



# State of Wisconsin Building Commission

SCOTT WALKER  
Governor

SUMMER R. SHANNON-BRADLEY  
Secretary

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The meeting of the State of Wisconsin Building Commission was called to order by Governor Scott Walker at 1:16 p.m. on Wednesday, June 20, 2012, in the Governor's Conference Room, 115 East, State Capitol. The roll was taken.

## **Members Present:**

Governor Scott Walker

Senator Dale Schultz

Senator Rob Cowles

Senator Fred Risser

Representative Dean Kaufert

Representative Joan Ballweg

Representative Gordon Hintz

Mr. Brandherm

BUILDING COMMISSION REQUESTS / ITEMS

June 20, 2012

Subcommittee

Full Commission

The Secretary requests approval of the minutes of May 16, 2012.

No action required.

Approved the minutes of 5/16/12 8-0-0

MOVED BY SENATOR SCHULTZ, SECONDED BY REPRESENTATIVE BALLWEG TO APPROVE THE MINUTES. MOTION CARRIED.

**DEBT MANAGEMENT**

1. Debt Authorizing Resolution—2012 State of Wisconsin Building Commission Resolution 9 grants state agencies new debt authority in an amount not to exceed \$192,500,000, and continuation of previously approved debt authority, to allow state agencies to enter into contracts relating to various borrowing purposes which will be funded by subsequent issuances of general obligation debt as moneys are needed to liquidate the contracts.

No action required.

Approved the resolution. 8-0-0

MOVED BY SENATOR SCHULTZ, SECONDED BY REPRESENTATIVE KAUFERT TO APPROVE THE RESOLUTION. MOTION CARRIED.

2. General Obligation Authorizing Resolution (Veterans Housing)—2012 State of Wisconsin Building Commission Resolution 10 authorizes the issuance and sale of General Obligations in an amount not to exceed \$101,525,000 in fixed or variable rate form, for making housing loans to veterans.

No action required.

Approved the resolution. 8-0-0

MOVED BY SENATOR COWLES, SECONDED BY SENATOR SCHULTZ TO APPROVE THE RESOLUTION. MOTION CARRIED.

BUILDING COMMISSION REQUESTS / ITEMS

June 20, 2012

Subcommittee

Full Commission

3. General Obligation Refunding Bond Authorizing Resolution (Veterans Housing)—2012 State of Wisconsin Building Commission Resolution 11 authorizes the issuance and sale of General Obligations in an amount not to exceed \$79,465,000, in fixed or variable rate form, to refund outstanding general obligation bonds previously issued for making housing loans to veterans.

MOVED BY SENATOR COWLES, SECONDED BY SENATOR SCHULTZ TO APPROVE THE RESOLUTION. MOTION CARRIED.

**ADMINISTRATIVE AFFAIRS SUBCOMMITTEE**

**Department of Administration**

4. Department of Administration for the Department of Financial Institutions, (Middleton)—Request approval to lease 31,149 SF of office space and 994 SF of storage space for the Department of Financial Institutions at 1600 Aspen Commons, Middleton at an initial lease rate of approximately \$22.70/SF for a total annual cost of \$729,482. The lease term is for ten years with a 5-year renewal option.

MOVED BY SENATOR SCHULTZ, SECONDED BY SENATOR RISSER TO REJECT THE REQUEST. MOTION FAILED.

MOVED BY MR. BRANDHERM, SECONDED BY REPRESENTATIVE KAUFERT TO APPROVE THE REQUEST. MOTION FAILED.

No action required.

Approved the resolution.  
8-0-0

Approved the motion to reject.  
3-1-0

1) Defeated the motion to reject.  
4-4-0  
Roll Call Vote (Governor Walker, Representative Kaufert, Representative Ballweg, and Mr. Brandherm voted no)

2) Defeated the motion.  
4-4-0  
Roll Call Vote (Senator Schultz, Senator Cowles, Senator Risser, and Representative Hintz voted no)

BUILDING COMMISSION REQUESTS / ITEMS

June 20, 2012

Subcommittee

Full Commission

5. Department of Administration for the Department of Corrections, (Milwaukee)—Request approval to lease 24,500 SF at 6631-53 West Mill Road, Milwaukee for the Department of Corrections-Division of Community Corrections for a term of ten years(with two 5-year renewal options) at an annual lease cost of \$349,125 or \$14.25/SF. This lease replaces their existing lease sites at 6645 West Mill Road, 4200 North Holton Street and the 600 W. Walnut Street locations.

Approved the request.  
4-0-0

Approved the request.  
8-0-0

MOVED BY SENATOR SCHULTZ, SECONDED BY SENATOR RISSER TO APPROVE THE REQUEST. MOTION CARRIED.

6. Department of Administration for the Department of Children & Families, (Milwaukee)—Request approval to lease 59,676 SF for the Bureau of Milwaukee Child Welfare at 2601 W. Wisconsin Ave, Milwaukee at an annual lease cost of \$1,399,402 for a term of ten years at an annual lease rate of \$23.45/SF at an annual cost of \$1,399,402 (with three 5-year renewal options). This lease replaces their existing lease at 6111 Teutonia, 1205 S. 70<sup>th</sup> Street, and Schlitz Park in Milwaukee.

Approved the request.  
4-0-0

Approved the request.  
8-0-0

MOVED BY SENATOR SCHULTZ, SECONDED BY SENATOR RISSER TO APPROVE THE REQUEST. MOTION CARRIED.

**Department of Corrections**

7. Lincoln Hills School/Copper Lake School, (Irma)—Request authority to design, bid, and construct an HVAC repair and renovation project for an estimated project cost of \$1,724,800 General Fund Supported Borrowing- Utilities Repair and Renovation.

Approved the request.  
4-0-0

Approved the request.  
8-0-0

MOVED BY SENATOR SCHULTZ, SECONDED BY SENATOR RISSER TO APPROVE THE REQUEST. MOTION CARRIED.

June 20, 2012

Subcommittee

Full Commission

**Department of Health Services**

8. Department of Health Services, (Oshkosh)—Request approval to increase the budget for the Secure Perimeter Improvement project at the Wisconsin Resource Center by \$101,900 General Funds Supported Borrowing – Utility Repair and Renovation to accept bids received for a revised total cost of \$349,200 General Funds Supported Borrowing— Utility Repair and Renovation.

In May 2011, the Building Commission approved \$247,300 General Fund Supported Borrowing— Utilities Repair and Renovation to construct the project.

MOVED BY SENATOR SCHULTZ, SECONDED BY SENATOR COWLES TO APPROVE THE REQUEST. MOTION CARRIED.

Approved the request.  
4-0-0

Approved the request.  
8-0-0

**Department of Public Instruction**

9. Wisconsin School for the Deaf and Hard of Hearing, (Delavan)—Request authority to bid and construct an East Campus Utility and Parking Area Renovation project for the Wisconsin School for the Deaf and Hard of Hearing located in Delavan, for an estimated total cost of \$423,650 General Fund Supported Borrowing.

MOVED BY SENATOR SCHULTZ, SECONDED BY SENATOR RISSER TO APPROVE THE REQUEST. MOTION CARRIED.

Approved the request.  
4-0-0

Approved the request.  
8-0-0

June 20, 2012

Subcommittee

Full Commission

**HIGHER EDUCATION SUBCOMMITTEE**

**The University of Wisconsin**

10. UW-Madison – Request authority to trade approximately 7,247 SF of land with the city of Madison for a parcel of the same size which is located in the city of Madison. No funds will be exchanged between the two parties.

Approved the request.  
4-0-0

Approved the request.  
8-0-0

MOVED BY REPRESENTATIVE KAUFERT, SECONDED BY REPRESENTATIVE BALLWEG TO APPROVE THE REQUEST. MOTION CARRIED.

11. UW-Madison – Request approval to:  
a) Approve the Design Report; and  
b) Authority to construct the Elizabeth Waters Residence Hall Renovation project at an estimated project cost of \$7,100,000 Program Revenue Supported Borrowing.

Approved the request.  
4-0-0

Approved the request.  
8-0-0

The project was enumerated at \$7,100,000 PRSB in 2011 Wisconsin Act 32.

MOVED BY REPRESENTATIVE KAUFERT, SECONDED BY SENATOR RISSER TO APPROVE THE REQUEST. MOTION CARRIED.

12. UW-Madison – Request approval to:  
a) Approve the Design Report of the General Library System Storage Facility project; and  
b) Construct the project at a total cost of \$1,500,000 Gift Funds.

Approved the request.  
4-0-0

Approved the request.  
8-0-0

The project was enumerated at \$1,500,000 Gift Funds in 2011 Wisconsin Act 32.

MOVED BY REPRESENTATIVE KAUFERT, SECONDED BY SENATOR RISSER TO APPROVE THE REQUEST. MOTION CARRIED.

BUILDING COMMISSION REQUESTS / ITEMS

June 20, 2012

Subcommittee

Full Commission

13. UW-Milwaukee – Request approval for the Department of Administration to enter into a new lease of 23,713 GSF at the Innovation Accelerator Building in Milwaukee at an annual cost of \$463,911 or \$19.56/SF for a term of 20 years.

MOVED BY REPRESENTATIVE KAUFERT, SECONDED BY SENATOR SCHULTZ TO APPROVE THE REQUEST. MOTION CARRIED.

Approved the request.  
4-0-0

Approved the request.  
8-0-0

14. UW Milwaukee – Request approval for the Department of Administration to enter into a new lease of 18,000 GSF at the Cozzens-Cudahy Research Center Premises on behalf of the UW-M Division of Academic Affairs and Research at an annual cost of \$166,501 for a term of 5 years (with 3 five-year renewal options).

MOVED BY REPRESENTATIVE KAUFERT, SECONDED BY SENATOR COWLES TO APPROVE THE REQUEST. MOTION CARRIED.

Approved the request.  
4-0-0

Approved the request.  
8-0-0

15. UW- River Falls—Request release of \$2,250,000 (\$1,813,500 Building Trust Funds- Planning, \$363,600 Program Revenue Cash, and \$72,900 Gifts/Grants) additional planning funds for the Falcon Center for Health, Education, and Wellness project.

The project was advance enumerated at \$63,512,000 in Wisconsin Act 32.

MOVED BY REPRESENTATIVE KAUFERT, SECONDED BY REPRESENTATIVE BALLWEG TO APPROVE THE REQUEST. MOTION CARRIED.

Approved the request.  
4-0-0

Approved the request.  
8-0-0

BUILDING COMMISSION REQUESTS / ITEMS

June 20, 2012

Subcommittee	Full Commission
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16. UW System— Request approval to:
- a) Construct various maintenance and repair projects at an estimated total cost of \$15,669,500 (\$820,700 GFSB – Facilities Maintenance and Repair [Z060]; \$4,880,750 GFSB – Utilities Repair and Renovation [Z080]; \$561,000 GFSB – UW Infrastructure Maintenance [Z450]; \$4,554,600 PRSB – Energy Conservation [WS10]; \$929,000 PRSB – Health, Safety, and Environmental Protection [T560]; \$1,467,000 PRSB – Utilities Repair and Renovation [T570]; \$523,900 Gifts and Grants; and \$1,932,550 Program Revenue Cash [AGF0];
  - b) Transfer all approved GFSB All Agency Allocations to the UW Infrastructure Maintenance [Z450] appropriation; and
  - c) Permit the Division of State Facilities (DSF) to adjust individual project budgets.

Approved the request.  
4-0-0

Approved the request.  
8-0-0

<b>Capital Equipment</b>	<b>\$ 561,000</b>
COL FOX Engineering Bldg. Eqpt (Z450)	561,000
<b>Energy Conservation</b>	<b>\$ 5,078,500</b>
COL BRB Multi-Bldg. Energy Conservation (\$908,100 PRSB, \$523,900 Gift/Grant)	1,432,000
PLT Multi-Bldg. Energy Conservation, Ph. 2 (3,646,500 PRSB)	3,646,500
<b>Facilities Maintenance &amp; Repair</b>	<b>\$ 820,700</b>
MIL NW Bldg. B Roof Repl (Areas 1-10) (\$820,700 GFSB)	820,700
<b>Health, Safety, &amp; Environmental Protection</b>	<b>\$ 929,000</b>
RVF Johnson Hall Sprinkler Retrofit (\$929,000 PRSB)	929,000
<b>Utilities Repair and Renovation</b>	<b>\$ 8,280,300</b>
GBY N. Leon Bond Dr. Reconst (\$198,500 GFSB, \$46,500 Cash)	245,000
MIL Spaight's Plaza Water Main Repl (\$305,700 GFSB, \$91,300 Cash)	397,000
OSH Central Cooling Plan Towers Repl (1,164,800 GFSB, \$273,200 Cash)	1,438,000
OSH Kolf-Reeve Mall/Lots Develop (PR-CASH)	1,310,800
OSH Pits A9c-H7 Steam Cond Reloc (\$843,200 GFSB, 747,800 PRSB)	1,591,000
PKS Utility Tunnel Renv/Repr (\$2,157,800 GFSB, 719,200 PRSB)	2,877,000
STP Treehaven Domestic Water Sys Repl (\$210,750 GFSB, \$210,750 Cash)	421,500



BUILDING COMMISSION REQUESTS / ITEMS

June 20, 2012

Subcommittee

Full Commission

MOVED BY REPRESENTATIVE KAUFERT,  
 SECONDED BY REPRESENTATIVE BALLWEG  
 TO APPROVE THE REQUEST. MOTION  
 CARRIED.

17. UW-Platteville—Request authority to permit the development of a residence hall and dining facility under the terms of a lease agreement with options to purchase with the University of Wisconsin-Platteville Real Estate Foundation.

MOVED BY REPRESENTATIVE KAUFERT,  
 SECONDED BY SENATOR SCHULTZ TO  
 APPROVE THE REVISED MOTION THAT  
 INCLUDES:

Further, the project shall be constructed in an open and transparent manner consistent with the Secretary of Administration’s memorandum, dated September 15, 2011, on open and transparent bidding of Construction Manager at Risk projects. In addition, Department of Administration – Division of State Facilities shall have construction oversight of this project in accordance with statutory provisions.  
 MOTION CARRIED.

Additionally, the revised motion was further amended to include the 4% DSF fee on purchase if the project is enumerated and to obtain bond counsel opinion regarding the use of proceeds when the project is purchased.

MOVED BY MR. BRANDHERM, SECONDED  
 BY REPRESENTATIVE BALLWEG TO  
 APPROVE THE REVISED MOTION AS  
 AMENDED. MOTION CARRIED.

Forwarded to the Full Commission without recommendation.

- 1) Approved the revised motion.  
 8-0-0  
 2) Approved the amended motion.  
 8-0-0

June 20, 2012

Subcommittee

Full Commission

**OTHER BUSINESS**

1. Small Projects Program Funding Release—The Department of Administration is requesting the release of \$9,000,000 2011-13 All Agency funding, and the authority to allow the Division of State Facilities to transfer funds between Small Projects accounts:
  - a) \$5,000,000 Z060 Facility Repair to Z070 SP-Facilities Repair/Renovation;
  - b) \$1,000,000 Z080 Utility Repair to Z090 SP Utility Repair/Renovation;
  - c) \$1,000,000 Z350 Preventative Maintenance to Z190 SP Preventative Maintenance;
  - d) \$1,000,000 Z080 Utility Repair to Z240 SP Road Maintenance; and
  - e) \$1,000,000 Z060 Facility Repair to Z260 SP Facility Repair Roofing.
  
2. DNR Stewardship Funding Transfer—The Department of Administration, on behalf of the Department of Natural Resources is requesting the release of \$1,000,000 of Stewardship funding from TA10 Stewardship to TA27 Small Projects Conservation Infrastructure Stewardship.

No action taken.

No action taken.

No action taken.

No action taken.

There being no further business to come before the Commission, the meeting was adjourned at 2:51 p.m. on Wednesday, June 20, 2012.

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

Respectfully submitted,

Summer R. Shannon-Bradley  
Secretary