



# State of Wisconsin Building Commission

SCOTT WALKER  
Governor

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The meeting of the State of Wisconsin Building Commission was called to order by Governor Scott Walker at 1:00 p.m. on Wednesday, August 10, 2016, in the 2nd Floor Conference Room of the Expo Center at State Fair Park in West Allis. The roll was taken.

## **Members Present:**

Governor Scott Walker

Senator Terry Moulton

Senator Jerry Petrowski

Senator Janis Ringhand

Representative Rob Swearingen

Representative Mark Born

Representative Robb Kahl

Mr. Bob Brandherm

BUILDING COMMISSION REQUESTS/ITEMS

August 10, 2016

Subcommittee

Full Commission

The Secretary requests approval of the minutes of May 25, 2016.

No action required.

Approved the Minutes.  
8-0-0

MOVED BY REPRESENTATIVE SWEARINGEN, SECONDED BY SENATOR MOULTON TO APPROVE THE MINUTES. MOTION CARRIED.

**DEBT MANAGEMENT**

1. General Obligation Refunding Authorizing Resolution - 2016 State of Wisconsin Building Commission Resolution 4 authorizes the issuance and sale of General Obligations in the amount not to exceed \$595,000,000, in fixed or variable rate form, to refund outstanding general obligation bonds previously issued for construction or improvement of facilities, grants, and acquisition of land for state-wide purposes.

No action required.

Approved the Resolution.  
8-0-0

MOVED BY SENATOR RINGHAND, SECONDED BY SENATOR PETROWSKI TO APPROVE THE RESOLUTION. MOTION CARRIED.

2. Debt Authorizing Resolution - 2016 State of Wisconsin Building Commission Resolution 5 grants state agencies new debt authority in an amount not to exceed \$202,150,000, and continuation of previously approved debt authority in an amount not to exceed \$690,140,000, to allow state agencies to enter into contracts relating to various borrowing purposes which will be funded by subsequent issuances of general obligation debt.

No action required.

Approved the Resolution.  
8-0-0

MOVED BY REPRESENTATIVE BORN, SECONDED BY SENATOR RINGHAND TO APPROVE THE RESOLUTION. MOTION CARRIED.

BUILDING COMMISSION REQUESTS/ITEMS

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- 3. General Obligation Authorizing Resolution - 2016  
 State of Wisconsin Building Commission Resolution 6  
 authorizes the issuance and sale of General Obligations  
 in an amount not to exceed \$385,595,000 in fixed or  
 variable rate form, to fund the construction or  
 improvements of facilities, grants, and acquisition of  
 land for state-wide purposes.

MOVED BY SENATOR MOULTON, SECONDED  
 BY SENATOR RINGHAND TO APPROVE THIS  
 RESOLUTION. MOTION CARRIED.

Subcommittee	Full Commission
No action required.	Approved the Resolution. 8-0-0

BUILDING COMMISSION REQUESTS/ITEMS

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**ADMINISTRATIVE AFFAIRS SUBCOMMITTEE**

**Department of Administration**

4. Department of Administration - State Fleet Operations Lease - Request authority to lease 43,164 SF at 1702 South Park Street in Madison, for a term of five years, for an annual cost of approximately \$485,655.

In June 2013, the SBC authorized a 37,832 SF lease for the Department of Administration's Division of Enterprise Operation's (DEO) State Fleet Operations at 1702 South Park Street, Madison.

MOVED BY MR. BRANDHERM, SECONDED BY SENATOR PETROWSKI TO APPROVE THE REQUEST. MOTION CARRIED.

Subcommittee	Full Commission
Approved the Request. 4-0-0	Approved the Request. 8-0-0

BUILDING COMMISSION REQUESTS/ITEMS

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5. Division of Administration on behalf of Department of Corrections - Community Corrections Probation and Parole Office Lease - Request authority to lease 9,950 SF at 2950 Prairie Avenue in Beloit for a term of five years, for an annual cost of approximately \$222,084.

MOVED BY MR. BRANDHERM, SECONDED BY SENATOR PETROWSKI TO APPROVE THE REQUEST. MOTION CARRIED.

Subcommittee	Full Commission
Approved the Request. 4-0-0	Approved the Request. 8-0-0

BUILDING COMMISSION REQUESTS/ITEMS

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- 6. Risser Justice Center – Permanent Outside Air Ventilation Extension - Request authority to construct a permanent outside ventilation air intake extension project at the Risser Justice Center for an estimated total cost of \$724,400 PRSB.

MOVED BY MR. BRANDHERM, SECONDED BY SENATOR PETROWSKI TO APPROVE THE REQUEST. MOTION CARRIED.

Subcommittee	Full Commission
Approved the Request. 4-0-0	Approved the Request. 8-0-0

BUILDING COMMISSION REQUESTS/ITEMS

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**Department of Corrections**

7. Oshkosh Correctional Institution – Health Services Unit Expansion - Request the following:
- a) Approve the Design Report; and
  - b) Authority to construct the Health Services Unit Expansion project for an estimated total cost of \$7,699,000 GFSB.

This project was enumerated in 2013 Wisconsin Act 20 for \$7,699,000 GFSB.

MOVED BY MR. BRANDHERM, SECONDED BY SENATOR PETROWSKI TO APPROVE THE REQUEST. MOTION CARRIED.

Subcommittee

Full Commission

Approved the Request.  
4-0-0

Approved the Request.  
8-0-0

BUILDING COMMISSION REQUESTS/ITEMS

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8. Various All Agency Projects - Request the following:
- a) Authority to construct various All Agency maintenance and repair projects for an estimated total cost of \$2,578,300 (\$1,032,000 GFSB Utility Repair and Renovation and \$1,546,300 GFSB Facility Maintenance and Repair);
  - b) Transfer all approved GFSB All Agency allocations to the Department of Corrections Infrastructure appropriation; and
  - c) Permit the Division of Facilities Development to adjust individual project budgets.

<b>Utility Repair and Renovation</b>	<b>\$1,032,000</b>
LHS Primary Electrical System Replacement	\$1,032,000
(\$1,032,000 GFSB)	

<b>Facility Maintenance and Repair</b>	<b>\$1,546,300</b>
LHS Security Equip Infrastructure Imprv	\$1,546,300
(\$1,546,300 GFSB)	

MOVED BY MR. BRANDHERM, SECONDED BY SENATOR PETROWSKI TO APPROVE THE REQUEST. MOTION CARRIED.

Subcommittee	Full Commission
<p>Approved the Request. 4-0-0</p>	<p>Approved the Request. 8-0-0</p>

BUILDING COMMISSION REQUESTS/ITEMS

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**Department of Health Services**

9. Mendota Mental Health Institute – Goodland Hall East Security Upgrades - Request the following:
- a) Authority to construct the Goodland Hall East Security Upgrades project for an estimated total cost of \$2,797,200 (\$2,297,200 GFSB and \$500,000 PR-CASH); and
  - b) Transfer the approved GFSB all agency allocation to the Department of Health Services Infrastructure Maintenance appropriation.

MOVED BY MR. BRANDHERM, SECONDED BY SENATOR PETROWSKI TO APPROVE THE REQUEST. MOTION CARRIED.

Subcommittee

Full Commission

Approved the Request.  
4-0-0

Approved the Request.  
8-0-0

BUILDING COMMISSION REQUESTS/ITEMS

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**Department of Natural Resources**

10. Various All Agency Projects - Request the following:

- a) Authority to construct various All Agency maintenance and repair projects for an estimated total cost of \$1,835,200 (\$491,000 PR-CASH, \$599,400 STWD, and \$744,800 CON SEGB); and
- b) Permit the Division of Facilities Development to adjust individual project budgets.

<b>Facility Maintenance and Repair</b>		<b>\$1,835,200</b>
Mud Lake	New Shooting Range – Columbia County (\$491,000 PR-CASH)	\$491,000
Crex Meadows	New Unheated Storage Building (\$599,400 STWD)	\$599,400
Wausaukee	Mechanic Shop Addition (\$744,800 CON SEGB)	\$744,800

MOVED BY MR. BRANDHERM, SECONDED BY SENATOR PETROWSKI TO APPROVE THE REQUEST. MOTION CARRIED.

Subcommittee	Full Commission
<p>Approved the Request. 4-0-0</p>	<p>Approved the Request. 8-0-0</p>

BUILDING COMMISSION REQUESTS/ITEMS

August 10, 2016

	Subcommittee	Full Commission
<p>11. <u>Lake Wissota State Park – Public Entrance and Visitor Station</u> - Request approval to increase the project budget for the Lake Wissota Public Entrance and Visitor Station project by \$181,300 STWD for a revised estimated total cost of \$1,665,400 (\$1,565,400 STWD and \$100,000 PR-CASH).</p> <p>In June 2015, the SBC approved the Design Report and authority to construct the Lake Wissota Public Entrance and Visitor Station project for a revised estimated total cost of \$1,384,100 STWD.</p> <p>This project was enumerated in 2013 Wisconsin Act 20 for \$1,114,800 STWD.</p> <p>MOVED BY MR. BRANDHERM, SECONDED BY SENATOR MOULTON TO APPROVE THE REQUEST. MOTION CARRIED.</p>	<p>Approved the Request. 4-0-0</p>	<p>Approved the Request. 8-0-0</p>

BUILDING COMMISSION REQUESTS/ITEMS

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**Wisconsin Historical Society**

12. Old World Wisconsin - Discovery Station – Request authority to construct a Discovery Station at Old World Wisconsin for an estimated total cost of \$466,200 GIFTS.

MOVED BY MR. BRANDHERM, SECONDED BY SENATOR PETROWSKI TO APPROVE THE REQUEST. MOTION CARRIED.

Subcommittee	Full Commission
Approved the Request. 4-0-0	Approved the Request. 8-0-0

BUILDING COMMISSION REQUESTS/ITEMS

August 10, 2016

**Non-State Grant**

13. Eau Claire – Confluence Performing Arts Center -  
Request the release of \$15,000,000 GFSB to Eau Claire  
Confluence Arts, Inc. for the construction of a  
Performing Arts Center in accordance with provisions  
of 2015 Wisconsin Act 55.

This project was enumerated in 2015 Wisconsin Act 55  
for \$15,000,000 GFSB.

MOVED BY MR. BRANDHERM, SECONDED BY  
SENATOR MOULTON TO APPROVE THE  
REQUEST. MOTION CARRIED.

Subcommittee	Full Commission
Approved the Request. 4-0-0	Approved the Request. 7-1-0 (Representative Born voted no)

August 10, 2016

**HIGHER EDUCATION SUBCOMMITTEE**

14. Kemp Station Education and Outreach Center - Request the following:

- a) Authority to construct a new Education and Outreach Center at the Kemp Natural Resources Station under a land use agreement with the UWSA Board of Regents and approval of the building pursuant to Wis. Stats § 16.85(12); and
- b) Authority to accept a gift-in-kind of the completed structure at an estimated value of \$900,000.

This project was enumerated in 2009 Wisconsin Act 28 as part of the Agricultural Research Stations Facilities Improvements–Phase I for \$5,800,000  
GIFTS/GRANTS.

MOVED BY REPRESENTATIVE SWEARINGEN,  
SECONDED BY SENATOR RINGHAND TO  
APPROVE THE REQUEST. MOTION CARRIED.

Subcommittee	Full Commission
<p>Approved the Request. 4-0-0</p>	<p>Approved the Request. 8-0-0</p>

BUILDING COMMISSION REQUESTS/ITEMS

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15. UW-Madison – Kegonsa Research Center Land Exchange - Request authority to accept two parcels of land located at 3777 Schneider Drive, Stoughton, from WARF Properties, LLC pursuant to the terms of the Real Property Exchange Agreement between the Wisconsin Alumni Research Foundation (WARF) and the Board of Regents (BoR).

In December 2010, the SBC granted authority to accept seven parcels of land from WARF Properties, LLC pursuant to the terms of the Real Property Exchange Agreement between WARF and the BoR, contingent upon the receipt of acceptable environmental audits.

In March 2008, the SBC granted authority to amend the existing land exchange agreement, related to the Wisconsin Institutes for Discovery, between the BoR and WARF to incorporate a portion of the 1200 block of Johnson Street on the UW-Madison campus. The BoR-owned property will be exchanged for properties of equal value which will be acquired by WARF and of strategic importance to future UW-Madison development.

MOVED BY REPRESENTATIVE SWEARINGEN,  
 SECONDED BY SENATOR RINGHAND TO  
 APPROVE THE REQUEST. MOTION CARRIED.

Subcommittee	Full Commission
Approved the Request. 4-0-0	Approved the Request. 8-0-0

BUILDING COMMISSION REQUESTS/ITEMS

August 10, 2016

16. UW-Madison – Multi-Family Building Purchase -  
Request authority to purchase a multi-family building  
and associated parcel of land for future development  
located at 204 Bernard Court in Madison, for a  
purchase price of \$527,000 PR-CASH.

MOVED BY REPRESENTATIVE SWEARINGEN,  
SECONDED BY REPRESENTATIVE BORN TO  
APPROVE THE REQUEST. MOTION CARRIED.

Subcommittee	Full Commission
Approved the Request. 4-0-0	Approved the Request. 8-0-0

BUILDING COMMISSION REQUESTS/ITEMS

August 10, 2016

17. UW-Madison – Music Performance Building - Request the following:
- a) Approve the Design Report;
  - b) Authority to increase the project budget by \$11,935,000 GIFTS; and
  - c) Authority to construct the Music Performance Building project for a revised estimated total cost of \$55,800,000 GIFTS.

This project was enumerated in 2007 Wisconsin Act 20 for \$43,865,000 GIFTS.

**MOVED BY REPRESENTATIVE SWEARINGEN,  
SECONDED BY REPRESENTATIVE BORN TO  
APPROVE THE REQUEST. MOTION CARRIED.**

Subcommittee	Full Commission
Approved the Request. 4-0-0	Approved the Request. 8-0-0

BUILDING COMMISSION REQUESTS/ITEMS

August 10, 2016

	Subcommittee	Full Commission
<p>18. <u>UW-Madison – Memorial Union Renovation Phase II</u> - Request authority to increase the project budget for the Memorial Union Renovation Phase II project by \$4,000,000 EX-PRSB, for a revised estimated total cost of \$50,585,000 (\$13,000,000 PRSB, \$7,585,000 PR-CASH, and \$30,000,000 GIFTS).</p> <p>In March 2014, the SBC approved the design report and granted authority to: (a) increase the project budget of Phase II of the Memorial Union Renovation project by \$4,500,000 GIFTS; and (b) construct Phase II of the Memorial Union Renovation project for an estimated total cost of \$46,585,000 (\$30,000,000 GIFTS; \$9,000,000 PRSB; and \$7,585,000 PR-CASH).</p> <p>This project was enumerated in 2013 Wisconsin Act 20 for \$42,085,000 (\$9,000,000 PRSB; \$7,585,000 PR-CASH; and \$25,500,000 GIFTS).</p> <p><b>MOVED BY REPRESENTATIVE SWEARINGEN, SECONDED BY REPRESENTATIVE BORN TO APPROVE THE REQUEST. MOTION CARRIED.</b></p>	<p>Approved the Request. 4-0-0</p>	<p>Approved the Request. 8-0-0</p>

BUILDING COMMISSION REQUESTS/ITEMS

August 10, 2016

19. UW-Eau Claire – Garfield Avenue Corridor

Improvement - Request the following:

- a) Approve the Design Report; and
- b) Authority to construct the Garfield Avenue Corridor Improvement project for an estimated total cost of \$12,424,000 (\$6,127,000 GFSB, \$6,159,000 PRSB, \$106,000 GIFTS, and \$32,000 PR-CASH).

This project was enumerated in 2013 Wisconsin Act 20 as part of the UW System Utility Improvements. The UW-Eau Claire Garfield Avenue Corridor Improvement portion of that enumeration is \$12,424,000 (\$6,127,000 GFSB, \$6,159,000 PRSB, \$106,000 GIFTS, and \$32,000 PR-CASH).

**MOVED BY REPRESENTATIVE SWEARINGEN,  
SECONDED BY REPRESENTATIVE BORN TO  
APPROVE THE REQUEST. MOTION CARRIED.**

Subcommittee	Full Commission
<p>Approved the Request. 4-0-0</p>	<p>Approved the Request. 8-0-0</p>

BUILDING COMMISSION REQUESTS/ITEMS

August 10, 2016

20. UW-Eau Claire – Residence Hall Lease - Request authority to lease approximately 154,372 SF at Haymarket Landing, a student apartment complex, with Blugold Real Estate Foundation, Inc., a subsidiary of the UW-Eau Claire Foundation, Inc., on behalf of UW-Eau Claire, for a term of five years, for an annual cost of approximately \$1,836,761.

MOVED BY REPRESENTATIVE SWEARINGEN,  
SECONDED BY REPRESENTATIVE BORN TO  
APPROVE THE REQUEST. MOTION CARRIED.

Subcommittee	Full Commission
Approved the Request. 4-0-0	Approved the Request. 8-0-0

BUILDING COMMISSION REQUESTS/ITEMS

August 10, 2016

Subcommittee	Full Commission
<p>21. <u>UW-Green Bay – New Soccer Complex</u> - Request the following:</p> <ul style="list-style-type: none"><li>a) Approve the Design Report;</li><li>b) Authority to substitute \$900,000 of PRSB for \$900,000 GIFTS; and</li><li>c) Authority to construct the New Soccer Complex project for an estimated total cost of \$4,984,000 (\$900,000 PRSB and \$4,084,000 GIFTS).</li></ul> <p>This project was enumerated in 2015 Wisconsin Act 55 for \$4,984,000 GIFTS.</p> <p><b>MOVED BY REPRESENTATIVE SWEARINGEN, SECONDED BY REPRESENTATIVE BORN TO APPROVE THE REQUEST. MOTION CARRIED.</b></p>	<p>Approved the Request. 4-0-0</p> <p>Approved the Request. 8-0-0</p>

BUILDING COMMISSION REQUESTS/ITEMS

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22. UW-Oshkosh – Fletcher Hall Renovation - Request authority to increase the project budget of the Fletcher Hall Renovation and Addition project by \$2,912,500 (\$1,659,300 PRSB and \$1,253,200 PR-CASH) for a revised estimated total cost of \$26,412,500 (\$25,159,300 PRSB and \$1,253,200 PR-CASH).

In August 2015, the SBC approved the Design Report and authority to construct the Fletcher Hall Renovation project for an estimated total cost of \$23,500,000 PRSB.

This project was enumerated in 2013 Wisconsin Act 20 and 2015 Wisconsin Act 55 for \$23,500,000 EX-PRSB.

**MOVED BY REPRESENTATIVE SWEARINGEN,  
SECONDED BY REPRESENTATIVE BORN TO  
APPROVE THE REQUEST. MOTION CARRIED.**

Subcommittee	Full Commission
Approved the Request. 4-0-0	Approved the Request. 8-0-0

BUILDING COMMISSION REQUESTS/ITEMS

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23. UW-Whitewater – Athletics Complex Buildings -

Request the following:

- a) Approve the Design Report;
- b) Authority to increase the project budget by \$1,000,000 (\$550,000 PR-CASH and \$450,000 GIFTS); and
- c) Authority to construct the Athletics Complex Buildings project for a revised estimated total cost of \$5,236,000 (\$1,403,000 PRSB, \$1,733,000 PR-CASH, and \$2,100,000 GIFTS).

This project was enumerated in 2015 Wisconsin Act 55 for \$4,236,000 (\$1,403,000 EX-PRSB, \$1,183,000 PR-CASH, and \$1,650,000 GIFTS).

**MOVED BY REPRESENTATIVE SWEARINGEN,  
SECONDED BY REPRESENTATIVE BORN TO  
APPROVE THE REQUEST. MOTION CARRIED.**

Subcommittee	Full Commission
<p>Approved the Request. 4-0-0</p>	<p>Approved the Request. 8-0-0</p>

BUILDING COMMISSION REQUESTS/ITEMS

August 10, 2016

24. UW-System-wide – Classroom Renovation / Instructional Technology Improvement Program - Request the following:
- a) Authority to release funds for the Classroom Renovation/Instructional Technology Improvement Program;
  - b) Authority to increase the budget by \$1,706,000 PR-CASH;
  - c) Authority to construct various Classroom Renovation/Instructional Technology Improvements projects for a revised estimated total cost of \$8,706,000 (\$7,000,000 GFSB and \$1,706,000 PR-CASH);
  - d) Authority to add or substitute other high-priority Classroom Renovation/Instructional Technology Improvements within authorized funding; and
  - e) Permit the Division of Facilities Development to adjust individual project budgets.

<b>Classroom Renov/IT Improvements</b>	<b>\$8,706,000</b>
GBY (\$1,936,000 GFSB)	\$1,936,000
OSH (\$404,000 GFSB)	\$404,000
WTW (\$1,094,000 GFSB)	\$1,094,000
STO (\$695,000 GFSB)	\$695,000
RVF (\$1,114,000 GFSB; \$500,000 PR-CASH)	\$1,614,000
MIL (\$824,000 GFSB)	\$824,000
STP (\$389,000 GFSB)	\$389,000
EXT (\$132,000 GFSB; \$423,000 PR-CASH)	\$555,000
MSN (\$412,000 GFSB; \$410,000 PR-CASH)	\$822,000
PLT (\$373,000 PR-CASH)	\$373,000

This program was enumerated in 2015 Wisconsin Act 55 for \$7,000,000 EX-GFSB.

MOVED BY REPRESENTATIVE SWEARINGEN,  
 SECONDED BY REPRESENTATIVE BORN TO  
 APPROVE THE REQUEST. MOTION CARRIED.

Subcommittee	Full Commission
Approved the Request. 4-0-0	Approved the Request. 8-0-0

BUILDING COMMISSION REQUESTS/ITEMS

August 10, 2016

25. UW-System-wide – Various All Agency Projects -

Request the following:

- a) Authority to construct various All Agency maintenance and repair projects for an estimated total cost of \$23,938,600 (\$4,642,000 GFSB – Facility Maintenance and Repair, \$1,367,500 GFSB – Utility Repair and Renovation, \$128,000 PRSB – Utility Repair and Renovation, \$11,290,500 PRSB – Energy Conservation, \$906,400 GIFT/GRANT, and \$5,604,200 PR-CASH);
- b) Transfer all approved GFSB All Agency Allocations to the UW Infrastructure Maintenance appropriation; and
- c) Permit the Division of Facilities Development to adjust individual project budgets.

<b>Facility Maintenance and Repair</b>	<b>\$4,642,000</b>
LAX Wing Technology Ctr – Data Ctr Renv (\$2,100,000 GFSB)	\$2,100,000
STP Fine Arts Ctr- HVAC/Rigging Repl (\$2,542,000 GFSB)	\$2,542,000
<b>Utility Repair and Renovation</b>	<b>\$6,269,100</b>
LAX Campus Steam Meter Installation (\$502,000 PR-CASH)	\$502,000
LAX Synthetic Surface Soccer Field (\$1,551,000 PR-CASH)	\$1,551,000
LAX Fiber Optic Backbone Upgr (\$906,900 GFSB; \$1,644,300 PR-CASH)	\$2,551,200
MSN Lot 76 Lift Station Renv. (Incr) (\$760,000 PR-CASH)	\$760,000
PKS Sanitary Sewer System Repairs (\$460,600 GFSB; \$94,300 PR-CASH)	\$554,900
PLT SW Campus Vehicle Entrance Impr (\$128,000 PRSB; \$222,000 PR-CASH)	\$350,000
<b>Health, Safety, and Environmental Protection</b>	<b>\$830,600</b>
MSN Univ Houses Ext Envelope Repr (Incr) (\$830,600 PR-CASH)	\$830,600
<b>Programmatic Remodeling and Renovation</b>	<b>\$906,400</b>
MSN Engineering Centers Lab Rmdl (\$906,400 GIFT/GRANT)	\$906,400

Subcommittee	Full Commission
<p>Approved the Request. 4-0-0</p>	<p>Approved the Request. 8-0-0</p>

August 10, 2016

Subcommittee	Full Commission

<b>Energy Conservation</b>		<b>\$11,290,500</b>
EAU	Multi-Bldg Energy Cons Phase II (\$2,475,000 PRSB)	\$2,475,000
MSN	Russell Labs Energy Cons (\$4,117,500 PRSB)	\$4,117,500
OSH	Multi-Bldg Energy Cons Phase V (\$4,698,000 PRSB)	\$4,698,000

MOVED BY REPRESENTATIVE SWEARINGEN,  
SECONDED BY REPRESENTATIVE BORN TO  
APPROVE THE REQUEST. MOTION CARRIED.

BUILDING COMMISSION REQUESTS/ITEMS

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Subcommittee	Full Commission
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There being no further business to come before the Commission, the meeting was adjourned at 1:30 p.m. on Wednesday, August 10, 2016.

These minutes are subject to ratification at the next State Building Commission meeting.

Respectfully submitted,



Naomi R. De Mers  
Acting Secretary