



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, February 9, 2022

10:00 a.m.

To be broadcast via WisconsinEye: wiseye.org/live

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

Wednesday, February 9, 2022

11:00 a.m.

To be broadcast via WisconsinEye: wiseye.org/live

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

Wednesday, February 9, 2022

3:00 p.m.

To be broadcast via WisconsinEye: wiseye.org/live

BUILDING COMMISSION REQUESTS / ITEMS

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February 9, 2022

Subcommittee

Full Commission

The Secretary requests approval of the minutes of December 15, 2021.

No action required.

ADMINISTRATIVE AFFAIRS

Department of Administration

1. Department of Administration on behalf of the Department of Health Services - Milwaukee Enrollment Services Lease - Request authority to lease approximately 56,166 SF at 6101 North 64th Street in the City of Milwaukee for a term of seven years and for initial annual costs of approximately \$1,442,895.84 or \$25.69/SF for the Department of Health Services.

**AGENCY REQUEST FOR
STATE BUILDING COMMISSION ACTION
FEBRUARY 2022
REQUEST #1**

AGENCY: Department of Administration on behalf of the Department of Health Services

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

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

LOCATION: Milwaukee, Milwaukee County

PROJECT REQUEST: Request authority to lease approximately 56,166 SF at 6101 North 64th Street in the City of Milwaukee for a term of seven years and for initial annual costs of approximately \$1,442,895.84 or \$25.69/SF for the Department of Health Services.

PROJECT DESCRIPTION:

The proposed lease agreement provides the Department of Health Services (DHS) with 56,166 SF on one floor. This is a multi-tenant facility that will have a portion of the building dedicated to DHS operations with the potential for future expansion. DHS space includes three private offices and 356 workstations, one large department-wide meeting room, various small and medium size conference rooms supporting workgroups, and other office support space. This facility also provides security through the installation of an electronic access control system and includes on-site secured parking for approximately 250 client and staff vehicles.

Lease terms consist of first-year total lease costs of \$1,442,895.84; an initial seven-year lease term with the right to an early termination after five years; two 5-year renewals; and an annual base escalation rate of 1.75% except for lease year six where the base rent will increase to \$10.50/SF (from \$7.87/SF). Tenant improvements in the lease will be amortized over seven years and are included in the rental rate. They will also include DHS specifications regarding the build-out and finishes for their Division of Medicaid Services Milwaukee Enrollment Services (MilES) operations. The base lease rate provides for janitorial services, maintenance/services related to the sidewalks; parking areas and grounds; snow and ice removal and salting; trash removal; pest control; water and sewer utilities, natural gas, electricity, insurance, and real estate taxes, etc. DHS will be responsible to provide and install all furniture, for monthly phone and data costs, and to contract for their own security on the premises.

Below, please find the specifics of the proposed lease:

State Functions at Leased Location	Department of Health Services-Division of Medicaid Services Milwaukee Enrollment Services (MilES)
Lease Location	6101 North 64 th Street, Milwaukee, Wisconsin
Type of Negotiation or Process	A space search was conducted in the desired area and the resulting lease negotiated.
Lessor	C.H. Coakley & Company
Anticipated Occupancy Date	November 1, 2022
Lease Term	Seven Years – November 1, 2022 through October 31, 2029

Renewal Option(s)	Two 5-year renewal options
Escalation Rate	Annual base escalation rate of 1.75% except for lease year six where the base rent will increase to \$10.50/SF (from \$7.87/SF).
Purchase Option	No Purchase Option in agreement
Space Type	Office Space
Square Feet	56,166 SF
Gross Cost Per Square Feet	\$25.69/SF (includes janitorial, CAM, R/E Taxes Utilities, Insurance etc. and Tenant Improvements)
Annual Gross Cost	\$1,442,895.84

PROJECT JUSTIFICATION:

Currently, DHS holds a month-to-month lease with Milwaukee County for 110,114 SF of office space at 1220 West Vliet Street (Coggs Building). The annual rent for the space is \$3,346,634 (or \$30.39/SF) with a 3% annual escalation. DHS has been at this location since 2010.

DHS has identified a series of deficiencies with the location that negatively impact operations including: lack of adequate safety and security provisions, lack of ADA accessibility, deferred maintenance, and lack of adequate parking for clients and staff. In addition to these factors, DHS has also reduced the space requirements for the location.

In August 2021, DOA and DHS toured three potential Milwaukee properties. At the conclusion of the tours, it was determined that the property located at 6101 North 64th Street met DHS operational and locational needs and was the best option. When compared to the existing lease location, the proposed lease will provide significantly lower total annual cost over the initial term, a lower annual rent escalator, a more efficient layout on one (first) floor along with improved technology, furniture including installation and updated wiring/cabling, secured and sufficient on-site parking, less vehicular traffic with improved safety for customers and staff, much improved ADA accessibility, and the location is more geographically aligned to the DHS Milwaukee customer base.

DOA Legal Counsel and the State Budget Office have reviewed the DHS lease request and have no issues with this transaction. The proposed lease agreement was evaluated with comparable lease options and a cost benefit analysis was done that determined it to be the best solution for DHS in the Milwaukee area. Additionally, per s.16.84(5)(a)(b), DOA will also notify the Joint Committee on Finance regarding the proposed lease and provide information for their review.

PREVIOUS ACTION: None.

BUILDING COMMISSION REQUESTS / ITEMS

February 9, 2022

Subcommittee	Full Commission

2. Department of Administration on behalf of the Department of Corrections - Division of Community Corrections Lease – Request authority to lease approximately 15,800 SF at 1900 Pewaukee Street in Waukesha for a term of five years and for initial annual costs of approximately \$284,400 or \$18.00/SF for the Department of Corrections – Division of Community Corrections.

**AGENCY REQUEST FOR
STATE BUILDING COMMISSION ACTION
FEBRUARY 2022
REQUEST #2**

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

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

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

LOCATION: Waukesha, Waukesha County

PROJECT REQUEST: Request authority to lease approximately 15,800 SF at 1900 Pewaukee Street in Waukesha for a term of five years and for initial annual costs of approximately \$284,400 or \$18.00/SF for the Department of Corrections – Division of Community Corrections.

PROJECT DESCRIPTION:

The proposed lease agreement provides the Department of Corrections (DOC) – Division of Community Corrections (DCC) with 15,800 SF in a single-story building at 1900 Pewaukee Street, Waukesha. It is a multi-tenant facility with a significant portion of the building being dedicated to DOC operations with the potential for future expansion. DOC space includes 54 offices, eight workstations; two restrooms and two prep rooms for drug testing urinalysis; one large T-File storage room; one property storage room; one group treatment room; one psychologist and photo room; one large and one medium conference room; and other office support space. The proposed lease includes sufficient on-site 24/7 parking for approximately 66 vehicles to accommodate staff and other stalls available for client owned vehicles.

Lease terms consist of an initial 5-year lease term; two 5-year renewals; an annual base escalation rate of 2.0%; and first year total lease costs of approximately \$284,400. Tenant improvements will be paid by the Lessor and include re-carpeting and re-painting the entire premises; and construction of two private offices. Additionally, the Lessor will contribute toward the purchase and installation of a security camera system for DOC. The lease rate provides for janitorial services, maintenance/services related to the sidewalks; parking areas and grounds; snow and ice removal and salting; trash removal; pest control; water and sewer utilities, natural gas, electricity, insurance, real estate taxes, etc. DOC will be responsible for monthly electricity and gas costs for the premises.

Below, please find the specifics of the proposed lease:

State Functions at Leased Location	Department of Corrections – Division of Community Corrections
Lease Location	1900 Pewaukee Road, Waukesha, Wisconsin
Type of Negotiation or Process	RFP
Lessor	St. John Properties, Inc.
Anticipated Occupancy Date	April 1, 2022
Lease Term	Five Years – April 1, 2022 through March 31, 2027
Renewal Option(s)	Two 5-year renewal options
Escalation Rate	2.00% on the base rent

Purchase Option	No – Lessor declined a Purchase Option.
Space Type	Parole & Probation Office Space
Square Feet	15,800 SF.
Gross Cost Per Square Feet	\$18.00/SF (includes janitorial, CAM, R/E Taxes Utilities, Insurance etc.)
Annual Gross Cost	\$284,400

PROJECT JUSTIFICATION:

In July 2021, DOA issued an RFP for DOC - DCC space in the Waukesha. Two proposals were received with the successful response being DOC’s existing facility located at 1900 Pewaukee due to more favorable lease economics, and the avoidance of substantial costs associated with moving and business disruption. DOC has been at this location since 1994 and has been in a month-to-month lease agreement since December 2020. Current annual rent for 15,800 SF is \$307,842. In the new lease agreement, annual cost savings of \$23,442 was negotiated.

The proposed lease meets DOC’s locational requirements and specifications for a probation and parole office and provides the square footage needed for optimal operations and sufficient on-site parking. Tenant improvements will refurbish and provide minor renovations to the space to meet DOC requirements. The location will continue to provide clients with access to services and treatment providers and is near the Waukesha County Courthouse and City of Waukesha Municipal Court. Additionally, this location is near public transportation, and is not in close proximity to schools, daycares, or similar types of facilities.

DOA Legal Counsel and State Budget Office have reviewed lease documents and found no issues with this transaction. Additionally, the proposed lease agreement was evaluated with a comparable lease option and a cost benefit analysis was done that determined it to be the best solution for DOC – DCC office in Waukesha area.

PREVIOUS ACTION: None.

BUILDING COMMISSION REQUESTS / ITEMS

February 9, 2022

Subcommittee	Full Commission
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3. Former DNR Southeast Regional Headquarters and Milwaukee Service Center Property Sale – Request authority to sell 147,836 SF (3.3934 acres) and improvements at 2312 N. Martin L. King Jr. Drive, Milwaukee to Bronzeville Center for the Arts, Inc. (BCA). Total compensation for this transaction is \$1,600,000.

**AGENCY REQUEST FOR
STATE BUILDING COMMISSION ACTION
FEBRUARY 2022
REQUEST #3**

AGENCY: Department of Administration

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

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

LOCATION: Former DNR Southeast Regional Headquarters and Milwaukee Service Center, Milwaukee County

PROJECT REQUEST: Request authority to sell 147,836 SF (3.3934 acres) and improvements at 2312 N. Martin L. King Jr. Drive, Milwaukee to Bronzeville Center for the Arts, Inc. (BCA). Total compensation for this transaction is \$1,600,000.

PROJECT DESCRIPTION:

The site contains approximately 3.3934 acres and is located at 2312 N. Martin L. King Jr. Drive, north of downtown Milwaukee. Existing improvements include a two-story building with approximately 33,995 SF of office space above ground and 12,675 SF on the lower level. The site also contains three on-site parking lots with 166 parking stalls. There are 24 visitor stalls near the building entrance; a fenced employee parking lot with approximately 99 stalls in the northeast corner of the site; and 43 secured stalls on the west side of the site on the northern side of the building.

The facility was constructed in 1983 and incorporated the existing 1911 Brewer Bank Building into office space. The property will be sold in “as is” condition. All on-site furniture and equipment are included in the purchase price. Transfer of title to the successful buyer will be done via a Warranty Deed. This will be executed by the Department of Administration on behalf of the State. The buyer will be liable for all real estate taxes levied against the property after title is transferred. Also, the buyer will assume the payment of any unpaid deferred charges or special assessments for public improvements levied against the property at the time of sale.

An appraisal was conducted on the property and the fair market value was determined to be \$1,200,000. To ensure a competitive and transparent sale of the property, DOA issued a Public Notice of Sale of Surplus Property from October 7, 2021 thru December 2, 2021, as well as posting for sale signs on the property.

PROJECT JUSTIFICATION:

In accordance with 2013 Wisconsin Act 20 (Wis. Stat. 16.848), DOA is proposing the sale of 3.3934 acres and improvements at 2312 N. Martin L. King Jr. Drive, Milwaukee, the former DNR Southeast Regional Headquarters (SERHQ) and Service Center. It has been determined that this sale is in the best interests of the State. The DNR had been at this location from 1983 through 2021.

The 2013 Wisconsin Act 20 enumerated a project to renovate another existing building and construct a new service building to function as the new DNR SERHQ and Milwaukee Service Center (1001 West St. Paul Avenue, Milwaukee). This facility was recently completed, and as such, the DNR has no further need for the Martin L. King Jr. Drive property. DOA notified state agencies of the availability of the Martin L. King Jr. property, and no state agency expressed interest.

In October 2021, DOA issued a Public Notice of the Sale of Surplus State-Owned Real Property. Five offers were received with BCA submitting the successful bid. BCA is a non-profit organization and will use the site for a 50,000 SF cultural center and museum with green space and public gathering areas.

DOA Legal has reviewed the transactional documents associated with this property sale and found no issues. Proceeds from the sale will be used to retire outstanding debt. This transaction will require review and approval by the Joint Committee on Finance.

BUDGET/SCHEDULE:

SBC Approval: February 2022

Closing: Within 30 days of SBC and JCF approval

PREVIOUS ACTION: None.

BUILDING COMMISSION REQUESTS / ITEMS

February 9, 2022

Subcommittee

Full Commission

Department of Corrections

4. Milwaukee County Type 1 Juvenile Correctional Facility – Request the release of \$2,400,000 GFSB for project development and design of a new Type 1 Juvenile Correctional Facility in Milwaukee County.

Funding for this project was authorized in 2021 Wisconsin Act 58 and provided \$4,000,000 GFSB for the purpose of project planning, development, design, site selection, and land/property acquisition for a new Type 1 Juvenile Correctional Facility in Milwaukee County.

In February 2019, the SBC released \$2,000,000 BTF-Planning for the design of Juvenile Correctional Regional Facilities-Statewide.

This project was enumerated in 2017 Wisconsin Act 185.

**AGENCY REQUEST FOR
STATE BUILDING COMMISSION ACTION
FEBRUARY 2022
REQUEST #4**

AGENCY: Department of Corrections

DOC CONTACT: Steve Krallis, (608) 240-5405, stefanos.krallis@wisconsin.gov

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

LOCATION: Milwaukee County

PROJECT REQUEST: Request the release of \$2,400,000 GFSB for project development and design of a new Type 1 Juvenile Correctional Facility in Milwaukee County.

PROJECT NUMBER: 18K2M

PROJECT DESCRIPTION:

This request provides for the continued design and development of a new type 1 juvenile correction facility in Milwaukee County. Design elements will be based on concepts developed as a result of Division of Juvenile Corrections Prototype Study. The request seeks to release a portion of funding authorized in 2021 Wisconsin Act 58 for the purposes of planning and design along with site selection and site assessment. When a site has been selected, a subsequent request will be submitted to the Joint Committee on Finance and State Building Commission for approval.

BUDGET/SCHEDULE:

To be determined once a site is approved by the Joint Committee on Finance and will be included in the subsequent SBC request.

PREVIOUS ACTION: Funding for this project was authorized in 2021 Wisconsin Act 58 and provided \$4,000,000 GFSB for the purpose of project planning, development, design, site selection, and land/property acquisition for a new Type 1 Juvenile Correctional Facility in Milwaukee County.

In February 2019, the SBC released \$2,000,000 BTF-Planning for the design of Juvenile Correctional Regional Facilities-Statewide.

This project was enumerated in 2017 Wisconsin Act 185.

BUILDING COMMISSION REQUESTS / ITEMS

February 9, 2022

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

Facility Maintenance and Repair	\$2,996,000
Lincoln Hills Multi-Building Boiler Replacement	\$2,996,000
	(\$2,996,000 GFSB)

**AGENCY REQUEST FOR
STATE BUILDING COMMISSION ACTION
FEBRUARY 2022
REQUEST #5**

AGENCY: Department of Corrections

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

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

LOCATION: Lincoln Hills School, Lincoln County

PROJECT REQUEST: Request the following:

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

Facility Maintenance and Repair			
LOCATION	PROJ. NO.	PROJECT TITLE	GFSB
Lincoln Hills School (Lincoln Co.)	21C1X	Multi-Building Boiler Replacement	\$2,996,000
Facility Maintenance and Repair Total			\$2,996,000

PROJECT DESCRIPTION:

This project will replace heating boilers in 10 living units, water heaters in 12 living units, and electrical panels in 12 living units. Additional work includes replacing heating pumps and new direct digital controls to tie-in to existing DDC controls.

PROJECT JUSTIFICATION:

Lincoln Hills School is a youth detention facility in Lincoln County. These boilers, water heaters, and panels are beyond their intended life expectancy. Replacement parts for repair of this equipment are not manufactured anymore and finding used or salvaged parts to get by is extremely difficult, so new equipment allows for more timely and efficient replacement. Failure of these systems will result in dangerously cold temperatures for staff and building occupants, in addition to property loss.

BUDGET/SCHEDULE:

Construction	\$2,408,000
Design	\$241,000
DFD Mgt	\$106,000
Contingency	\$241,000
TOTAL	\$2,996,000

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

PREVIOUS ACTION: None.

BUILDING COMMISSION REQUESTS / ITEMS

February 9, 2022

Subcommittee

Full Commission

Department of Health Services

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

Facility Maintenance and Repair		\$2,081,400
SRSTC	Buildings R, N, P Envelope Improv (\$2,081,400 GFSB)	\$2,081,400
Utility Repair and Renovation		\$8,993,000
CWC	West Steam System Improvements (\$5,000,000 GFSB)	\$5,000,000
SWC	Boiler Burners & Controls Replacement (\$3,993,000 GFSB)	\$3,993,000
TOTAL		\$11,074,400

**AGENCY REQUEST FOR
STATE BUILDING COMMISSION ACTION
FEBRUARY 2022
REQUEST #6**

AGENCY: Department of Health Services

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

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

LOCATION: 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 Repair and Maintenance			
LOCATION	PROJ. NO.	PROJECT TITLE	GFSB
Sand Ridge Secure Treatment Center (Juneau Co.)	21A2P	Buildings R, N, and P Envelope Improvements	\$2,081,400
Facility Repair and Maintenance Total			\$2,081,400

Utility Repair and Renovation			
LOCATION	PROJ. NO.	PROJECT TITLE	GFSB
Central Wisconsin Center (Dane Co.)	21A3D	West Steam System Improvements	\$5,000,000
Southern Wisconsin Center (Racine Co.)	21A3I	Boiler Burners and Controls Replacement	\$3,993,000
Utility Repair and Renovation Total			\$8,993,000

FEBRUARY 2022 TOTAL	GFSB
	\$11,074,400

Sand Ridge Secure Treatment Center – Buildings R, N, and P Envelope Improvements (21A2P):

Project Description and Justification:

This project will rehabilitate the pre-cast concrete wall panels in buildings R, N, and P on the Sand Ridge Secure Treatment facility campus. The project scope includes removing all existing coatings via media blasting allowing for sustainable application of a new industrial coating system, repairing cracks in the pre-cast concrete walls, and replacing panel expansion joint

sealing and caulking. A metal rain screen will be installed at the pre-cast wall panels above the roof line for additional weather protection.

This project is required to maintain the building envelope at Sand Ridge Secure Treatment Center. The pre-cast concrete wall panels of buildings R, N, and P are cracking, chipping, and fading. Expansion joints and sealants are cracking. This deterioration is allowing water to infiltrate the building and has damaged the interior walls and ceilings. Exterior doors are rusting and faded. Buildings N and P house a total of 200 beds; and building R is used for treatment groups, court video conferences, polygraph, and staff offices. There is also a property room, breakroom, and satellite food service area in R building.

Budget/Schedule:

Construction	\$1,652,000
Design	\$98,400
DFD Mgt	\$76,000
Contingency	\$248,000
Other Fees	\$7,000
TOTAL	\$2,081,400

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

Previous Action: None.

Central Wisconsin Center – West Steam System Improvements (21A3D):

Project Description and Justification:

This project will replace sections of the steam and condensate distribution system on the west side of the Center Wisconsin Center. Approximately 2,200 feet of low-pressure steam, high pressure steam and condensate piping will be replaced with direct buried steam conduits. This includes distribution piping that is part of the loop around the campus and piping to the buildings on the west side of the facility. Four steam vaults will be replaced, and all disturbed areas will be restored.

This project is required to maintain a safe and reliable steam distribution system. Leaks have developed in the distribution system on the west side of the facility. A complete failure of this piping will interrupt heat and hot water to resident buildings. Replacing the degraded sections will improve reliability of steam distribution system and enhance the physical environment of this facility for the developmentally disabled residents who live there.

Budget/Schedule:

Construction	\$3,905,400
Design	\$330,000
DFD Mgt	\$179,700
Contingency	\$584,900
TOTAL	\$5,000,000

SBC Approval	Feb 2022
A/E Selection	Mar 2021
Bid Opening	May 2022
Start Construction	Sep 2022
Substantial Completion	Sep 2023
Final Completion	Mar 2024

Previous Action: None.

Southern Wisconsin Center – Boiler Burners and Controls Replacement (21A3I):

Project Description and Justification:

This project will replace the burners on Boilers 2 and 3 at the heating plant that serves the Southern Wisconsin Center. The new burners will have increased turndown capacity allowing for efficient operations year-round. Boiler management systems and combustion controls systems will be replaced on Boilers 1, 2, and 3. A new control system will be installed to control all boilers, boiler auxiliary equipment, and monitor the existing water wells at the facility. All field instruments will be replaced. This project will also repair the inner and outer casing, insulation, and refractory on Boiler 2.

This project is required to maintain reliable steam generation at the heating plant. The central heating plant provides heating and process steam for three state agencies (DHS, DVA, and DOC) located at Southern Wisconsin Center. Boiler 2 has had leaks and required frequent maintenance. The existing heating plant burners lack sufficient turndown, and repeated cycling has degraded them to the point where they need frequent repair. The control system is no longer manufactured, and replacement parts are very difficult to obtain. Upgrading these systems is critical to supporting the three agencies that rely on the central plant.

Budget/Schedule:

Construction	\$3,110,000
Design	\$275,000
DFD Mgt	\$143,000
Contingency	\$465,000
TOTAL	\$3,993,000

SBC Approval	Feb 2022
A/E Selection	Mar 2021
Bid Opening	Jun 2022
Start Construction	Oct 2022
Substantial Completion	Oct 2023
Final Completion	Feb 2024

Previous Action: None.

BUILDING COMMISSION REQUESTS / ITEMS

February 9, 2022

Subcommittee	Full Commission
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Department of Military Affairs

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

Facility Maintenance and Repair		\$525,900
Racine	New Unit Storage Building (\$131,475 GFSB; \$394,425 FED)	\$525,900
Utility Repair and Renovation		\$1,918,600
Madison AASF 2	Install Underground Utilities (\$1,918,600 GFSB)	\$1,918,600
TOTAL	\$2,050,075 GFSB \$394,425 FED	\$2,444,500

**AGENCY REQUEST FOR
STATE BUILDING COMMISSION ACTION
FEBRUARY 2022
REQUEST #7**

AGENCY: Department of Military Affairs

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

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

PROJECT REQUEST: Request the following:

- a) Authority to construct the All Agency maintenance and repair 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					
LOCATION	PROJ. NO.	PROJECT TITLE	GFSB	FED	TOTAL
Racine Readiness Center (Racine Co.)	20K1Q	New Unit Storage Building	\$131,475	\$394,425	\$525,900
Facility Maintenance and Repair Total			\$131,475	\$394,425	\$525,900

Utility Repair and Renovation					
LOCATION	PROJ. NO.	PROJECT TITLE	GFSB	FED	TOTAL
Madison AASF 2 (Dane Co.)	21L1N	Install Underground Utilities	\$1,918,600	\$0	\$1,918,600
Utility Repair and Renovation Total			\$1,918,600	\$0	\$1,918,600

	GFSB	FED	TOTAL
FEBRUARY 2022 TOTALS	\$2,050,075	\$394,425	\$2,444,500

Racine Readiness Center - New Unit Storage Building (20K1Q):

Project Description and Justification:

This project will construct a new 5,000 SF prefabricated metal building with concrete floor and electrical service. The building will not include plumbing or HVAC equipment. The project scope includes interior and exterior lighting, military specification storage and caging, an electrical panel with service from an adjacent building, LED lighting, and exterior walk-through doors and one overhead door for forklift access.

The building will provide secure cold and internal storage for the unit equipment. Currently this equipment is stored in containers that consume half of the fenced motor pool area making it

difficult to maneuver forklifts and tactical equipment. The storage building is a long-term solution for occupation of the Readiness Center and site improvements will include concrete sidewalk to connect the building to the paved driveway, as well as downspouts and gutters with drainage provisions to ensure the building remains dry.

Budget/Schedule:

Construction	\$430,500	SBC Approval	Feb 2022
Design	\$28,400	A/E Selection	Dec 2020
DFD Mgt	\$19,000	Bid Opening	Apr 2022
Contingency	\$43,100	Start Construction	Jun 2022
Other Fees	\$4,900	Substantial Completion	Feb 2023
TOTAL	\$525,900	Final Completion	Mar 2023

Previous Action: None.

Madison Army Aviation Support Facility (AASF) 2 - Install Underground Utilities (21L1N):

Project Description and Justification:

This project will install underground water service and electrical utilities to serve fire suppression systems for an 8-pod aviation hangar.

The existing facility does not have adequate water supply and pressure to support future fire suppression systems. This project will provide the needed water utilities to support a fire suppression system and meet safety requirements. This project must be completed before the interior fire suppression project begins, which also takes place at the AASF hangar which was previously approved by the SBC at the August 2021 meeting.

Budget/Schedule:

Construction	\$1,600,000	SBC Approval	Feb 2022
Design	\$5,000	A/E Selection	May 2020
DFD Mgt	\$73,600	Bid Opening	Mar 2022
Contingency	\$240,000	Start Construction	May 2022
TOTAL	\$1,918,600	Substantial Completion	Jul 2022
		Final Completion	Aug 2022

Previous Action: None.

February 9, 2022

Subcommittee	Full Commission
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Department of Natural Resources

8. Stewardship Small Project Release – The Department of Natural Resources (DNR) in cooperation with the Department of Administration (DOA) requests the release of \$250,000 Stewardship Property Development funds authorized under s. 20.866 (2) (ta), Wis. Stats., to be administered as nonstandard projects by the DNR and DOA Capital Accounting. This \$250,000 will be used for the Friends group and nonprofit conservation organizations (NCO) match grants authorized under s. 23.098, Wis. Stats. The individual grants will be processed through the DOA Division of Facilities Development as small projects.

REQUEST #8

DATE: February 2, 2022 FILE REF: Stewardship Rec. Development

TO: Naomi De Mers, Secretary
State Building Commission

FROM: Dan Olson, Chief
Facilities Operations Section
Department of Natural Resources

SUBJECT: Stewardship Small Project Release

The Department of Natural Resources (DNR) in cooperation with the Department of Administration (DOA) requests the release of \$250,000 Stewardship Property Development funds authorized under s. 20.866 (2) (ta), Wis. Stats., to be administered as nonstandard projects by the DNR and DOA Capital Accounting. This \$250,000 will be used for the Friends group and nonprofit conservation organizations (NCO) match grants authorized under s. 23.098, Wis. Stats. The individual grants will be processed through the DOA Division of Facilities Development as small projects.

The Friends group and NCOs are authorized to receive up to \$250,000 in matching funds each fiscal year for projects at DNR properties. In accordance with state statutes, this amount will be increased to \$500,000 in matching funds starting in fiscal year 2023. No individual DNR property can exceed \$20,000 in a fiscal year.

A total of 18 Friends group and NCO projects with a total of \$250,000 in Stewardship matching grants have been approved (see attached). The total estimated cost of 2022 projects is \$727,820 in matching grants, sponsor cash, and in-kind contributions. If in any year the total requested does not equal or exceed \$250,000, any remaining balance to the Stewardship matching funds will revert to the general property development category of the Stewardship program.

State Property	County	Sponsor	Project Name	Total Project Cost	Cash Match	In-Kind Match	Amount Awarded
Copper Falls State Park	Ashland	The Friends of Copper Falls State Park	Copper Falls Pavilion, Phase 1	\$ 48,009	\$ 28,009	\$	\$ 20,000
Devil's Lake State Park	Sauk	Friends of Devil's Lake State Park	Outdoor Recreation Amenities Improvements	\$ 40,000	\$ 20,000	\$	\$ 20,000
Fox River State Trail	Brown	Friends of the Fox River Trail	Fox River Trail Reconstruction, Phase 1	\$ 40,000	\$ 20,000	\$	\$ 20,000
Governor Thompson State Park	Marinette	Friends of Governor Thompson State Park	Firewood Shed, Phase 1	\$ 22,442	\$ 11,221	\$	\$ 11,221
Hartman Creek State Park	Waupaca	Friends of Hartman Creek	Dike Trail Rebuild/Resurfacing	\$ 24,496	\$ 10,373	\$ 1,875	\$ 12,248
Ice Age Trail	Waukesha & Sheboygan	Ice Age Trail Alliance	Ice Age Trail Development	\$ 77,624	\$ 28,812	\$ 28,812	\$ 20,000
Kettle Moraine State Forest, Lapham Peak Unit	Waukesha	Friends of Lapham Peak	New Lodge Building	\$ 168,860	\$ 148,860	\$	\$ 20,000
Kettle Moraine State Forest, Northern Unit	Fond du Lac	Friends of the Kettle Moraine State Forest	Mauthe Lake Kayak Launch	\$ 7,140	\$ 4,140	\$	\$ 3,000
Kettle Moraine State Forest, Northern Unit	Fond du Lac	Friends of the Kettle Moraine State Forest	Tamarack Trail Improvements	\$ 15,000	\$ 7,500	\$	\$ 7,500
Kettle Moraine State Forest, Southern Unit	Jefferson	Kettle Moraine Natural History Association	Young Prairie Restoration, Phase 1	\$ 20,000	\$ 10,000	\$	\$ 10,000
Kinnickinnic State Park	Pierce	Friends of Willow River and Kinnickinnic State Parks	Single Track Trail Network, Phase 2	\$ 62,800	\$ 32,650	\$ 10,150	\$ 20,000
Kohler Andrae State Park	Sheboygan	Friends of Kohler Andrae State Park	Beach Parking Lots Safety Path, Phase 1	\$ 40,000	\$ 20,000	\$	\$ 20,000
Mirror Lake State Park	Sauk	Friends of Mirror Lake State Park	Kayak Loading Lane	\$ 10,000	\$ 5,000	\$	\$ 5,000
Namekagon Barrrens Wildlife Area	Burnett	Friends of the Namekagon Barrrens Wildlife Area	North Unit Viewing Information Shelter	\$ 6,010	\$ 2,305	\$ 870	\$ 2,835
Vernon Marsh Wildlife Area	Waukesha	Friends of Vernon Marsh	Vernon Marsh Boardwalk and Trail	\$ 40,000	\$ 20,000	\$	\$ 20,000
Whitefish Dunes State Park	Door	Friends of Whitefish Dunes State Park	Old Baldy Boardwalk Improvement	\$ 13,032	\$ 6,516	\$	\$ 6,516
Wildcat Mtn. State Park/Mt. Pisgah Hemlock State Natural Area	Vernon	Friends of Wildcat Mountain State Park	Hemlock Trail Renovation	\$ 23,357	\$ 10,912	\$ 765	\$ 11,680
Willow River State Park	St. Croix	Friends of Willow River and Kinnickinnic State Parks	Single Track Trail Network, Phase 2	\$ 69,050	\$ 38,900	\$ 10,150	\$ 20,000
				\$ 727,820	\$ 425,198	\$ 52,622	\$ 250,000

BUILDING COMMISSION REQUESTS / ITEMS

February 9, 2022

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

Facility Maintenance and Repair	\$2,043,000
Peninsula Repair and Replace Main Access Roads	\$2,043,000
SP (\$1,021,500 FED; \$1,021,500 PR-CASH)	

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**AGENCY REQUEST FOR
STATE BUILDING COMMISSION ACTION
FEBRUARY 2022
REQUEST #9**

AGENCY: Department of Natural Resources

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

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

LOCATION: Peninsula State Park, Door County

PROJECT REQUEST: Request the following:

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

Facility Maintenance and Repair					
LOCATION	PROJ. NO.	PROJECT TITLE	FED	PR-CASH	TOTAL
Peninsula State Park (Door Co.)	19G3F	Repair and Replace Main Access Roads	\$1,021,500	\$1,021,500	\$2,043,000
Facility Maintenance and Repair Total			\$1,021,500	\$1,021,500	\$2,043,000

Peninsula State Park – Repair and Replace Main Access Roads (19G3F):

Project Description and Justification:

This project will repair approximately eight miles of roadway in Peninsula State Park. The project scope includes pulverizing the existing roadway, overlaying the roadway with asphalt, installing pavement markings and traffic control, and miscellaneous items associated with pavement replacement projects.

Peninsula State Park is one of DNR’s heaviest utilized state parks. The roads were last replaced in the 1960’s and are beyond their usual lifespan. Many sections have been patched and repaired multiple times resulting in increased maintenance costs. The need for smooth roadways in Peninsula State Park is particularly pronounced due to the high volume and demand for bicycle use and access. This project will ensure the safety of visitors who drive and bike near the entrance of the park.

Since 2019 there have been a series of improvements within the park including: the Eagle Tower construction, water line repairs, a new dump station, graveling campsites, toilet/shower improvements, and bike trail repairs. These projects resulted in heavy use of construction equipment increasing the wear and tear on the roadway.

Budget/Schedule:

Construction	\$1,728,000
Design	\$66,200
DFD Mgt	\$76,000
Contingency	\$172,800
TOTAL	\$2,043,000

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

Previous Action: None.

BUILDING COMMISSION REQUESTS / ITEMS

February 9, 2022

Subcommittee

Full Commission

Department of Transportation

10. DTSD Southwest Regional Headquarters (Increase) – Request authority to increase the project budget for the Southwest Regional Headquarters HVAC Replacement by \$614,500 SEGRB for a revised estimated total cost of \$1,370,500 SEGRB.

In February 2021, the SBC granted authority to construct the Southwest Regional Headquarters Madison HVAC Equipment Replacement and Improvements project for an estimated total cost of \$756,000 SEGRB.

**AGENCY REQUEST FOR
STATE BUILDING COMMISSION ACTION
FEBRUARY 2022
REQUEST #10**

AGENCY: Department of Transportation

DOT CONTACT: Jody Grossman, (608) 267-4479, Jody.Grossman@dot.wi.gov

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

LOCATION: DTSD Southwest Region Headquarters, Dane County

PROJECT REQUEST: Request authority to increase the project budget for the Southwest Regional Headquarters HVAC Replacement by \$614,500 SEGRB for a revised estimated total cost of \$1,370,500 SEGRB.

PROJECT NUMBER: 19D1T

PROJECT DESCRIPTION:

This project will upgrade the HVAC system at the Southwest Regional Headquarters. The project scope includes replacing two chillers and associated equipment, adding two variable air volume (VAV) reheat systems to serve the west portion of the building, and refurbishing the west air handling unit to include replacement of coils, VFDs, dampers, and bearings.

PROJECT JUSTIFICATION:

The Southwest Regional Headquarters houses the department's Division of Transportation System Development. The facility was originally constructed in 1984 and added onto in 1994. The equipment scoped for replacement on this project are all original to the building/addition. This work will help extend the useful life of the facility, result in improved humidity and temperature controls, and decrease maintenance time and repair costs. Some of this work was previously proposed as a small project, however the scope and cost of the project became too large for the budget at the time.

This project was bid on January 12, 2022. No scope reductions are possible for this project because of the nature of the work. This increase will allow the bids to be accepted and provide for an appropriate post-bid contingency needed to address any unforeseen conditions that may arise during construction. The project budget increase will be funded by DOT's existing all agency allocation.

BUDGET/SCHEDULE:

Construction	\$1,015,835
Design	\$127,700
DFD Mgt	\$47,700
Contingency	\$179,265
TOTAL	\$1,370,500

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

PREVIOUS ACTION: In February 2021, the SBC granted authority to construct the Southwest Regional Headquarters Madison HVAC Equipment Replacement and Improvements project for an estimated total cost of \$756,000 SEGRB.

BUILDING COMMISSION REQUESTS / ITEMS

February 9, 2022

Subcommittee	Full Commission
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11. Statewide – State Patrol Communication Tower Improvements – Request the following:
- a) Approve the Design Report; and
 - b) Authority to construct State Patrol Communication Tower Improvements project at various locations for an estimated total cost of \$3,125,000 SEGRB.

The State Patrol Communication Tower Improvements (Gap Filler) project was enumerated in 2015 Wisconsin Act 55 for \$2,800,000 SEGRB to improve six tower sites.

The agency will utilize \$375,000 SEGRB from their existing all agency appropriation to fund the increased project cost.

**AGENCY REQUEST FOR
STATE BUILDING COMMISSION ACTION
FEBRUARY 2022
REQUEST #11**

AGENCY: Department of Transportation

DOT CONTACT: Jody Grossman, (608) 267-4479, Jody.Grossman@dot.wi.gov

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

LOCATION: Statewide

PROJECT REQUEST: Request the following:

- a) Approve the Design Report; and
- b) Authority to construct State Patrol Communication Tower Improvements project at various locations for an estimated total cost of \$3,125,000 SEGRB.

PROJECT NUMBER: 19L2N

PROJECT DESCRIPTION:

This project will renovate three radio communication tower sites and related infrastructure utilized by WisDOT at Bay City in Pierce County, Unity in Marathon County, and Dresbach, Minnesota, as described below. This project will fully replace two outdated tower sites obtained by WisDOT from the Army Corp of Engineers. The project at the Unity site will not include tower replacement. The project scope includes installing of new towers, radio equipment buildings, generator systems and other site improvements. Improvements at the individual sites are outlined below.

Dresbach, MN Tower - Construction work will include a new 280' self-supported tower, tower foundation, new fencing, 50KW generator system, 12'x24' precast equipment shelter with new HVAC unit built into the shelter, and all new electric components. The construction work also includes demolition of the existing tower, shelter, fencing and foundations along with site prep work and restoration. This is near/across from La Crosse County.

Bay City Tower (Pierce County) - Construction work will include a new 280' self-supported tower, tower foundation, new fencing, 50KW generator system, 12'x24' precast equipment shelter with new HVAC unit built into the shelter, and all new electric components. The construction work also includes demolition of the existing tower, shelter, fencing and foundations along with site prep work and restoration.

Unity Tower (Marathon County) - The existing tower will remain. Construction work will include a new generator system, new precast 12'x24' equipment shelter and foundation, new electrical components, site work to include fencing, site restoration, drainage, and access road improvement.

PROJECT JUSTIFICATION:

The Bay City tower was inspected in May 2018 and found to be structurally unsound. The engineering consultant determined repair to the tower was not feasible. The cause of the structural damage is due to corrosion of members and guy anchors, which has compromised the integrity of the tower. The Dresbach tower was inspected in September 2015 and found to be structurally unsound. The engineering consultant determined repair to the tower was not feasible. The cause of the structural damage is due to corrosion from within the tower members. While the Unity tower structure is sound, the supporting substructure and site need to be renovated and improved to effectively operate the facility as part of the communication tower network.

BUDGET/SCHEDULE:

Construction	\$2,050,000
Design	\$144,000
DFD Mgt	\$90,200
Contingency	\$205,000
Equipment	\$600,000
Other Fees	\$35,800
TOTAL	\$3,125,000

SBC Approval	Feb 2022
A/E Selection	Aug 2020
Bid Opening	Jul 2022
Start Construction	Sep 2022
Substantial Completion	Nov 2023
Final Completion	Jan 2024

PREVIOUS ACTION: The State Patrol Communication Tower Improvements (Gap Filler) project was enumerated in 2015 Wisconsin Act 55 for \$2,800,000 SEGRB to improve six tower sites.

The agency will utilize \$375,000 SEGRB from their existing all agency appropriation to fund the increased project cost.

DESIGN REPORT

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

February 9, 2022

State Patrol Communication Tower Improvements Multi-Building
Department of Transportation
Statewide

Project Number: 19L2N

For the: Department of Transportation

Project Manager: Kyle Ewing, P.E.

Architect/Engineer: Edge Consulting Engineers, Inc.
Prairie du Sac, WI

1. Project Description:

This project will construct three replacement radio communication tower sites and related infrastructure for use by WDOT at Bay City, Unity and Dresbach, Minnesota. The new facilities will fully replace two outdated tower sites which were obtained by WDOT from the Army Corp of Engineers. The new facilities at the Unity site will not include tower replacement. Scope includes general construction. Work includes installation of new towers, radio equipment buildings, generator systems and other site improvements.

2. Authorized Budget and Funding Source:

The State Patrol Communication Tower Improvements (Gap Filler) project was enumerated in 2015 Wisconsin Act 55 for \$2,800,000 SEGRB to improve six tower sites.

3. Schedule:

Bid Opening:	Feb 2022
Start of Construction:	Apr 2022
Substantial Completion / Occupancy:	May 2023

4. Budget Summary:

Construction:	\$2,050,000
Design:	\$144,000
DFD Mgt:	\$90,200
Contingency:	\$205,000
Equipment:	\$600,000
Other Fees:	\$35,800
Total Project Cost:	\$3,125,000

February 9, 2022

Subcommittee

Full Commission

Wisconsin Historical Society

12. Old World Wisconsin – Immersive Welcome Experience, Phase 2 – Request the release of \$371,700 Building Trust Funds (BTF)-Planning to prepare preliminary plans and a Design Report for the Immersive Welcome Experience, Phase 2 project.

This project was enumerated in 2021 Wisconsin Act 58 for \$14,321,000 (\$8,321,000 GFSB and \$6,000,000 GIFTS/GRANTS).

**AGENCY REQUEST FOR
STATE BUILDING COMMISSION ACTION
FEBRUARY 2022
REQUEST #12**

AGENCY: Wisconsin Historical Society

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

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

LOCATION: Old World Wisconsin, Waukesha County

PROJECT REQUEST: Request the release of \$371,700 Building Trust Funds (BTF)-Planning to prepare preliminary plans and a Design Report for the Immersive Welcome Experience, Phase 2 project.

PROJECT NUMBER: 1711K-03

PROJECT DESCRIPTION:

This project is the second phase of improvements at Old World Wisconsin (OWW). This phase of work includes restoring the historic Wittnebels Tavern, Clausing Barn, Ramsey Barn, Tram Stop and Tram Road, and Lueskow House. In addition to building restoration the project will also include replacing the existing utility infrastructure, constructing information technology backbone infrastructure, pavilion and restroom improvements, and parking lot repairs. The project will be accomplished in a multi-phase, multi-year master plan to transform the grounds of the OWW to a reimagined Welcome Experience.

PROJECT JUSTIFICATION:

The OWW Guest Entry Experience Master Plan is a planned infill and renovation project centered on the existing visitor entrance experience and visitor parking area. Visitor amenities at the entry to OWW have largely remained unchanged over the past 40 years.

Since 2010, master planning efforts have evolved from the concept of a single visitor center to multiple smaller facilities in and around the existing Green and structures. Ultimately this Master Plan and the subsequent development it defines will create a singular district where orientation, amenities, and experience will prepare the guest and visitor for the entire OWW experience. The goals of the project are targeted to fulfill OWW strategies and mission to expand visitor amenities, support efficient operations, increase opportunities for revenue growth, and ultimately achieve financial sustainability for OWW.

Following its opening in 1976, the facilities, infrastructure, and amenities of the Guest Entry at OWW has changed very little. Wear and tear from 70,000 annual visitors, changing technologies, updated use models and visitor expectations have led to underutilization and mismatched use of existing facilities. Most museum planning experts espouse the need for museums, even those whose mission is to celebrate historical past, to attract more and new audiences in an effort to stabilize their revenues. Ways to do this include updating and adding

amenity features that meet an expanded demographic and expand on alternative uses including programming, event rentals, and membership options. These use needs, coupled with lack of expected amenities, have stifled OWW's options for expanding its value and attraction potential.

BUDGET/SCHEDULE:

Construction	\$11,198,000
Design	\$1,062,000
DFD Mgt	\$493,000
Contingency	\$1,120,000
Equipment	\$448,000
TOTAL	\$14,321,000

SBC Approval	Aug 2022
A/E Selection	Jan 2019
Design Report	Jun 2022
Bid Opening	Nov 2022
Start Construction	Mar 2023
Substantial Completion	Nov 2024
Final Completion	May 2025

PREVIOUS ACTION: This project was enumerated in 2021 Wisconsin Act 58 for \$14,321,000 (\$8,321,000 GFSB and \$6,000,000 GIFTS/GRANTS).

BUILDING COMMISSION REQUESTS / ITEMS

February 9, 2022

Subcommittee

Full Commission

HIGHER EDUCATION

University of Wisconsin

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

Facility Maintenance and Repair	\$2,992,100
MSN Witte Res Hall – Tower A Ventilation Reno	\$2,992,100
(\$2,992,100 PRSB)	

**AGENCY REQUEST FOR
STATE BUILDING COMMISSION ACTION
FEBRUARY 2022
REQUEST #13**

AGENCY: University of Wisconsin System

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

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

LOCATION: UW System, Statewide

PROJECT REQUEST: Request the following:

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

FACILITY MAINTENANCE AND REPAIR

INST	PROJ. NO.	PROJECT TITLE	PRSB	TOTAL
MADISON (Dane Co.)	21C1P	Witte Residence Hall - Tower A Ventilation Renovation	\$2,992,100	\$2,992,100
FACILITY MAINTENANCE AND REPAIR SUBTOTALS			\$2,992,100	\$2,992,100

	PRSB	TOTAL
FEBRUARY 2022 TOTALS	\$2,992,100	\$2,992,100

UW-Madison – Witte Residence Hall - Tower A Ventilation Renovation (21C1P):

Project Description and Justification:

This project will perform a series of ventilation system improvements at Witte Hall to mitigate condensation and humidity issues in the building. The project scope includes installing new ductwork to resident rooms, constructing new duct risers between floors in fire rated chase enclosures, and installing a new energy recovery unit on the roof to provide exhaust and makeup supply air for the ventilation system. The scope also includes direct digital controls for newly installed units, electrical power distribution to the units, extending the existing fire alarm system, and general roof work to create the necessary opening. Once complete, the new energy recovery unit will be served by the central campus chilled water system and hot water provided by the building heating water system. Direct digital controls (DDC) will be provided on the new units. The Witte Residence Hall Renovation was completed in August 2019. However, after construction was completed a significant increase in condensation on the walls and windows was observed in the newly renovated resident rooms. Towers Hall at UW-Eau Claire, which is a similar building to Witte Hall, also underwent a similar post-renovation project caused by high humidity and condensation issues. A specialty consultant was hired to understand the cause at Towers Hall. It was determined that the unusual building envelope, in combination with the building's size and the increased efficiency of new building systems, prevented the HVAC

system from properly balancing indoor humidity levels. These findings were not known at the time of the design of the renovation project. Supplemental HVAC systems and controls to mitigate these high humidity and condensation conditions are being installed at Towers Hall and there are plans to do the same at Witte Hall. Similar designs of the combined HVAC systems have proven effective in other residence hall renovations across the state.

Budget/Schedule:

Construction	\$2,296,000
Design	\$246,000
DFD Mgt	\$105,700
Contingency	\$344,400
TOTAL	\$2,992,100

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

Previous Action: None.