding Source:

This project was enumerated in 2021 Wisconsin Act 58 for \$2,503,800 CON SEGB.

## 3. Schedule:

Bid Opening:	Apr 2024
Start of Construction:	Jun 2024
Substantial Completion / Occupancy:	Feb 2025

## 4. Budget Summary:

Construction:	\$2,397,800
A/E Fees:	\$208,800
DFD Mgt:	\$110,400
Contingency:	\$360,000
Equipment:	\$20,000
Other Fees:	\$23,800
<b>Total Project Cost:</b>	<b>\$3,120,800</b>



BUILDING COMMISSION REQUESTS / ITEMS

October 25, 2023

Subcommittee	Full Commission
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14. Dodgeville Service Center – Multifunctional Field Support Building – Request the following:

- a) Approve the Design Report; and
- b) Authority to construct the Multifunctional Field Support Building for an estimated total cost of \$3,771,200 CON SEGB.

In December 2022, the SBC authorized the release of \$136,000 BTF-Planning to prepare preliminary plans and a Design Report for this project.

This project was enumerated in 2021 Wisconsin Act 58 for \$3,432,900 CON SEGB.

**AGENCY REQUEST FOR  
STATE BUILDING COMMISSION ACTION  
OCTOBER 2023  
REQUEST #14**

**AGENCY:** Department of Natural Resources

**DNR CONTACT:** Dan Olson, (608) 293-1662, [daniel.olson@wisconsin.gov](mailto:daniel.olson@wisconsin.gov)

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

**LOCATION:** Dodgeville Service Center, Iowa County

**PROJECT REQUEST:** Request the following:

- a) Approve the Design Report; and
- b) Authority to construct the Multifunctional Field Support Building for an estimated total cost of \$3,771,200 CON SEGB.

**PROJECT NUMBER:** 22D3E

**PROJECT DESCRIPTION:**

The project will construct a new storage and program building with 3,840 SF of heated space and 6,720 SF of unheated space. It will provide space for five DNR Bureaus: Law Enforcement, Forestry, Fisheries Management, Wildlife Management, and Water Quality, and there will be shared shop utilities and a disinfection/wash bay. The building will be comprised of three parts: a heated secure law enforcement area for equipment and evidence processing; a heated equipment readiness and repair area with a disinfection station; and an unheated storage area.

**PROJECT JUSTIFICATION:**

All the programs who will use the building have a need to have field equipment and vehicles to perform their primary functions of protecting and enhancing our natural resources. All five programs have a need for large equipment that needs to be stored safely and securely to conduct the business services they provide, and to allow staff to maintain equipment in clean, disinfected, and ready conditions. Equipment such as boats, vehicles, trailers, UTVs/ATVs and fire control equipment all need to be stored safely and securely and in response-ready condition close to where the staff who will use the equipment are located. This equipment also needs regular repair and maintenance as working in the field can be rough on equipment. Staff safety and effectiveness in conducting their job duties is often paramount on having safe and working equipment. Costs have increased beyond the 2021 enumeration due to the need to add heating to the evidence storage area, putting in enhanced steam cleaning for the Fisheries bay, and installing card readers at all exterior doors.

The Dodgeville Field Office building is no longer an active customer service center but is a very active field office. The property was acquired in 1984 and is 3.63 acres. The building site proposed is on the western side of the property. Many programs work out of the office including Fisheries Management, Wildlife Management, Forestry, Water Quality, Law Enforcement, Office of Applied Sciences, and several other programs.

**BUDGET/SCHEDULE:**

Construction	\$2,847,700
Design	\$250,000
DFD Mgt	\$131,000
Contingency	\$427,000
Equipment	\$100,000
Other Fees	\$15,500
<b>TOTAL</b>	<b>\$3,771,200</b>

SBC Approval	Oct 2023
A/E Selection	Jul 2022
Design Report	Oct 2023
Bid Opening	May 2024
Start Construction	Jul 2024
Substantial Completion	May 2025
Final Completion	Nov 2025

**PREVIOUS ACTION:** In December 2022, the SBC authorized the release of \$136,000 BTF-Planning to prepare preliminary plans and a Design Report for this project.

This project was enumerated in 2021 Wisconsin Act 58 for \$3,432,900 CON SEGB.

# DESIGN REPORT

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

October 25, 2023

Multifunctional Field Support Building  
Dodgeville Service Center  
Dodgeville, WI

**Project Number:** 22D3E

**For the:** Department of Natural Resources

**Project Manager:** Jim Schaefer

**Architect/Engineer:** HSR Associates, Inc.  
La Crosse, WI

## 1. Project Description:

The project will construct a new storage and program building to allow staff to maintain equipment in clean, disinfected, and ready conditions. It will provide space for five DNR Bureaus: Law Enforcement, Forestry, Fisheries Management, Wildlife Management, and Water Quality. The building will be comprised of three parts: a heated secure law enforcement area for equipment and evidence processing; a heated equipment readiness and repair area with a disinfection station; and an unheated storage area.

## 2. Authorized Budget and Funding Source:

This project was enumerated in 2021 Wisconsin Act 58 for \$3,432,900 CON SEGB.

## 3. Schedule:

Bid Opening:	May 2024
Start of Construction:	Jul 2024
Substantial Completion / Occupancy:	May 2025

## 4. Budget Summary:

Construction:	\$2,847,700
A/E Fees:	\$250,000
DFD Mgt:	\$131,000
Contingency:	\$427,000
Equipment:	\$100,000
Other Fees:	\$15,500
<b>Total Project Cost:</b>	<b>\$3,771,200</b>

BUILDING COMMISSION REQUESTS / ITEMS

October 25, 2023

Subcommittee	Full Commission
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15. Peninsula State Park – Flush Toilet and Shower

Facilities Renovation – Request the following:

- a) Approve the Design Report; and
- b) Authority to construct the Flush Toilet and Shower Facilities Renovation project for an estimated total cost of \$2,930,700 (\$2,091,400 GFSB and \$839,300 STWD).

In May 2023, the SBC authorized the release of \$163,000 BTF-Planning to prepare preliminary plans and a Design Report for this project.

The Welcker’s Campground portion of this project was enumerated in 2021 Wisconsin Act 58 for \$2,091,400 GFSB.

**AGENCY REQUEST FOR  
STATE BUILDING COMMISSION ACTION  
OCTOBER 2023  
REQUEST #15**

**AGENCY:** Department of Natural Resources

**DNR CONTACT:** Dan Olson, (608) 293-1662, [daniel.olson@wisconsin.gov](mailto:daniel.olson@wisconsin.gov)

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

**LOCATION:** Peninsula State Park, Door County

**PROJECT REQUEST:** Request the following:

- a) Approve the Design Report; and
- b) Authority to construct the Flush Toilet and Shower Facilities Renovation project for an estimated total cost of \$2,930,700 (\$2,091,400 GFSB and \$839,300 STWD).

**PROJECT NUMBER:** 22F2I

**PROJECT DESCRIPTION:**

This project will renovate three facilities in Welcker's Campground including two toilet/shower buildings and one flush toilet facility, along with one toilet/shower building and one flush toilet facility in the North Nicolet Campground. All interior fixtures, finishes, partitions, mechanicals, electrical, and floor slab will be removed and reconstructed. New building layouts will provide accessible toilets and showers as well as family restrooms in four of the buildings. Lateral water lines will be replaced as well as sanitary sewer lines to the next structure.

**PROJECT JUSTIFICATION:**

The facilities are outdated and beginning to fail. The existing tile is falling off the walls and floors, which is creating hazards to the visitors at the campground. The plumbing utilities are also deteriorating, including the sewer lines serving the facilities. Visitors continue to complain about the condition of the facilities and the buildings' deterioration leads many visitors to drive to other campgrounds within the property to use their updated facilities. This causes crowding at other campground facilities and increases use and wear on those buildings.

The North Nicolet Campground portion of this project was added during the design consultant selection process, which makes the design, bidding, and construction process more efficient and economical for the State of Wisconsin.

Peninsula State Park, located near Fish Creek in Door County, was established in 1910. It is one of the busiest state parks in the system, with more than 205,000 camper days, over a million visitors each year, and annual revenues of approximately \$2 million. Peninsula State Park has 468 campsites, 3 group camps, a summer theater, an 18-hole golf course, beaches, bike trails, a lighthouse, and eight miles of shoreline. The park also offers hunting, fishing, and boat access to Lake Michigan. Peninsula is open year-round, with the peak season running from May through October, and is a popular destination for tourism in the Door County region.

**BUDGET/SCHEDULE:**

Construction	\$2,167,900
Design	\$320,100
DFD Mgt	\$100,500
Contingency	\$342,200
<b>TOTAL</b>	<b>\$2,930,700</b>

SBC Approval	Oct 2023
A/E Selection	Jul 2022
Design Report	Oct 2023
Bid Opening	Mar 2024
Start Construction	May 2024
Substantial Completion	Jan 2025
Final Completion	Feb 2025

**PREVIOUS ACTION:** In May 2023, the SBC authorized the release of \$163,000 BTF-Planning to prepare preliminary plans and a Design Report for this project.

The Welcker's Campground portion of this project was enumerated in 2021 Wisconsin Act 58 for \$2,091,400 GFSB.

# DESIGN REPORT

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

October 25, 2023

Renovate Flush Toilet and Shower Facilities  
Peninsula State Park  
Town of Gibraltar, WI

**Project Number:** 22F2I

**For the:** Department of Natural Resources

**Project Manager:** Peggy Wischhoff, P.E.

**Architect/Engineer:** Kontext Architects  
Sun Prairie, WI

## 1. Project Description:

Renovate 3 toilet/shower buildings and 2 flush toilet facilities at Peninsula State Park. All interior fixtures, finishes, partitions, mechanicals, electrical, and floor slab will be removed and reconstructed. New building layouts will provide accessible toilets and showers as well as family restrooms in 4 of the buildings. Lateral water lines will be replaced as well as sanitary sewer lines to the next structure.

## 2. Authorized Budget and Funding Source:

This project was enumerated in 2021 Wisconsin Act 58 for \$2,091,400 GFSB.

## 3. Schedule:

Bid Opening:	Mar 2024
Start of Construction:	May 2024
Substantial Completion / Occupancy:	Jan 2025

## 4. Budget Summary:

Construction:	\$2,167,900
A/E Fees:	\$320,100
DFD Mgt:	\$100,500
Contingency:	\$342,200
<b>Total Project Cost:</b>	<b>\$2,930,700</b>



BUILDING COMMISSION REQUESTS / ITEMS

October 25, 2023

Subcommittee	Full Commission
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16. 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.

<b>Facility Maintenance and Repair</b>		<b>\$1,918,700</b>
Lake Mills	Concrete Kettle/Retaining Wall Repl	\$1,918,700
Fish Hatch	(\$1,918,700 CON SEGB)	
 <b>Utility Repair and Renovation</b>		 <b>\$727,900</b>
Peninsula	Replace Camp Water Line Laterals	\$727,900
SP	(\$363,950 STWD; \$363,950 FED)	
 <b>TOTALS</b>	 <b>\$363,950 STWD    \$363,950 FED</b>	
	<b>\$1,918,700 CON SEG</b>	<b>\$2,646,600</b>

**AGENCY REQUEST FOR  
STATE BUILDING COMMISSION ACTION  
OCTOBER 2023  
REQUEST #16**

**AGENCY:** Department of Natural Resources

**DNR CONTACT:** Dan Olson, (608) 293-1662, [daniel.olson@wisconsin.gov](mailto:daniel.olson@wisconsin.gov)

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

**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.

<b>Facility Maintenance and Repair</b>						
<b>LOCATION</b>	<b>PROJ. NO.</b>	<b>PROJECT TITLE</b>	<b>STWD</b>	<b>FED</b>	<b>CON SEGB</b>	<b>TOTAL</b>
Lake Mills State Fish Hatchery (Jefferson Co.)	22J1X	Concrete Kettle and Retaining Wall Replacement	\$0	\$0	\$1,918,700	\$1,918,700
<b>Facility Maintenance and Repair Total</b>			<b>\$0</b>	<b>\$0</b>	<b>\$1,918,700</b>	<b>\$1,918,700</b>

<b>Utility Repair and Renovation</b>						
<b>LOCATION</b>	<b>PROJ. NO</b>	<b>PROJECT TITLE</b>	<b>STWD</b>	<b>FED</b>	<b>CON SEGB</b>	<b>TOTAL</b>
Peninsula State Park (Door Co.)	22H2H	Replace Campground Water Line Laterals	\$363,950	\$363,950	\$0	\$727,900
<b>Utility Repair and Renovation Total</b>			<b>\$363,950</b>	<b>\$363,950</b>	<b>\$0</b>	<b>\$727,900</b>

	<b>STWD</b>	<b>FED</b>	<b>CON SEGB</b>	<b>TOTAL</b>
<b>TOTALS</b>	<b>\$363,950</b>	<b>\$363,950</b>	<b>\$1,918,700</b>	<b>\$2,646,600</b>

**Lake Mills State Fish Hatchery – Concrete Kettle and Retaining Wall Replacement (22J1X)**

**Project Description and Justification:**

The project will remove and replace two concrete retaining weir walls, 21 concrete water control and fish capture kettles, and make miscellaneous drainage improvements to the existing facility. Drainage improvements include fill placement in ponds, drainage line replacement, and cured-in-

place-pipe (CIPP) lining. Existing water and air supply lines will be extended, rerouted, and reconnected to the new kettles.

The current structures are approximately 60 years old with crumbling concrete that is no longer patchable, with rusting metal valve components. These structures control water levels in rearing ponds that raise walleye, musky, and northern pike for stocking into public waters in southern Wisconsin. By replacing the pond kettles, the hatchery will remain viable to support a broad fisheries stocking plan. These stocked fisheries provide recreation and economic opportunities for license holders and businesses that thrive on strong fishing opportunities, and cold water and cool water fish species are both reared at this facility.

Lake Mills State Fish Hatchery is in the southeastern portion of the state in Jefferson County. The U.S. Fish and Wildlife Service (USFWS) purchased Lake Mills State Fish Hatchery in 1931. USFWS operated the facility until 1983 and DNR took over temporary operation, and in 1988, DNR was given total control of the facility. The entire site contains about 74 acres and receives about 500 visitors per year, with most being school groups taking tours of the facility and learning about fish stocking in the state.

**Budget/Schedule:**

Construction	\$1,438,300	SBC Approval	Oct 2023
Design	\$111,600	A/E Selection	Dec 2022
DFD Mgt	\$69,100	Bid Opening	Jul 2024
Contingency	\$287,700	Start Construction	Sep 2024
Other Fees	\$12,000	Substantial Completion	Sep 2025
<b>TOTAL</b>	<b>\$1,918,700</b>	Final Completion	Oct 2025

**Previous Action:** None.

**Peninsula State Park – Replace Campground Waterline Laterals (22H2H):**

**Project Description and Justification:**

This project will replace waterline laterals at nine separate locations throughout the park’s campgrounds. These laterals and water lines are mostly galvanized pipes that are beyond their service lives and need to be replaced. In addition, isolation valves will be added to all the water fountains within the campgrounds. These valves will allow DNR to flush the water system more efficiently in the spring and will allow for maintenance on individual fountains while maintaining the overall park’s water supply.

A sewer and water line study was completed at the park in 2012. Although most of the sewer lines were found to be in fair condition, the water lines were found to be nearing the end of their useful lives. Due to the type of water and rock found at the park, combined with the pipe material used, there is a considerable amount of rust accumulation and severe scaling that settles in the pipes. This reduces the service lives of all fixtures throughout the park and results in poor service to park users, with regular interruptions of service due to failures in lines and fixtures. This project is necessary to upgrade the water supply system in the park and to bring the park operations into compliance with current pumping codes.

Peninsula State Park, located near Fish Creek in Door County, was established in 1910. It is one of the busiest state parks in the system, with more than 205,000 camper days, over a million visitors each year, and annual revenues of approximately \$2 million. The park has 468 campsites, three group camps, a summer theater, an 18-hole golf course, beaches, bike trails, a lighthouse, and eight miles of shoreline. Peninsula is open year-round, with the peak season running from May through October, and offers hunting, fishing, and boat access to Lake Michigan.

**Budget/Schedule:**

Construction	\$556,000
Design	\$55,300
DFD Mgt	\$25,600
Contingency	\$83,400
Other Fees	\$7,600
<b>TOTAL</b>	<b>\$727,900</b>

SBC Approval	Oct 2023
A/E Selection	Aug 2022
Bid Opening	Feb 2024
Start Construction	May 2024
Substantial Completion	Oct 2024
Final Completion	Nov 2024

**Previous Action:** None.

October 25, 2023

Subcommittee

Full Commission

**Department of Public Instruction**

17. Wisconsin School for the Deaf and Hard of Hearing – New Student Dormitory BTF Release – Request the release of \$1,050,500 Building Trust Funds (BTF)- Planning to prepare preliminary plans and a Design Report for the New Student Dormitory at the Wisconsin School for the Deaf and Hard of Hearing.

This enumeration was amended in 2021 Wisconsin Act 19 for \$25,000,000 (\$17,611,700 GFSB and \$7,388,300 EX-GFSB) to construct a new dormitory in place of Huff Hall.

This project was enumerated in 2019 Wisconsin Act 9 for \$7,388,300 GFSB to renovate the existing Huff Hall.

Subcommittee	Full Commission

**AGENCY REQUEST FOR  
STATE BUILDING COMMISSION ACTION  
OCTOBER 2023  
REQUEST #17**

**AGENCY:** Department of Public Instruction

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

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

**LOCATION:** Wisconsin School for the Deaf and Hard of Hearing, Walworth County

**PROJECT REQUEST:** Request the release of \$1,050,500 Building Trust Funds (BTF)- Planning to prepare preliminary plans and a Design Report for the New Student Dormitory at the Wisconsin School for the Deaf and Hard of Hearing.

**PROJECT NUMBER:** 22G2W

**PROJECT DESCRIPTION:**

This project designs and constructs a new 43,800 SF, three-story campus dormitory to replace the existing 87,106 SF dormitory, Huff Hall. Coed student residents range in age from kindergarten to 21 years old. K-12 students will occupy the lower two levels while young adult students will occupy the top floor as part of the Agency's step program, for transitioning to independent living. A "great hall" break-out and circulation space will separate the private areas of the dormitory from the public areas of the adjacent student and education centers, located on the ground floor. A direct internal connection to the campus's dining services, located in Hannon Hall will be provided. The proposed new dormitory will be three stories tall and will house approximately 100 beds, a multi-purpose room, laundry, campus receiving, and student life administration offices. The proposed location for the new building is adjacent to the existing Hannon Hall, to which the new dormitory will connect internally at grade level. Demolition of the existing Baran Hall building, currently occupying the proposed footprint, is included in the scope of this project.

The new facility will have full fire suppression, to meet current residential occupancy requirements and would complete connectivity of all campus buildings, improving security and omitting need to connect Huff Hall to the main campus across a fire access lane. The new dormitory will have separate wings for female and male students with age groups further separated on three different levels. The layout of student rooms will permit line of sight supervision from a single workstation. Rooms will be a variety of sizes, from 4-bed units to single bed units, allowing accommodations for the diverse student population. Site improvements around the new dormitory will include a large outdoor play area and redevelopment of the existing parking lot to improve stall layout efficiency and safe vehicle circulation around the new facility.

**PROJECT JUSTIFICATION:**

This project replaces the existing 50-year-old campus dormitory, Huff Hall, with a properly sized facility capable of providing the accessibility, safety, technology, and comfort required by current and future student enrollment. A 1972 campus master plan over-projected enrollment, sizing Huff Hall to accommodate about 300 students. However, the present enrollment for the 2020-2021 school year was in the range of 110 students.

In addition to the existing dormitory being oversized, immediate upgrades to the fire suppression system and associated abatement work will cost the State an estimated \$7,000,000. Continued maintenance on the aging and under-utilized facility has also burdened campus staff and state funding.

**PREVIOUS ACTION:** This enumeration was amended in 2021 Wisconsin Act 19 for \$25,000,000 (\$17,611,700 GFSB and \$7,388,300 EX-GFSB) to construct a new dormitory in place of Huff Hall.

This project was enumerated in 2019 Wisconsin Act 9 for \$7,388,300 GFSB to renovate the existing Huff Hall.

October 25, 2023

Subcommittee	Full Commission
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**Department of Transportation**

18. 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.

<b>Facility Maintenance and Repair</b>		<b>\$307,700</b>
MIL NW	Service Center Renovation (Increase)	\$307,700
DMV	\$307,700 SEGRB)	
 <b>Utility Repair and Renovation</b>		 <b>\$1,187,500</b>
Osseo	Tower Replacement	\$1,187,500
State	(\$1,187,500 SEGRB)	
Patrol		
 <b>TOTAL</b>		 <b>\$1,495,200</b>

In August 2022, the SBC approved the Milwaukee Northwest DMV Service Center Renovation project for \$1,121,000 SEGRB.



**AGENCY REQUEST FOR  
STATE BUILDING COMMISSION ACTION  
OCTOBER 2023  
REQUEST #18**

**AGENCY:** Department of Transportation

**DOT CONTACT:** Jody Grossman, (608) 267-4479, [jody.grossman@dot.wi.gov](mailto:jody.grossman@dot.wi.gov)

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

**LOCATION:** Statewide

**PROJECT REQUEST:** Request the following:

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

<b>Facility Maintenance and Repair</b>			
<b>LOCATION</b>	<b>PROJ. NO.</b>	<b>PROJECT TITLE</b>	<b>SEGRB</b>
Milwaukee Northwest DMV (Milwaukee Co.)	21A2A	Service Center Renovation (Increase)	\$307,700
<b>Facility Repair and Renovation Total</b>			<b>\$307,700</b>

<b>Utility Repair and Renovation</b>			
<b>LOCATION</b>	<b>PROJ. NO.</b>	<b>PROJECT TITLE</b>	<b>SEGRB</b>
Osseo State Patrol (Eau Claire Co.)	22I2E	Tower Replacement	\$1,187,500
<b>Utility Repair and Renovation Total</b>			<b>\$1,187,500</b>

**TOTAL** **\$1,495,200**

**Milwaukee Northwest DMV – Service Center Renovation (Increase) (21A2A):**

**Project Description and Justification:**

This project performs a series of upgrades to the Milwaukee Northwest DMV location. The project scope includes repairing the exterior envelope, installing a new acoustic ceiling with LED lighting, constructing ADA restroom improvements and general interior finish upgrades, and reconfiguring the customer lobby space to meet current program needs. This project also updates electrical/data infrastructure and replaces outdated mechanical and plumbing system components.

The current 9,267 GSF DMV was built in 1989 and was last renovated in 2008. This project extends the useful life of the building and updates the floor plan to meet current business and

customer needs. Mechanical, plumbing, and electrical/data infrastructure need improvements to satisfy current program requirements and customer needs. There have been changes to security protocol and accessibility requirements, which require various physical alterations of the building. This work will occur while the DMV remains open and operational, so construction costs reflect work taking place while the building is occupied.

This request increases the project budget to accept bids received on September 6, 2023 for the project scope approved by the SBC in August 2022 and to complete the originally approved project scope and intent and maintain an adequate construction contingency.

**Budget/Schedule:**

Construction	\$1,144,500
Design	\$99,300
DFD Mgt	\$50,400
Contingency	\$114,500
Equipment	\$20,000
<b>TOTAL</b>	<b>\$1,428,700</b>

SBC Approval	Oct 2023
A/E Selection	Jan 2022
Bid Opening	Aug 2023
Start Construction	Dec 2023
Substantial Completion	July 2024
Final Completion	Oct 2024

**Previous Action:** In August, 2022, the SBC approved this project for \$1,121,000 SEGRB.

**Osseo State Patrol – Tower Replacement (22I2E):**

**Project Description and Justification:**

This project constructs a new 330’ self-supported radio communications tower and installs a new outdoor 50kw generator and 1,000-gallon propane tank on the current site. The existing equipment shelter will remain.

The original tower was built in 1992. During a civil site assessment in September 2020, the existing tower failed the structural analysis and was deemed not structurally adequate. The tower is failing at several locations including the support legs, guy wires and anchors.

**Budget/Schedule:**

Construction	\$909,700
Design	\$80,800
DFD Mgt	\$41,900
Contingency	\$136,500
Other Fees	\$18,600
<b>TOTAL</b>	<b>\$1,187,500</b>

SBC Approval	Oct 2023
A/E Selection	Mar 2023
Bid Opening	Jan 2024
Start Construction	Apr 2024
Substantial Completion	Jul 2025
Final Completion	Aug 2025

**Previous Action:** None.

October 25, 2023

Subcommittee

Full Commission

**Department of Veterans Affairs**

19. Southern Wisconsin Veterans Memorial Cemetery – Administration Building Expansion – Request the following:

- a) Approve the Design Report; and
- b) Authority to construct the Administration Building Expansion project for an estimated total cost of \$3,708,000 (\$1,083,000 SEG-REV, \$2,502,000 EX-GFSB and \$123,000 PR-CASH).

This project was enumerated in 2023 Wisconsin Act 19 for \$3,708,000 (\$1,083,000 SEG-REV, \$2,502,000 EX-GFSB and \$123,000 PR-CASH).

In December 2021, the SBC approved a Design Report, authorized a budget increase of \$417,400 (\$326,000 GFSB and \$91,400 PR-CASH), and provided authority to construct this 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 Act 9 for \$2,176,000 GFSB.

	Subcommittee	Full Commission
<p>19. <u>Southern Wisconsin Veterans Memorial Cemetery – Administration Building Expansion</u> – Request the following:</p> <ul style="list-style-type: none"> <li>a) Approve the Design Report; and</li> <li>b) Authority to construct the Administration Building Expansion project for an estimated total cost of \$3,708,000 (\$1,083,000 SEG-REV, \$2,502,000 EX-GFSB and \$123,000 PR-CASH).</li> </ul> <p>This project was enumerated in 2023 Wisconsin Act 19 for \$3,708,000 (\$1,083,000 SEG-REV, \$2,502,000 EX-GFSB and \$123,000 PR-CASH).</p> <p>In December 2021, the SBC approved a Design Report, authorized a budget increase of \$417,400 (\$326,000 GFSB and \$91,400 PR-CASH), and provided authority to construct this project for a revised estimated total cost of \$2,593,400 (\$2,502,000 GFSB and \$91,400 PR-CASH).</p> <p>This project was enumerated in 2019 Act 9 for \$2,176,000 GFSB.</p>		

**AGENCY REQUEST FOR  
STATE BUILDING COMMISSION ACTION  
OCTOBER 2023  
REQUEST #19**

**AGENCY:** Department of Veterans Affairs

**DVA CONTACT:** Mason Henkel, 920-763-8120, [Mason.henkell@dva.wisconsin.gov](mailto:Mason.henkell@dva.wisconsin.gov)

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

**LOCATION:** Southern Wisconsin Veterans Memorial Cemetery, Racine County

**PROJECT REQUEST:** Request the following:

- a) Approve the Design Report; and
- b) Authority to construct the Administration Building Expansion project for an estimated total cost of \$3,708,000 (\$1,083,000 SEG-REV, \$2,502,000 EX-GFSB and \$123,000 PR-CASH).

**PROJECT NUMBER:** 20A3L

**PROJECT DESCRIPTION:**

This project includes construction of an approximately 2,621 SF building addition to the west. The first-floor addition spaces include office workspace, an elevator, family meeting rooms, waiting room, and an overlook with 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. An approximate 465 SF addition to the east creates an entry space with a reception desk. The HVAC system will reuse the existing gas-fired furnaces to serve the renovated areas of the building along with the new entrance. A new hot water boiler will be provided to serve the new addition's heating loads. 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, and a fire alarm system will be added.

**PROJECT JUSTIFICATION:**

The Southern Wisconsin Veterans Memorial Cemetery (SWVMC) is currently the 5th busiest state cemetery in the country and the present configuration does not allow for the privacy or compassionate support DVA wishes to provide. In addition, USDVA Veterans Cemetery Grants Services (VCGS) will be opening SWVMC to out-of-state burials in the year 2025, and SWVMC is expecting burial rates to double. As a result, additional administration space is needed to meet this projected demand in burials.

**BUDGET/SCHEDULE:**

Construction	\$2,613,700	SBC Approval	Oct 2023
Design	\$176,000	A/E Selection	Jul 2020
DFD Mgt	\$120,300	Design Report	Aug 2023
Contingency	\$392,000	Bid Opening	Jan 2024
Equipment	\$201,000	Start Construction	Mar 2024
Other Fees	\$205,000	Substantial Completion	Apr 2025
<b>TOTAL</b>	<b>\$3,708,000</b>	Final Completion	Jul 2025

**PREVIOUS ACTION:** This project was enumerated in 2023 Wisconsin Act 19 for \$3,708,000 (\$1,083,000 SEG-REV, \$2,502,000 EX-GFSB and \$123,000 PR-CASH).

In December 2021, the SBC approved a Design Report, authorized a budget increase of \$417,400 (\$326,000 GFSB and \$91,400 PR-CASH), and provided authority to construct this 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.

# DESIGN REPORT

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

October 25, 2023

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 an approximate 2,621 sq ft building addition to the west. Addition structure is brick block exterior walls with wood structural framing. The first floor addition spaces include office workspace, an elevator, family meeting rooms, waiting room, and an overlook with a 2 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. An approximate 465 sq ft addition to the east creates an entry space with reception desk. The HVAC system will reuse the existing gas-fired furnaces to serve the renovated areas of the building along with the new entrance. A new hot water boiler will be provided to serve the new addition heating loads. 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.

## 2. Authorized Budget and Funding Source:

This project was enumerated in 2023 Wisconsin Act 19 for \$3,708,000 (\$1,083,000 SEG-REV, \$2,502,000 EX-GFSB, \$123,000 PR-CASH). This project had been previously enumerated in 2019 Wisconsin Act 9 for \$2,176,000 GFSB.

## 3. Schedule:

Bid Opening:	Jan 2024
Start of Construction:	Mar 2024
Substantial Completion / Occupancy:	Apr 2025

## 4. Budget Summary:

Construction	\$2,613,700
A/E Fees	\$176,000
DFD Mgmt	\$120,300
Contingency	\$392,000
Equipment	\$201,000
Other Fees	\$205,000
<b>Total Project Cost</b>	<b>\$3,708,000</b>

BUILDING COMMISSION REQUESTS / ITEMS

October 25, 2023

Subcommittee	Full Commission
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20. 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.

<b>Facility Maintenance and Repair</b>		<b>\$1,799,700</b>
Union	Fairchild Hall Various Upgrades	\$1,799,700
Grove	(\$1,799,700 FED)	

**AGENCY REQUEST FOR  
STATE BUILDING COMMISSION ACTION  
OCTOBER 2023  
REQUEST #20**

**AGENCY:** Department of Veterans Affairs

**DVA CONTACT:** Christy Roberts, (608) 219-4700, [christy.roberts@dva.wisconsin.gov](mailto:christy.roberts@dva.wisconsin.gov)

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

**LOCATION:** Wisconsin Veterans Home at Union Grove, Racine 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.

<b>Facility Maintenance and Repair</b>			
<b>LOCATION</b>	<b>PROJ. NO</b>	<b>PROJECT TITLE</b>	<b>FED</b>
Wisconsin Veterans Home at Union Grove (Racine Co.)	22D2V	Fairchild Hall Various Upgrades	\$1,799,700
<b>Facility Maintenance and Repair Total</b>			<b>\$1,799,700</b>

**PROJECT DESCRIPTION:**

This project will convert the existing HVAC system into a multi-zone system with thermostats in each of the private member rooms as well as upgrade the existing pneumatic HVAC controls. In addition, this project will also replace the existing dining room flooring with low maintenance and durable flooring, address fire alarm system deficiencies, and replace the sanitary sewer piping.

**PROJECT JUSTIFICATION:**

The goal of this project is to correct various maintenance and safety issues of concern. Leaking pipes, domestic water flow issues, the inability to maintain hot water supply, and sewer backups are items that need to be corrected. The project also needs to correct issues with the HVAC system's inability to maintain a steady temperature as some of the member rooms are very uncomfortable. The plank flooring system in the dining room has become a safety issue due to planks repeatedly buckling so the renovation on the floor is necessary.

**BUDGET/SCHEDULE:**

Construction	\$1,359,600
Design	\$173,500
DFD Mgt	\$62,600
Contingency	\$204,000
<b>TOTAL</b>	<b>\$1,799,700</b>

SBC Approval	Oct 2023
A/E Selection	Jul 2022
Bid Opening	Apr 2024
Start Construction	Jun 2024
Substantial Completion	Feb 2025
Final Completion	May 2025

**PREVIOUS ACTION:** None.



BUILDING COMMISSION REQUESTS / ITEMS

October 25, 2023

Subcommittee

Full Commission

**State Fair Park**

21. 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.

<b>Facility Maintenance and Repair</b>		<b>\$2,999,900</b>
SFP	Exposition Center HVAC Replacement (\$2,999,900 SEG-REV)	\$2,999,900
 <b>Utility Repair and Renovation</b>		 <b>\$744,100</b>
SFP	Police Dept Site Improvements (\$744,100 SEG-REV)	\$744,100
 <b>TOTAL</b>		 <b>\$3,744,000</b>

**AGENCY REQUEST FOR  
STATE BUILDING COMMISSION ACTION  
OCTOBER 2023  
REQUEST #21**

**AGENCY:** Wisconsin State Fair Park

**SFP CONTACT:** John Decker, (414) 469-2650, [john.decker@wistatefair.com](mailto:john.decker@wistatefair.com)

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

**LOCATION:** State Fair Park, Milwaukee 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.

<b>Facility Maintenance and Repair</b>			
<b>LOCATION</b>	<b>PROJ. NO.</b>	<b>PROJECT TITLE</b>	<b>SEG-REV</b>
State Fair Park (Milwaukee Co.)	21I1G	Exposition Center HVAC Replacement	\$2,999,900
<b>Facility Maintenance and Repair Total</b>			<b>\$2,999,900</b>

<b>Utility Repair and Renovation</b>			
<b>LOCATION</b>	<b>PROJ. NO.</b>	<b>PROJECT TITLE</b>	<b>SEG-REV</b>
State Fair Park (Milwaukee Co.)	22D1J	Police Department Site Improvements	\$744,100
<b>Utility Repair and Renovation Total</b>			<b>\$744,100</b>

**TOTAL** **\$3,744,000**

**State Fair Park – Exposition Center HVAC Replacement (21I1G):**

**Project Description and Justification:**

This project will replace four hot water boilers and six associated hot water pumps; replace boiler flue venting; replace five roof mounted air-cooled condensing units, associated refrigerant piping and five direct expansion cooling coils in existing air handling units. In addition, three air handling systems will be replaced, and ductwork served by several air handling units be insulated to prevent surface condensation from forming. The existing direct digital control system will add a server as a head-end for all future campus control upgrades, and new controllers and BACnet communication trunk wiring will be included for both existing and new mechanical equipment in the Exposition Center.

The State Fair Exposition Center was constructed in 2002 and all mechanical equipment is original to the building and is at the end of their useful lives. Additionally, the building housed a COVID Emergency Center, and this function further strained the aging mechanical systems. This will be the first of a series of replacements to HVAC and related systems at the Expo Center in the coming years.

**Budget/Schedule:**

Construction	\$2,264,500
Design	\$246,200
DFD Mgt	\$104,200
Contingency	\$339,700
Other Fees	\$45,300
<b>TOTAL</b>	<b>\$2,999,900</b>

SBC Approval	Oct 2023
A/E Selection	Sep 2022
Bid Opening	Jun 2024
Start Construction	Sep 2024
Substantial Completion	Jul 2025
Final Completion	Aug 2025

**Previous Action:** None.

**State Fair Park – Police Department Site Improvements (22D1J):**

**Project Description and Justification:**

This project provides necessary site improvements to accommodate the future Police Department Building. The site improvements include new asphalt parking stalls and drive lanes, new automatic and manual gates, and storm sewer modifications to accommodate site drainage. Site improvements also include replaced fences, overhead safety lighting, and landscaping.

The building at 679 S. 76<sup>th</sup> Street is undergoing a renovation to allow it to serve as the new location of the Wisconsin State Fair Park Police. The existing site consists primarily of a gravel base which requires development to allow it to serve as the year-round facility for the Wisconsin State Fair Park Police. Work is being done to complement the renovations, to allow the police facility to be fully operational by the start of the next Wisconsin State Fair, in August 2024.

**Budget/Schedule:**

Construction	\$522,000
Design	\$69,000
DFD Mgt	\$24,100
Contingency	\$79,000
Other Fees	\$50,000
<b>TOTAL</b>	<b>\$744,100</b>

SBC Approval	Oct 2023
A/E Selection	Sep 2022
Bid Opening	Mar 2024
Start Construction	May 2024
Substantial Completion	Jul 2024
Final Completion	Aug 2024

**Previous Action:** None.

October 25, 2023

Subcommittee	Full Commission
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**Wisconsin Historical Society**

22. Wisconsin History Museum – Request the following:
- a) Approve the Design Report; and
  - b) Authority to construct the Wisconsin History Center for an estimated total cost of \$160,625,400 (\$42,341,000 SEG-REV, \$70,000,000 GFSB, and \$48,284,400 GIFTS).

This project was re-enumerated in 2023 Wisconsin Act 19 for \$160,487,000 (\$42,341,000 SEG-REV, \$70,000,000 EX-GFSB, and \$48,146,000 GIFTS).

In June 2022, the SBC approved the release of \$4,000,000 BTF-Planning to prepare preliminary plans and a Design Report for the Wisconsin History Museum.

2021 Wisconsin Act 58 allocated \$4,000,000 BTF to this project for project planning, development, design, site selection, and land and property acquisition.

This project was enumerated in 2019 Wisconsin Act 9 for \$100,000,000 (\$70,000,000 GFSB and \$30,000,000 GIFTS).

**AGENCY REQUEST FOR  
STATE BUILDING COMMISSION ACTION  
OCTOBER 2023  
REQUEST #22**

**AGENCY:** Wisconsin Historical Society

**WHS CONTACT:** Wes Mosman Block, (608) 445-4615,  
[wes.mosmanblock@wisconsinhistory.org](mailto:wes.mosmanblock@wisconsinhistory.org)

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

**LOCATION:** Madison, Dane County

**PROJECT REQUEST:** Request the following:

- a) Approve the Design Report; and
- b) Authority to construct the Wisconsin History Center for an estimated total cost of \$160,625,400 (\$42,341,000 SEG-REV, \$70,000,000 GFSB, and \$48,284,400 GIFTS).

**PROJECT NUMBER:** 19K2R

**PROJECT DESCRIPTION:**

This project constructs a 114,500 GSF museum facility on the City of Madison Block 75 at North Carroll Street and West Mifflin Street on the Capitol Square. The new facility will support WHS' statewide educational and partnerships mission, serving as the central hub to house the core exhibits and staff of the museum, supporting a network of programs and exhibits in partnership with WHS collaborating institutions and groups throughout Wisconsin.

The Block 75 site includes the parcel owned by the Society and other adjoining parcels. This location places the new museum directly across from the State Capitol at the head of State Street, with immediate adjacency to the City of Madison Central Library, the Overture Center for the Arts, the Madison Museum of Contemporary Art, the State Veterans Museum. It will also be located near the Madison Children's Museum.

The adopted Downtown Madison Plan places the site in the "Downtown Core" district and has identified it as an underutilized site with redevelopment potential. Site preparation will include relocation of current uses and the demolition of the existing structures, including the current Wisconsin Historical Museum.

**PROJECT JUSTIFICATION:**

The Wisconsin Historical Society is an educational institution that plays a key role in providing history education for PK-12 students throughout the state, furnishing school resources for teachers of state and local history, and fulfilling a statutory mandate to preserve, share, and exhibit the stories of Wisconsin. To continue our mission to engage students across the state with Wisconsin's rich history, this project will construct a new 21st-century museum on the Capitol Square, which will serve as the hub for statewide history education and outreach.

The current museum is housed in a former hardware store and is inadequate. Its critical problems include public safety considerations, failing technology, major facility maintenance issues, and insufficient space; forcing the museum to turn away hundreds of school children each year. The new museum will offer enough room to nearly double the number of visiting students each year, as well as increase available space, allowing for more display of some of the Society’s largest objects.

This project will allow the Society to provide a meaningful educational experience for over 150,000 people a year and transform the way guests see themselves in the story of Wisconsin. Its close proximity to the Capitol Square will ensure that student groups coming to Madison will be able to visit the State Capitol and the history museum efficiently during the same trip. The new facility will support the Historical Society’s statewide educational and partnership mission, serving as the central hub that will support a network of programs and exhibits in partnership with the Historical Society’s over 400 collaborating institutions and groups throughout Wisconsin’s 72 counties.

**BUDGET/SCHEDULE:**

Construction	\$95,913,300
Design	\$11,287,000
DFD Mgt	\$4,412,000
Contingency	\$14,387,000
Equipment	\$33,932,200
<b>TOTAL</b>	<b>\$160,625,400</b>

SBC Approval	Oct 2023
A/E Selection	Mar 2022
Design Report	Oct 2023
Bid Opening	Jan 2024
Start Construction	Apr 2024
Substantial Completion	Mar 2027
Final Completion	Mar 2028

**PREVIOUS ACTION:** This project was re-enumerated in 2023 Wisconsin Act 19 for \$160,487,000 (\$42,341,000 SEG-REV, \$70,000,000 EX-GFSB, and \$48,146,000 GIFTS).

In June 2022, the SBC approved the release of \$4,000,000 BTF-Planning to prepare preliminary plans and a Design Report for the Wisconsin History Museum.

2021 Wisconsin Act 58 allocated \$4,000,000 BTF to this project for project planning, development, design, site selection, and land and property acquisition.

This project was enumerated in 2019 Wisconsin Act 9 for \$100,000,000 (\$70,000,000 GFSB and \$30,000,000 GIFTS).

# DESIGN REPORT

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

October 25, 2023

Wisconsin History Center  
Historical Society  
Madison, WI

**Project Number:** 19K2R

**For the:** Historical Society

**Project Manager:** Wendy von Below

**Architect/Engineer:** Continuum Architects + Planners, S. C. i.a.w.  
SmithGroup Milwaukee, WI

## 1. Project Description:

This project constructs a museum facility on the City of Madison Block 75 at North Carroll Street and West Mifflin Street on the Capitol Square. The new facility will support WHS' statewide educational and partnerships mission, serving as the central hub to house the core exhibits and staff of the museum, supporting a network of programs and exhibits in partnership with WHS collaborating institutions and groups throughout Wisconsin. The museum concept program consists of approximately 114,500 GSF, which yields approximately 64,865 of net (or assignable) SF.

## 2. Authorized Budget and Funding Source:

This project was enumerated in 2023 Wisconsin Act 19 for \$160,487,000 (\$42,341,000 SEG-REV, \$70,000,000 EX -GFSB and \$48,146,000 GIFTS).

## 3. Schedule:

Bid Opening:	Jan 2024
Start of Construction:	Apr 2024
Substantial Completion / Occupancy:	Mar 2027

### Budget Summary:

Construction:	\$95,913,300
A/E Fees:	\$11,287,000
DFD Mgt:	\$4,412,000
Contingency:	\$14,387,000
Equipment:	\$33,932,200
Other Fees:	\$693,900
<b>Total Project Cost:</b>	<b>\$160,625,400</b>

BUILDING COMMISSION REQUESTS / ITEMS

October 25, 2023

Subcommittee	Full Commission
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23. 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.

<b>Facility Maintenance and Repair</b>		<b>\$2,987,300</b>
Villa	Roof and Structural Improvements	\$2,987,300
Louis	(\$2,987,300 SEG-REV)	



**AGENCY REQUEST FOR  
STATE BUILDING COMMISSION ACTION  
OCTOBER 2023  
REQUEST #23**

**AGENCY:** Wisconsin Historical Society

**WHS CONTACT:** Omar Armendariz, (608) 287-9081,  
[omar.armendariz@wisconsinhistory.org](mailto:omar.armendariz@wisconsinhistory.org)

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

**LOCATION:** Villa Louis Mansion, Crawford 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.

<b>Facility Maintenance and Repair</b>			
<b>LOCATION</b>	<b>PROJ. NO.</b>	<b>PROJECT TITLE</b>	<b>SEG-REV</b>
Villa Louis Mansion (Crawford Co. )	22J1Q	Roof and Structural Improvements	\$2,987,300
<b>Facility Maintenance and Repair Total</b>			<b>\$2,987,300</b>

**PROJECT DESCRIPTION:**

This project will address restoration and structural improvements at the Villa Louis Mansion. This will include replacement, repair and restoration of the mansion’s roof and insulation, chimney tuckpointing, decorative woodwork restoration, veranda roof, windows and doors, and installing new gutters and downspouts. This project also includes structural improvements, such as repouring new foundations for stairs, excavating along walls and improving concrete building foundations. There will also be site protection and restoration, including protection of the recently replaced walkways around the mansion.

**PROJECT JUSTIFICATION:**

The Wisconsin Historical Society had a structural evaluation report developed for the Villa Louis Mansion, which identified several areas of needed repair and improvement. Roof coverings have reached the end of their service lives, with the shingle roof becoming brittle, and the flat seam roof atop the home experiencing active leaking. There is structural deterioration at building columns due to inadequate roof water management, including issues with gutters and downspouts. Veranda doors and windows have deteriorated and are in need of updating and maintenance.

**BUDGET/SCHEDULE:**

Construction	\$2,308,600
Design	\$226,500
DFD Mgt	\$106,200
Contingency	\$346,000
<b>TOTAL</b>	<b>\$2,987,300</b>

SBC Approval	Oct 2023
A/E Selection	Nov 2022
Bid Opening	Feb 2024
Start Construction	Apr 2024
Substantial Completion	May 2025
Final Completion	Jun 2025

**PREVIOUS ACTION:** None.

BUILDING COMMISSION REQUESTS / ITEMS

October 25, 2023

Subcommittee

Full Commission

**Non-State Grant**

24. Farming for the Future Foundation, Inc. – Food and Farm Exploration Center – Request the release of \$3,000,000 SEG-REV to Farming for the Future Foundation, Inc. to support the construction of the Food and Farm Exploration Center.

This project was enumerated in 2023 Wisconsin Act 19 for \$41,000,000 (\$3,000,000 SEG-REV and \$38,000,000 Other Sources).

**AGENCY REQUEST FOR  
STATE BUILDING COMMISSION ACTION  
OCTOBER 2023  
REQUEST #24**

**AGENCY:** Non-State Grant

**NSG CONTACT:** Kathleen O’Leary, (414) 303-4962, [koleary@fftf.us](mailto:koleary@fftf.us)

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

**LOCATION:** Food and Farm Exploration Center, Portage County

**PROJECT REQUEST:** Request the release of \$3,000,000 SEG-REV to Farming for the Future Foundation, Inc. to support the construction of the Food and Farm Exploration Center.

**PROJECT NUMBER:** 23J2F

**PROJECT DESCRIPTION:**

This project will construct a 49,818 GSF Food and Farm Exploration Center on a 24-acre site for Farming for the Future Foundation, Inc. in Plover, Wisconsin. The two-story structure will feature agricultural exhibit galleries for all age ranges, including a kitchen/food demonstration lab, café, maker space, green house, and a farm technology shed showcasing the latest technology-forward agricultural equipment. The facility will include a large event space that can accommodate between 150 and 200 people and will hold outdoor events where people can pick crops grown on the land’s demonstration fields and bring the food to their homes. This project broke ground in April 2022, and is expected to be completed in Fall 2023.

**PROJECT JUSTIFICATION:**

The overall objective of the project is to provide hands-on learning experiences to teach students about agricultural innovation and sustainability in order to attract more interest in agricultural careers. These experiences also can assist in workforce and development training for elementary, secondary, technical college, and university students, and help the state retain talent in agriculture and agricultural-related fields. The site will also support agricultural demonstration fields where crops will be grown, and it can host larger outdoor events such as live concerts, and spaces for locally sourced farm-to-table dinners.

**RELEASE REQUEST:**

This request is consistent with the provisions of 2023 Wisconsin Act 19 requiring the grantee to document the existence of additional funding from non-state sources and provide construction plans to the DOA for review and approval. The existence of non-state funding has been identified by the grantee and the DOA staff has determined that the plans are consistent with the project as described. Upon SBC approval, a grant agreement between Farming for the Future Foundation, Inc. and the DOA will be executed to allow for the release of funding.

**BUDGET:**

The funding for the Food and Farm Exploration Center is outlined below:

	As Enumerated	Estimate
State Grant	\$3,000,000	\$3,000,000
Required Grantee Match	\$38,000,000	\$38,000,000
<b>Total</b>	<b>\$41,000,000</b>	<b>\$41,000,000</b>

**PREVIOUS ACTION:** This project was enumerated in 2023 Wisconsin Act 19 for \$41,000,000 (\$3,000,000 SEG-REV and \$38,000,000 Other Sources).

October 25, 2023

Subcommittee

Full Commission

**HIGHER EDUCATION**

**University of Wisconsin System**

**25. UW-La Crosse – Center for the Arts Parking Ramp and Police Building Addition** – Request the following:

- a) Approve the Design Report; and
- b) Authority to construct the Center for the Arts Parking Ramp and Police Building Addition project for an estimated total cost of \$27,642,000 (\$7,349,000 PRSB and \$20,293,000 PR-CASH).

This project was enumerated in 2023 Wisconsin Act 19 for \$27,642,000 (\$7,349,000 PRSB and \$20,293,000 PR-CASH).

Subcommittee	Full Commission

**AGENCY REQUEST FOR  
STATE BUILDING COMMISSION ACTION  
OCTOBER 2023  
REQUEST #25**

**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-La Crosse, La Crosse County

**PROJECT REQUEST:** Request the following:

- a) Approve the Design Report; and
- b) Authority to construct the Center for the Arts Parking Ramp and Police Building Addition project for an estimated total cost of \$27,642,000 (\$7,349,000 PRSB and \$20,293,000 PR-CASH).

**PROJECT NUMBER:** 20J1T

**PROJECT DESCRIPTION:**

This project constructs a new 550-stall, above ground, cast-in-place post tensioned concrete parking garage structure on the southwest edge of the campus boundary along Vine Street, between North 15th and North 16th Streets. The facility will include an elevator, along with necessary exit stairways, and an area that can be secured for storage of university maintenance materials. The exterior of the ramp will be precast concrete spandrel panels inset with brick to match the architecture of the campus. A snow chute will be provided on the south elevation for snow removal. The stairways and elevator will be extended vertically, and plumbing, fire suppression, mechanical and electrical systems will be provided. The garage will be fully dry system sprinklered due to the upcoming code change. The structure will be designed for a future solar array to be installed above the top level of parking.

An addition to the existing Police Services building at the North side of campus will also be constructed to provide an incident command center, training room, police squad room, break room, and building storage. The break room of the existing facility will be expanded. There will be a separate public entrance to this addition to allow the community meeting and training room to be used by the public without giving them access to the entire police building. A basement will be provided under the new addition. Limits of the basement will be determined by minimizing the undermining of adjacent foundations during excavation. Plumbing, fire suppression, mechanical and electrical systems will be like the existing building systems.

**PROJECT JUSTIFICATION:**

There are various constituencies that are served by campus parking facilities. Resident students use their cars to travel home on weekends and holidays and many also require transportation to their jobs throughout La Crosse County. The locations of these jobs are often beyond reasonable walking distances. Commuting students who reside in off-campus housing travel by vehicle to

campus on a regular basis. Requests for parking permits by faculty and staff have grown as the university has hired additional employees due to increased enrollment. In addition, the university has a growing need to provide convenient visitor parking for the campus.

The new parking ramp will provide over 500 spaces for students and staff and is an essential infrastructure project for UW-La Crosse as it replaces 200 spaces lost on the site of the new Fieldhouse, 150 spaces on the campus perimeter lost due to City parking restrictions, and 150 spaces on the site of the future residence hall. The loss of these 500 spaces amounts to 17% of the parking inventory provided to students, faculty, and staff. More than 52% of UW-La Crosse students come from Milwaukee, Madison, and the Fox Valley (all are a significant distance from campus), and the university does not want to create a negative experience for them by not providing adequate parking.

The Police Services building opened in 2013, in conjunction with the original campus parking ramp. Several concessions were made in that design that now adversely impact the demand for police services and public safety. Three specific areas that were affected include the size of the police training room, the lack of storage space, and the lack of an incident command center for emergency response management.

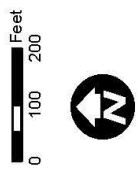
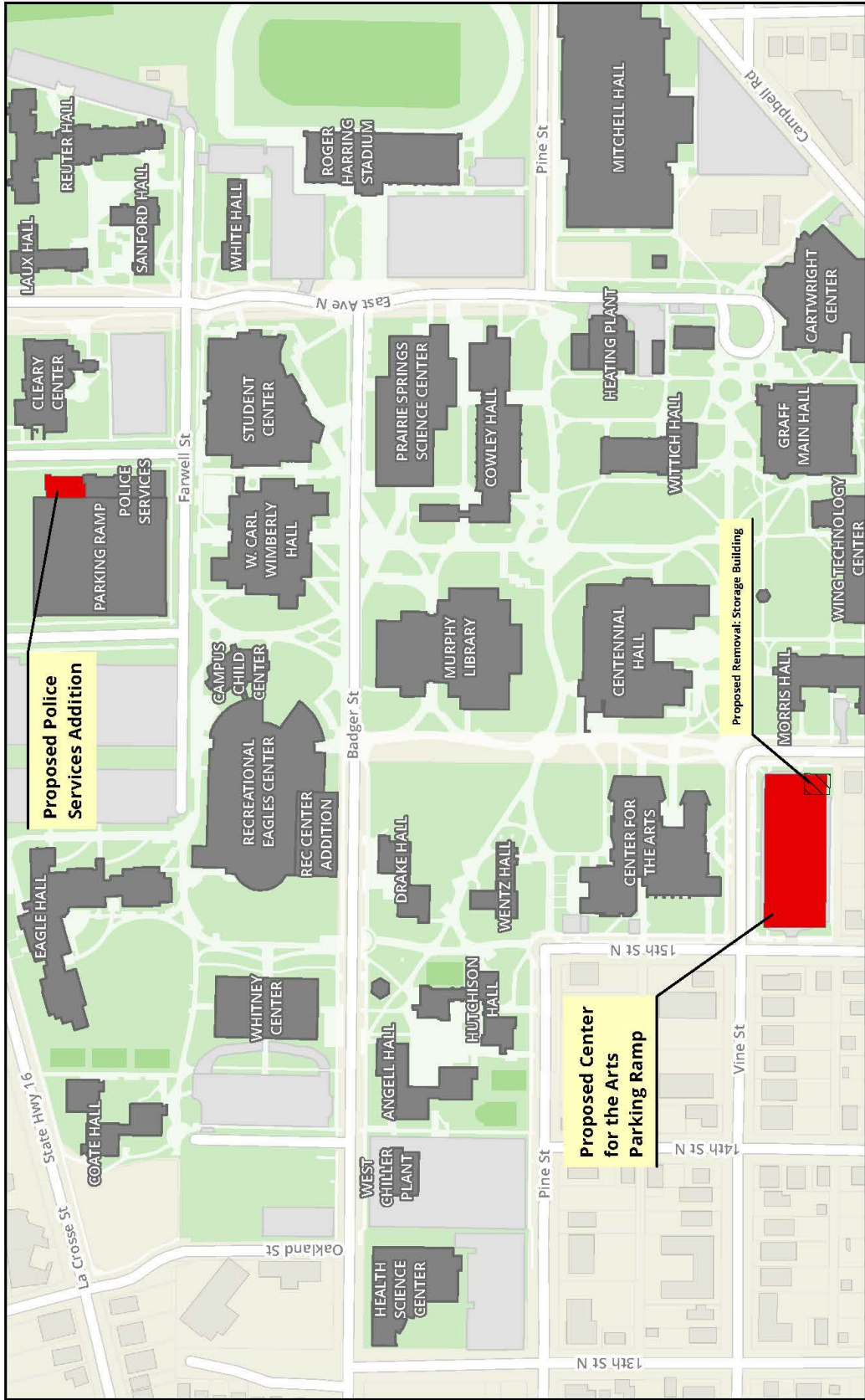
**BUDGET/SCHEDULE:**

Construction	\$21,452,000
Design	\$1,520,500
DFD Mgt	\$986,800
Contingency	\$3,217,800
Equipment	\$400,000
Other Fees	\$64,900
<b>TOTAL</b>	<b>\$27,642,000</b>

SBC Approval	Oct 2023
A/E Selection	Oct 2021
Design Report	Oct 2023
Bid Opening	Dec 2023
Start Construction	Apr 2024
Substantial Completion	Apr 2026
Final Completion	Jun 2026

**PREVIOUS ACTION:** This project was enumerated in 2023 Wisconsin Act 19 for \$27,642,000 (\$7,349,000 PRSB and \$20,293,000 PR-CASH).





### UW-La Crosse: Arts Parking & Police Services Addition

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

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

This map is for reference purposes only.



Document Path: G:\CEGIS\Projects\BOS\SEC\_Maps\UW-LaCrosse\_Parking\_Police\_2011\UW-LaCrosse\_Parking\_Police\_20120919.mxd

# DESIGN REPORT

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

October 25, 2023

Center for the Arts Parking Ramp and Police Station  
UW-La Crosse  
La Crosse, WI

**Project Number:** 20J1T

**For the:** University of Wisconsin

**Project Manager:** Beth Alderman

**Architect/Engineer:** GRAEF  
Madison, WI

## 1. Project Description:

This project constructs a new 550-stall, above ground, cast-in-place post tensioned concrete parking garage structure on the southwest edge of the campus boundary along Vine Street, between North 15th Street and North 16th Street. The facility will include an elevator, along with necessary exit stairways, and an area that can be secured for storage of university maintenance materials. The exterior of the ramp will be precast concrete spandrel panels inset with brick to match the architecture of the campus. A snow chute will be provided on the south elevation for snow removal. The stairways and elevator will be extended vertically, and plumbing, fire suppression, mechanical and electrical systems will be provided. The garage will be fully dry system sprinklered due to upcoming code change. The structure will be designed for a future solar array to be installed above to the top level of parking.

An addition to the existing Police Services building at the North side of campus will also be constructed to provide an incident command center, training room, police squad room, break room, and building storage. The break room of the existing facility will be expanded. There will be a separate public entrance to this addition to allow the community meeting and training room to be used by the public without giving them access to the entire police building. A basement will be provided under the new addition. Limits of the basement will be determined by minimizing the undermining of adjacent foundations during excavation. Plumbing, fire suppression, mechanical and electrical systems will be like the existing building systems.

## 2. Authorized Budget and Funding Source:

This project was enumerated in 2023 Wisconsin Act 19 for \$27,642,000 (\$7,349,000 PRSB and \$20,293,000 PR-CASH).

## 3. Schedule:

Bid Opening:	Dec 2023
Start of Construction:	Apr 2024
Substantial Completion / Occupancy:	Apr 2026

**4. Budget Summary:**

Construction:	\$21,452,000
A/E Fees:	\$1,520,500
DFD Mgt:	\$986,800
Contingency:	\$3,217,800
Equipment:	\$400,000
Other Fees	\$64,900
<b>Total Project Cost:</b>	<b>\$27,642,000</b>

October 25, 2023

Subcommittee	Full Commission
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26. UW-System – 2021-23 Minor Facilities Renewal

Program, Group 1 – Request the following:

- a) Authority to release \$14,794,000 GFSB of the total \$56,629,000 (\$55,216,000 GFSB and \$1,413,000 PRSB) allocation of the 2021-23 Minor Facilities Renewal Program Group 1;
- b) Authority to construct the specified projects for an estimated total cost of \$14,794,000 GFSB; and
- c) Permit the Division of Facilities Development to adjust individual project budgets within the 2021-23 Minor Facilities Renewal Program Group 1.

<b>2021-23 Minor Facilities Renewal, Group 1</b>		<b>\$14,794,000</b>
MSN	Armory/Gym Exterior Envelope Repair (\$7,399,000 GFSB)	\$7,399,000
MSN	Fire Suppression Renovation (\$7,395,000 GFSB)	\$7,395,000
<b>TOTAL</b>		<b>\$14,794,000</b>

2021 Wisconsin Act 58 authorized approximately \$100 million for UW Minor Facility Renewal projects in two categories, Groups 1 and 2. To date, the SBC has authorized approximately \$53 million from these enumerations.

**AGENCY REQUEST FOR  
STATE BUILDING COMMISSION ACTION  
OCTOBER 2023  
REQUEST #26**

**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 \$14,794,000 GFSB of the total \$56,629,000 (\$55,216,000 GFSB and \$1,413,000 PRSB) allocation of the 2021-23 Minor Facilities Renewal Program Group 1;
- b) Authority to construct the specified projects for an estimated total cost of \$14,794,000 GFSB; and
- c) Permit the Division of Facilities Development to adjust individual project budgets within the 2021-23 Minor Facilities Renewal Program Group 1.

2021-23 MINOR FACILITIES RENEWAL, GROUP 1			
INST	PROJ. NO.	PROJECT TITLE	GFSB
MADISON (Dane Co.)	21E2G	Armory & Gymnasium Exterior Envelope Repair & Replacement	\$7,399,000
MADISON (Dane Co.)	20J11	Fire Suppression Renovation	\$7,395,000
<b>TOTAL</b>			<b>\$14,794,000</b>

**UW-Madison – Armory and Gymnasium Exterior Envelope Repair and Replacement (21E2G):**

**Project Description and Justification:**

This project repairs, restores, and replaces exterior envelope components of the Red Gym. Repairs to masonry include brick and stone facades, and replacement encompasses roofing assemblies and associated components.

The Armory and Gymnasium was constructed in 1894, designed in the Romanesque Revival style. It was listed with the National Register of Historic Places in 1993. In 1974, it was added to the Bascom Hill Historic District. The red brick masonry joints are deteriorating, and the sandstone ashlar foundation and trim need repairs. Some urgent repairs have been made with sealant. Interior structural cracks in the building envelope were identified during recent capital project work. Repair of the cracks will be incorporated in the scope of work for the envelope repairs. Repointing of brick facades and the repair and replacement of the sandstone ashlar is also required. Repair and replacement of exterior windows as required will also be completed. Roof replacement work includes removing the asphalt shingles and trim pieces, underlayment, and flashing on the roofs and clerestory sections of the central four-story basilica mass. Repairs to roof substrate will be completed as needed, followed by the installation of new underlayment,

copper or stainless-steel flashing, and new natural slate tile and trim pieces. The clerestory windows will be replaced.

**Budget/Schedule:**

Construction	\$5,635,000
Design	\$659,600
DFD Mgt	\$259,300
Contingency	\$845,100
<b>TOTAL</b>	<b>\$7,399,000</b>

SBC Approval	Oct 2023
A/E Selection	Mar 2022
Bid Opening	Jan 2024
Start Construction	Apr 2024
Substantial Completion	Nov 2025
Final Completion	May 2026

**UW-Madison –Fire Suppression Renovation (20J11):**

**Project Description and Justification:**

This project installs new sprinkler distribution piping and heads throughout the Animal Science, Educational Sciences, and Teacher Education buildings to provide complete building coverage. The fire pumps in Animal Science and Educational Sciences buildings will be replaced with new units. New electrical power will be extended to the new fire pumps in each location. A fire pump is not needed for the Teacher Education building. New standpipes will be installed in areas of the Animal Science building not currently served by standpipes. New distribution piping will be extended from the standpipes throughout all three building areas.

Animal Science (14 stories) and Educational Sciences (13 stores) are both designated as high-rise facilities, whereas the Teacher Education (5 stories) building is designated as a low-rise facility. All three buildings house and support a large number of occupants, primarily students. To enhance the safety and wellbeing of both students and staff, UW- Madison is working towards having all of its buildings served by sprinkler systems, equal to what would be required in new buildings of like construction.

**Budget/Schedule:**

Construction	\$5,829,000
Design	\$423,000
DFD Mgt	\$268,200
Contingency	\$874,800
<b>TOTAL</b>	<b>\$7,395,000</b>

SBC Approval	Oct 2023
A/E Selection	Mar 2021
Bid Opening	May 2024
Start Construction	Jul 2024
Substantial Completion	Jun 2026
Final Completion	Dec 2026

**Previous Action:** 2021 Wisconsin Act 58 authorized approximately \$100 million for UW Minor Facility Renewal projects in two categories, Groups 1 and 2. To date, the SBC has authorized approximately \$53 million from these enumerations. The table below summarizes projects previously authorized by the SBC from these enumerations.

<b>Group</b>	<b>SBC Mtg</b>	<b>Project</b>	<b>Amount Authorized</b>
Group 1	Dec 2022	PKS - Heating & Chilling Plant Boilers 3 & 4 Replacement (21E2A)	\$5,132,000
	Dec 2022	SUP - Sports & Activity Fields Redevelopment (21E3J)	\$3,605,000
	May 2023	MSN - Multi-Building Fire Alarm System Renovations - Phases X-XI (21E2B)	\$7,400,000
	May 2023	MSN - Multi-Building Fire Protection System Renovations (21E2C)	\$7,400,000
		<b><i>Group 1 Subtotal</i></b>	<b>\$23,537,000</b>
Group 2	Oct 2021	STO - Jarvis Hall Technology Wing Laboratory Infrastructure Renovation (20B2I)	\$7,397,000
	Aug 2022	SUP - Barstow Science Laboratory & Applied Research Renovation (21E3A)	\$3,789,000
	Dec 2022	OSH - Multi-Building Historic Homes Renovations (21E2U)	\$3,444,000
	Feb 2023	OSH - Harrington Hall HVAC System Replacement (21E2R)	\$7,021,000
	May 2023	MSN - Multi-Building Elevator Modernization & Replacements (21E2S)	\$7,400,000
			<b><i>Group 2 Subtotal</i></b>
		<b><i>Program Total</i></b>	<b>\$52,588,000</b>

BUILDING COMMISSION REQUESTS / ITEMS

October 25, 2023

Subcommittee	Full Commission
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27. 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.

<b>Facility Maintenance and Repair</b>		<b>\$1,495,600</b>
WTW	Laurentide Hall Roof Replacement (\$1,495,600 EX-GFSB)	\$1,495,600
 <b>Utility Repair and Renovation</b>		 <b>\$4,919,900</b>
MSN	CSHP Boiler No. 6 Superheater Repl (\$4,919,900 EX-GFSB)	\$4,919,900
 <b>Programmatic Remodeling &amp; Renovation</b>		 <b>\$1,276,000</b>
OSH	Scott Hall Restaurant Renovation (\$576,000 PRSB; \$700,000 PR-CASH)	\$1,276,000
<b>TOTALS</b>	<b>\$6,415,500 EX- GFSB</b> <b>\$576,000 PRSB</b> <b>\$700,000 PR-CASH</b>	<b>\$7,691,500</b>



**AGENCY REQUEST FOR  
STATE BUILDING COMMISSION ACTION  
OCTOBER 2023  
REQUEST #27**

**AGENCY:** University of Wisconsin System

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

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

**LOCATION:** UW System, Statewide

**PROJECT REQUEST:** Request the following:

- a) Authority to construct 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	EX-GFSB	PRSB	PR-CASH	TOTAL
WHITEWATER (Walworth Co.)	22D3B	Laurentide Hall Roof Replacement	\$1,495,600	\$0	\$0	\$1,495,600
<b>FACILITY MAINTENANCE AND REPAIR SUBTOTALS</b>			<b>\$1,495,600</b>	<b>\$0</b>	<b>\$0</b>	<b>\$1,495,600</b>

**UTILITY REPAIR AND RENOVATION**

INST	PROJ. NO.	PROJECT TITLE	EX-GFSB	PRSB	PR-CASH	TOTAL
MADISON (Dane Co.)	23B1B	CSHP Boiler No. 6 Superheater Replacement	\$4,919,900	\$0	\$0	\$4,919,900
<b>UTILITY REPAIR AND RENOVATION SUBTOTALS</b>			<b>\$4,919,900</b>	<b>\$0</b>	<b>\$0</b>	<b>\$4,919,900</b>

**PROGRAMMATIC REMODELING AND RENOVATION**

INST	PROJ. NO.	PROJECT TITLE	EX-GFSB	PRSB	PR-CASH	TOTAL
OSHKOSH (Winnebago Co.)	22E1C	Scott Hall Restaurant Renovation	\$0	\$576,000	\$700,000	\$1,276,000
<b>PROGRAMMATIC REMODELING AND RENOVATION SUBTOTALS</b>			<b>\$0</b>	<b>\$576,000</b>	<b>\$700,000</b>	<b>\$1,276,000</b>

	EX-GFSB	PRSB	PR-CASH	TOTAL
<b>OCTOBER 2023 TOTALS</b>	<b>\$6,415,500</b>	<b>\$576,000</b>	<b>\$700,000</b>	<b>\$7,691,500</b>

**UW-Whitewater – Laurentide Hall Roof Replacement (22D3B):**

**Project Description and Justification:**

This project replaces all roofing systems for Laurentide Hall, including roof coverings and completes all other associated ancillary work to maintain envelope integrity and prevent damage to the building and its contents. Project work removes approximately 21,000 SF of existing

Built-Up Roofing (BUR) and Ethylene Propylene Diene Monomer (EPDM) roof systems on fourteen areas down to the structural deck and provide average R-25.2 insulation system with tapered polyisocyanurate covered by a fully adhered 60-mil EPDM single ply roof membrane. New prefinished sheet metal flashings will be installed at perimeters and terminations. Six skylight domes and curbs will also be replaced on Roof Area 1. A new fall protection system will be provided at roof level for access and maintenance by campus staff.

The roof consists of a four-ply gravel surfaced built-up roofing over a concrete deck. A 2017 nuclear moisture meter scan found that the roof had some saturated areas and should be replaced in the next 3-5 years. Since 2014, the university has continued to patch the roof, but now it has reached the end of its useful life.

**Budget/Schedule:**

Construction	\$1,172,000
Design	\$93,800
DFD Mgt	\$54,000
Contingency	\$175,800
<b>TOTAL</b>	<b>\$1,495,600</b>

SBC Approval	Oct 2023
A/E Selection	May 2022
Bid Opening	Mar 2024
Start Construction	May 2024
Substantial Completion	Aug 2024
Final Completion	Feb 2025

**UW-Madison – CSHP Boiler No. 6 Superheater Replacement (23B1B):**

**Project Description and Justification:**

This project removes and replaces the Charter Street Heating Plant (CSHP) Boiler No. 6 superheater assembly in its entirety and brings the boiler to a fully functional condition, meeting the original design conditions.

The Charter Street Heating Plant provides campus steam for heat and processes for research entities, including animal holding facilities. The superheated steam sent to campus ensures dry steam is available to maximize equipment life. Boiler No. 6 provides critical system redundancy for campus utility operations. Without this boiler, there is not sufficient redundancy to support other potential boiler issues. A failure in the superheater tube was identified while the boiler was in operation. An investigation was completed and determined that a baffle was missing. Subsequently, the manufacturer’s inspector also found that all of the baffles were missing in the superheater assembly. This is considered a manufacturer defect. Boiler No. 6 is one of four dual fuel boilers at CSHP with ultra-low nitrogen oxide emissions. This boiler is required to ensure the cleanest burning options to serve the campus. During natural gas curtailments, the steam production resiliency and redundancy for campus is greatly diminished.

**Budget/Schedule:**

Construction	\$3,854,000
Design	\$150,000
DFD Mgt	\$183,500
Contingency	\$732,400
<b>TOTAL</b>	<b>\$4,919,900</b>

SBC Approval	Oct 2023
A/E Selection	May 2022
Bid Opening	Jan 2024
Start Construction	Mar 2024
Substantial Completion	Aug 2025
Final Completion	Feb 2026

**Previous Action:** None.

**UW-Oshkosh – Scott Hall Restaurant Renovation (22E1C):**

**Project Description and Justification:**

This project fully renovates 2,850 SF of kitchen, dining, and mercantile area within the high-rise student residence facility. New and existing kitchen equipment will be combined into a new kitchen layout. New hood, exhaust fan, separate fire suppression system, and makeup air will be provided for the kitchen, on the roof above. The dining area will be reconfigured, with new finishes and furnishings provided. A new partition will be installed to separate the convenience store from the dining area, and a storage room will be constructed. New vending equipment will be provided for the convenience store.

The cold deli-sandwich market theme offers few menu choices while the proposed new full lunch and dinner menu will provide healthier food choices. There is a desire to provide a collegiate dining experience with card access entry for late evening dining in a secure and welcoming atmosphere.

**Budget/Schedule:**

Construction	\$662,200
Design	\$119,900
DFD Mgt	\$32,200
Contingency	\$141,200
Equipment	\$319,000
Other Fees	\$1,500
<b>TOTAL</b>	<b>\$1,276,000</b>

SBC Approval	Oct 2023
A/E Selection	Jun 2022
Bid Opening	Jan 2024
Start Construction	Mar 2024
Substantial Completion	Aug 2024
Final Completion	Feb 2025

**Previous Action:** None.

BUILDING COMMISSION REQUESTS / ITEMS

October 25, 2023

Subcommittee	Full Commission
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**Other Business**

28. Design Funds Release – Request the following:
- a) Release of \$22,900,000 SEG-REV of funds specifically enumerated in 2023 Wisconsin Act 19 to develop preliminary plans and specifications;
  - b) Release of \$26,077,100 SEG-REV to develop preliminary plans and specifications for projects that were enumerated with SEG-REV in 2023 Wisconsin Act 19 ; and
  - c) Release of \$5,018,800 SEG-REV for planning and design services for All Agency projects funded by SEG-REV in the 2023-25 biennium.

**STATE BUILDING COMMISSION ACTION  
OTHER BUSINESS ITEM  
OCTOBER 2023  
REQUEST #28**

Date: October 25, 2023

To: SBC Members

From: Naomi De Mers, Secretary

Subject: Design Funds Release for October 2023 State Building Commission Meeting

**PROJECT REQUEST:** Request the following:

- a) Release of \$22,900,000 SEG-REV of funds specifically enumerated in 2023 Wisconsin Act 19 to develop preliminary plans and specifications;
- b) Release of \$26,077,100 SEG-REV to develop preliminary plans and specifications for projects that were enumerated with SEG-REV in 2023 Wisconsin Act 19; and
- c) Release of \$5,018,800 SEG-REV for planning and design services for All Agency projects funded by SEG-REV in the 2023-25 biennium.

This request seeks to release \$22,900,000 SEG-REV from funds specifically enumerated in 2023 Wisconsin Act 19 to develop preliminary plans and specifications for the following construction projects:

<b>Project Title</b>	<b>Agency</b>	<b>Amount</b>
State Capitol - Fiber and Cable Upgrades	DOA	\$1,200,000
Central Wisconsin Center - Renovation of Food Service Building	DHS	\$5,000,000
Mendota Mental Health Institute - Utility Improvements	DHS	\$5,000,000
Winnebago Mental Health Institute - Utility and Service Tunnel Improvements	DHS	\$3,000,000
New Wisconsin National Guard Challenge Academy Facility	DMA	\$700,000
UW-Milwaukee – Health Science Renovations	UW	\$5,000,000
UW-Whitewater - Winther Hall/Heide Hall Entry Additions and Renovations	UW	\$3,000,000
<b>TOTAL ENUMERATED DESIGN FUNDS</b>		<b>\$22,900,000</b>

This request also seeks to release \$26,077,100 SEG-REV to develop preliminary plans and specifications for projects that were enumerated with SEG-REV in 2023 Wisconsin Act 19. The release amounts were calculated as 50% of the approved design estimates included in the capital budget agency requests and will provide sufficient funds to develop Design Reports and return to the SBC for authority to construct and release remaining SEG-REV. The following construction projects are included in this release:

<b>Department of Administration</b>		
<b>Project Name</b>	<b>Total Design Budget</b>	<b>50% of Design Budget</b>
State Capitol - Sidewalk and Storm Piping Replacement	\$478,000	\$239,000
<b>DOA Total:</b>	<b>\$478,000</b>	<b>\$239,000</b>
<b>Department of Corrections</b>		
<b>Project Name</b>	<b>Total Design Budget</b>	<b>50% of Design Budget</b>
Statewide Correctional Institutions - Minor Facilities Renewal Program — Roof and ADA Compliance	\$394,000	\$197,000
Dodge Correctional Institution - Health Services Unit Replacement	\$2,063,000	\$1,031,500
Lincoln Hills/Copper Lake - School Buildings and HVAC Improvements	\$418,000	\$209,000
Fox Lake Correctional Institution - Vocational Bldg., Elevated Walkway Replacement	\$905,000	\$452,500
<b>DOC Total:</b>	<b>\$3,780,000</b>	<b>\$1,890,000</b>
<b>Department of Health Services</b>		
<b>Project Name</b>	<b>Total Design Budget</b>	<b>50% of Design Budget</b>
Minor Facilities Renewal Program - HVAC Improvements	\$595,000	\$297,500
Minor Facilities Renewal Program - Envelope Repairs	\$1,761,000	\$880,500
<b>DHS Total:</b>	<b>\$2,356,000</b>	<b>\$1,178,000</b>
<b>Department of Military Affairs</b>		
<b>Project Name</b>	<b>Total Design Budget</b>	<b>50% of Design Budget</b>
Madison AASF #2 - Fire Suppression System (SEG-REV Share)	\$59,000	\$29,500
Black River Falls Readiness Center	\$3,443,000	\$1,721,500
Statewide – Tower Updates Phase II	\$714,000	\$357,000
Madison AASF #2 – Remodel POD Doors 5-6	\$307,000	\$153,500
Watertown Readiness Center – New MVS	\$63,000	\$31,500
West Bend Hangar	\$789,000	\$394,500
<b>DMA Total:</b>	<b>\$5,375,000</b>	<b>\$2,687,500</b>
<b>Department of Natural Resources</b>		
<b>Project Name</b>	<b>Total Design Budget</b>	<b>50% of Design Budget</b>
Pattison SP – Pattison Dam Reconstruction	\$581,000	\$290,500
Badger State Trail – Stewart Tunnel Repair	\$486,000	\$243,000
Statewide – Trail Accessibility Updates	\$252,000	\$126,000
Montello/Fox River – Dam Repairs	\$345,000	\$172,500
Horicon Marsh – Main Dam	\$207,400	\$103,700
Peninsula SP – Renovate 5 Tension T/S Buildings	\$264,000	\$132,000
Gov Earl Peshtigo SF – Repair and Replace Boat Access Sites	\$458,000	\$229,000
Rock Island SP – Historic Boat House Breakwall Replacement	\$201,000	\$100,500
<b>DNR Total:</b>	<b>\$2,794,400</b>	<b>\$1,397,200</b>

<b>Department of Veterans Affairs</b>		
<b>Project Name</b>	<b>Total Design Budget</b>	<b>50% of Design Budget</b>
King – Power Plant Chillers Repair, Phase II	\$571,000	\$285,500
<b>DVA Total:</b>	<b>\$571,000</b>	<b>\$285,500</b>
<b>University of Wisconsin System</b>		
<b>Project Name</b>	<b>Total Design Budget</b>	<b>50% of Design Budget</b>
Barron County – Vet Diagnostic Lab	\$764,400	\$382,200
Systemwide – Instructional Space Projects Program	\$3,381,000	\$1,690,500
Systemwide – Minor Facilities Renewal Projects Program (SEG-REV Share)	\$6,777,000	\$2,442,100
Madison - Camp Randall Sports Center Replacement (SEG-REV Share)	\$15,409,000	\$1,350,600
Stout - Heritage Hall Addition & Renovation	\$9,419,000	\$4,709,500
Eau Claire - Science/Health Science Building Phase 2 & Phillips Hall Demolition	\$15,650,000	\$7,825,000
<b>UWSA Total:</b>	<b>\$51,400,400</b>	<b>\$18,399,900</b>
<b>Grand Total:</b>	<b>\$66,754,800</b>	<b>\$26,077,100</b>

This request also seeks to release an additional \$5,018,800 in SEG-REV for planning and design services for All Agency projects funded by SEG-REV in the 2023-25 biennium. These funds will allow agencies to expedite design work by providing sufficient funds to develop design estimates of scope, schedule, and budget and return to the SBC for authority to construct and release remaining SEG-REV for individual projects.

In summary, this request will release these total amounts of preliminary design funds to expedite the design of projects included in the 2023-25 Capital Budget:

Total Design Funds Specifically Enumerated	\$22,900,000
Estimated Design Funds for Enumerated Projects	\$26,077,100
Estimated Design Funds for All-Agency Projects	\$5,018,800
<b>TOTAL REQUEST</b>	<b>\$53,995,900</b>

BUILDING COMMISSION REQUESTS / ITEMS

October 25, 2023

Subcommittee	Full Commission

29. Small Project Program Release – Request the following:
- a) Release \$10,000,000 from SEG-REV All Agency allocations to corresponding Small Project allocations;
  - b) Release \$3,107,700 of the DNR Stewardship allocation for All Agency projects to the corresponding Small Project allocation; and
  - c) Release \$4,325,300 of the CON-SEGB allocation for All Agency projects to the corresponding Small Project allocation.



**STATE BUILDING COMMISSION ACTION  
OTHER BUSINESS ITEM  
OCTOBER 2023  
REQUEST #29**

Date: October 25, 2023

To: SBC Members

From: Naomi De Mers, Secretary

Subject: Small Project Program Release for October 2023 State Building Commission Meeting

**PROJECT REQUEST:** Request the following:

- a) Release \$10,000,000 from SEG-REV All Agency allocations to corresponding Small Project allocations;
- b) Release \$3,107,700 of the DNR Stewardship allocation for All Agency projects to the corresponding Small Project allocation; and
- c) Release \$4,325,300 of the CON-SEGB allocation for All Agency projects to the corresponding Small Project allocation.

*SEG REV Allocation:*

This request seeks to release \$10,000,000 from All Agency allocations to the corresponding Small Project allocations. The requested release is projected to fund small projects in these categories until January 2024. This is the first SEG REV request to release funding for small projects in the 2023-25 biennium. The table below provides a summary of requested Small Project appropriation balances.

<b>Project Category</b>	<b>Balance</b>	<b>Requested Change</b>	<b>Revised Balance</b>
Facility Maintenance & Repair	-	4,000,000	4,000,000
Utility Repair & Renovation	-	3,000,000	3,000,000
Health, Safety & Environmental Protection	-	1,000,000	1,000,000
Preventative Maintenance	-	-	-
Road Maintenance	-	1,000,000	1,000,000
Energy Conservation	-	-	-
Facilities Repair/Roofing	-	1,000,000	1,000,000
	-	10,000,000	10,000,000

*Stewardship Allocation:*

This request seeks to release \$3,107,700 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 eight months. Because this is the first release for the 2023-25 biennium, there is not a current balance for small projects funded through the Stewardship program.

*DNR CON-SEGB Allocation:*

This request seeks to release \$4,325,300 of the CON-SEGB allocation for All Agency projects (fund TUJ00) to the corresponding Small Project allocation (fund TU500). The requested release is projected to fund small project requests for the 2023-25 biennium. Because this is the first release for the 2023-25 biennium, there is not a current balance for small projects funded through CON-SEG B's segregated borrowing sources.