



Facilities Investment Plan
(Six Year and Long Range Maintenance/Preservation Plans)

2009-2019

JULY, 2008

Department of Administration Table of Contents

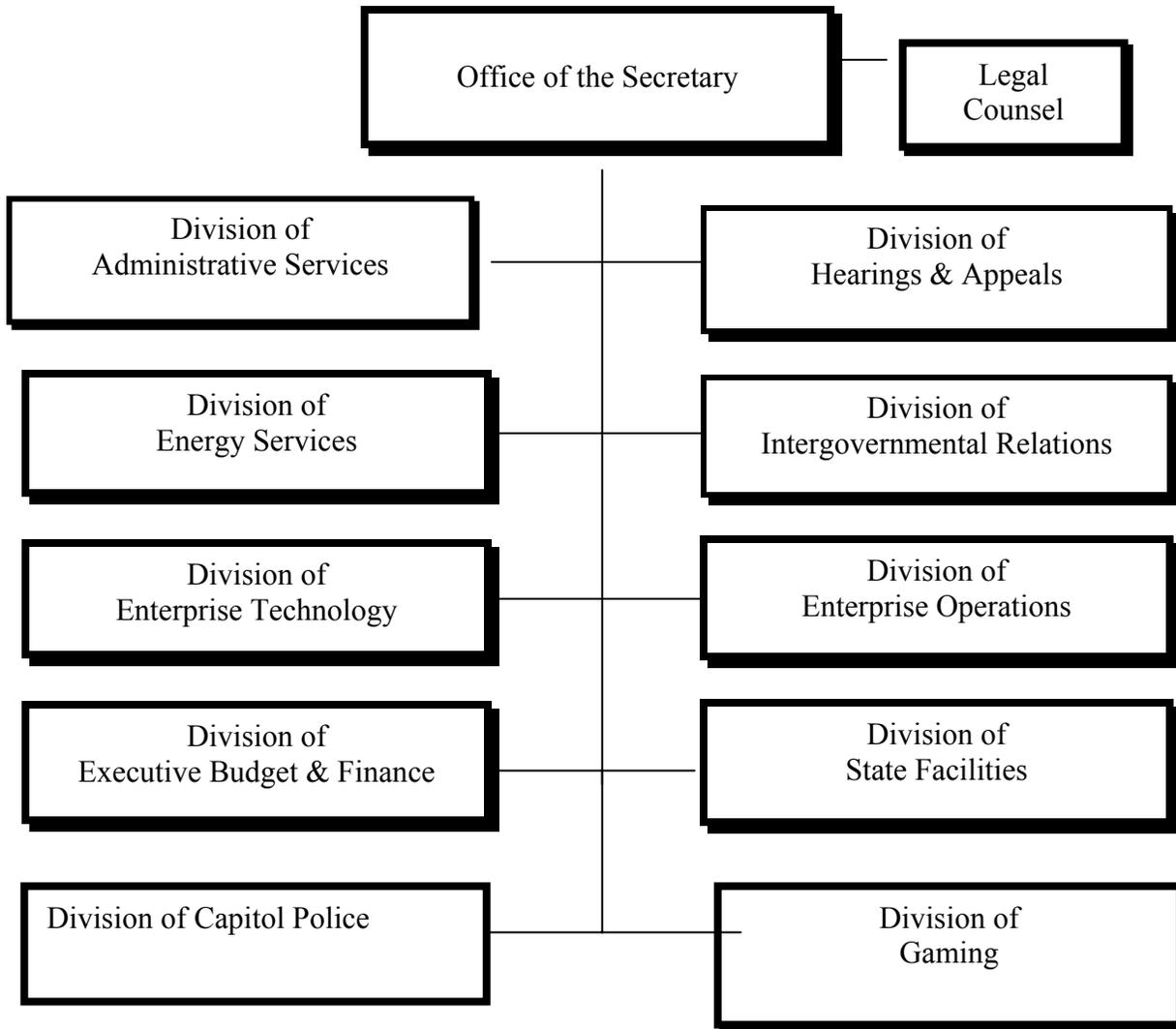
<u>SECTION I. SIX – YEAR PLAN (2009-2015)</u>	<u>PAGE</u>
Introduction	3
DOA – Department Organization	4
I. Department Mission and Description	5
II. Program Direction	6
A. Anticipated Program Changes	6
B. Major Policy Issues	6
C. Funding Capacity	9
D. Identification of Buildings/Assets to be Taken Out of Service	10
E. Energy Conservation & Maintenance Issues	11
F. Compliance with ADA	12
G. Other Factors	12
III. Evaluation of Agency Requirements for State-Owned & Leased Space	13
A. General Changes in Facility Requirements	13
B. Evaluation of State Owned Space	13
C. Evaluation of Leased Space	25
D. Special or Priority Facility Issues	26
E. Historic Properties	33
F. Changes in Surplus Property	35
IV. Broad-based Evaluation of Space Alternatives	35
V. Proposed Enumerated & All Agency Projects List	35
<u>SECTION II. LONG RANGE MAINTENANCE/PRESERVATION PLAN (2009-2019)</u>	
I. High level Strategy to Maintain Facility Asset Value	39
A. Maintenance Priorities	39
B. Management of DOA Real Estate Portfolio (short & long term strategies)	40
II. Overview of Total State Owned & Leased Space	40
A. DOA Owned & Leased Space	40
III. Agency Owned Facilities – Long Term Maintenance Issues	42
<u>SECTION III. ATTACHMENTS</u>	
A. DOA 2009 – 2011 Priority Projects List	
B. DOA Six Year Planned All Agency Projects List	
C. DOA Long term Maintenance Issues Chart	

INTRODUCTION

Pursuant to 2009-2011 Capital Budget Instructions, this document is the **Department of Administration's Facilities Investment Plan**. The Department's Division of State Facilities (DSF) reviewed DOA facilities and identified potential major capital repair or maintenance issues that need or will need to be addressed in order to adequately maintain our facilities now and in the future. The goals in the preparation of this document are to:

- Ensure that backlog maintenance issues are addressed in a timely and proper manner.
- Maintain and increase the asset value of our facilities.
- Ensure that our facilities continue to meet the operational needs of our state agency tenants.
- Better manage and measure the total cost of occupancy (TCO) of our real estate portfolio.

Department of Administration Organization



SECTION I. SIX YEAR PLAN (2009-2015)

I. Department Mission and Description

The Wisconsin Department of Administration (DOA) was created in 1959 by consolidating various independent units into a single agency. DOA's primary function is to deliver a wide range of support services to other state agencies, but also offers direct services to Wisconsin residents and communities, including assistance with housing and energy efficiency improvements.

DOA is involved with virtually every aspect of public administration. Responsibilities include:

- Advising the Governor on education, human service, environmental, economic and other state policy issues and assisting in the development of the Governor's biennial executive budget proposal;
- Overseeing the design, construction, maintenance and operation of state-owned buildings;
- Promoting the wise use of energy resources;
- Tracking population trends;
- Regulation of charitable and Indian gaming activities;
- The delivery of efficient information technology, transportation, procurement, risk management and other support services; and
- Promoting improved land use planning and community development.

The following overview highlights these and other services offered by DOA's ten divisions.

The **Division of Administrative Services** (DOAS) provides numerous support services to the department, including personnel, records and forms management, space and property management, financial management, printing, purchasing, mail and management planning.

The **Division of Capitol Police** (DCP) provides security services to Governor and state facilities and is comprised of seven work units – Investigative Court Services, Dignitary Services, Police & Security, a Bike Unit, Horse Patrol, the State Safety Office, a Communication Unit that handles alarms and calls for service. The Capitol Police have Officers working in Madison, Milwaukee and in West Allis at the State Fair Park.

The **Division of Energy** (DE) administers statewide energy efficiency and renewable energy programs and statewide low income household assistance programs. It forecasts energy supply and demand, advises the department and the Governor on state energy policy and programs, and collects and publishes state energy statistics.

The **Division of Enterprise Operations** (DEO) manages state procurement policies and contracts, auto and air fleet transportation and risk management. The division handles statewide contracts, DOA and consolidated agency purchasing, municipal cooperative purchasing, work center contracting, federal and state surplus property disposition, state agency recycling and waste reduction programs, and minority business contracting. The division oversees fleet policies, records management, interdepartmental mail, and state agency document sales and distribution. The division manages the state's self-funded programs for liability, property and worker's compensation, and assists agencies in controlling and reducing losses.

The **Division of Enterprise Technology** (DET) manages the state's information technology (IT) assets and uses technology to improve government efficiency and service delivery. It provides computer services to state agencies and some local governments. It also operates the statewide voice, data and video telecommunications network.

The **Division of Executive Budget and Finance (DEBF)** provides fiscal and policy analysis to the Governor for development of executive budget proposals; reviews legislation and prepares/coordinates fiscal estimates that accompany all expenditure bills. It also advises the State of Wisconsin Building Commission and the Governor on the issuance of state debt, establishes accounting policies and procedures, and produces the state's annual financial reports.

The **Division of Gaming (DG)** regulates and administers the activities related to on-track pari-mutuel racing, wagering and simulcasting; charitable bingo and raffle events, crane games and the conduct of Class III Indian Gaming.

The **Division of Hearings and Appeals (DHA)** conducts quasi-judicial hearings for several state agencies, including contested administrative proceedings, probation revocations and other matters.

The **Division of Intergovernmental Relations (DIR)** maintains state agency ties with local, regional and federal governments. It supports counties, municipalities, citizens and businesses by providing support services in land use planning, land information and records modernization, municipal boundary review, plat review, demography and coastal management programs.

The **Division of State Facilities (DSF)** oversees the design, construction and maintenance of state facilities and related physical assets, and develops and carries out the state building program under the direction of the State of Wisconsin Building Commission. The division operates and manages state office buildings, the State Capitol, Executive Residence and various support facilities. The division is also responsible for leasing private space for all agencies, state office space planning and engineering services.

As directed under WI Stats. 16.84 (5), the Department of Administration – DSF is responsible “for all functions relating to the leasing, acquisition, allocation and utilization of all real property by the state, except where such responsibility is otherwise provided by the statutes.” DSF is committed to providing appropriate space for the conduct of public business; to retain a quality workforce; to make state government more accessible to its citizenry. Renting office space is one of the most significant categories of state agency expenses, second only to that of salaries and wages. State agencies paid approximately \$43.6 million in rent during fiscal year 2007 (\$46.2 M in FY06) for DOA owned office space.

II. Program Direction

A. Anticipated Program Changes:

The majority of Department of Administration managed facilities consist of general office space used to administer statutorily required education, health, human service, environmental and economic programs of the State. While program size and emphasis may shift over the next six to ten years, it is unlikely that the basic nature and use of this space will change significantly.

B. Major Policy Issues: Significant policy issues that may impact the Department's facility planning are:

1) State Workforce

Although 4,700 state positions have been eliminated since 2003, approximately 2,000 new positions have been added for an actual net loss of 2,700 FTEs. The 2007 – 2009 Budget (2007 Act 20) provides for a total of 791 new positions to be added to the state workforce to address public safety, infrastructure development, direct patient care services and unfunded federal mandates.

Increased agency positions and co-locating agency operations may provide opportunities to reduce vacant space in state office buildings. Space changes such as re-stacking, relocations and/or co-locations typically require some type of reconfiguration to the existing state office space to accommodate new or changed uses.

For example, effective July 1, 2008, Act 20 established a new cabinet agency – the Department of Children and Families (DCF). DCF unites more than 30 services that were divided between the Department of Health & Family Services (DHFS) and the Department of Workforce Development (DWD) and merges child welfare, child support, child care services and the W-2 program into a single unified agency. The DCF will have more than 500 employees in Madison, Milwaukee and around the state. Approximately 325 FTEs will be stationed at the new Department's headquarters located on the 2nd floor of the GEF 1 Building (201 E. Washington Avenue, Madison, WI). It is anticipated that renovation of the space and staff relocations will be fully accomplished by 2009. Occupancy of the new Department of Children and Families and re-stacking of the existing agencies at the GEF 1 will result in a low vacancy rate for this facility.

2) Impact of National Economic Recession Upon State Operations

The impact of a national recession on Wisconsin's economy is difficult to determine at this time, but it is expected to reduce the State's general fund revenue estimates below the amounts used in developing the 2007 Wisconsin Act 20 (2007-2009 Biennial Budget). Because of this, all state agencies are required to maximize lapses in FY08 and begin to plan for more state operations funding reductions in FY09 – in addition to amounts required under 2007 WI Act 20.

Further, there is a \$40 million lapse or transfer requirement to the above biennial lapse. This \$40 million lapse/transfer is required to the general fund in each year of the biennium to account for ongoing efficiency efforts related to cost savings resulting from the reorganization or reconfiguration of the delivery of basic administrative services such as real estate management. As a result of the lapses, it is likely that there will be decreased agency space requests.

3) Real Estate Management – Sale of State Assets

Act 20 requires transferring \$40 million to the general fund in FY08 & FY09 from the sale of certain state assets. The Division of State Facilities leads the State's efficiency efforts regarding real estate management. Emphasis is placed upon maximizing the utilization and management of committed space, both leased and owned, based on customer needs. Goals include:

- Increasing occupancy rates to achieve the highest and best use of space while meeting agency and program needs,
- Reducing overall expenditures,
- Balance vacancy rates with changing customer needs,
- Eliminate duplicate operations and deliver centralized services,
- Improve processes and supporting technology to create efficiencies,
- Promote flexible uses, less expensive fit-outs, and reduced operating costs for space.

The above goals can be achieved via agency consolidation and co-location of staff, optimization of real estate locations, modification of previously planned facility renovation projects, sale of surplus state assets, the incorporation of improved life-cycle cost models into the construction process and other improved portfolio management techniques.

4) Impact of State Energy Efficiency Program & Renewable Energy Initiative

2005 Wisconsin Act 141 required energy cost reduction plans from state agencies – no later than July 1st of each even-numbered year. Agency Energy Reduction Plans are required to be submitted to DOA, the Joint Committee on Finance and to the Energy Committees for each legislative house. The Plan must include all system and equipment upgrades or installations that are estimated to result in energy savings equal to the cost of the upgrade or installation over its anticipated life span. The Energy Reduction Plan must also identify potential means of financing the upgrades/installations – other than through the use of general purpose revenue (GPR) funding. DOA is required to consider in its plan the means of financing allowed under s.16.858.

In accordance with Governor Doyle's Executive Order (EO) 145 and Act 141 for reduced energy consumption, DOA has increased its energy conservation efforts to achieve cost reductions and electrical consumption. Since 2005, DOA facilities have reduced their total energy consumption by 16%. In the future, the Department will continue to replace inefficient and/or failing equipment designed for heating, ventilation, air conditioning, water heating or cooling, lighting, refrigeration or any function that consumes energy with energy efficiency upgrades and implemented energy reduction measures or guidelines (*See Section II E. Energy Conservation and Maintenance Issues for additional information.*)

5) State Sustainability Program

In response to Governor Doyle's directive to recognize and address the sustainable design and construction of state facilities, DOA-DSF developed the Sustainable Facilities Policy/Guidelines. In April 2006, the State Building Commission approved and adopted this policy for inclusion in the Building Commission Policy and Procedure Manual. The Guidelines establish minimum standards that incorporate responsible and sustainable concepts and practices into the planning, design, construction, operation and maintenance of all state facilities and are based upon the LEED Rating System (Leadership in Energy & Environmental Design). These guidelines:

- Promote the effective use of existing state space;
- Respect the larger environment and social content into which they fit;
- Support human health, comfort and performance;
- Conserve natural resources and reduces the detrimental effects upon the environment;
- Ensure energy efficiency; and
- Consider the life-cycle cost of initiatives.

Sustainable standards and practices influence decision making related to space needs. For example, the effective use of existing properties in the DOA portfolio may reduce or eliminate the need for additional facilities or for the renovation of space. Meeting program needs through existing space is reviewed to see if it could possibly be the most sustainable solution. The Department also integrates the use of sustainable elements and systems into properties – both leased and state owned across the enterprise. Master planning for facilities/institutions can guide sustainability not only for specific building projects but overall development, renovation and use with communities – such as the case with the Hill Farms Re-development Project.

6) Continued Implementation of Safety and Security Upgrades and Emergency Planning in State Owned Facilities

Pursuant to Executive Order #81, which designates the National Incident Management System (NIMS) as the basis for incident management in the State of Wisconsin, DOA along with other State Agencies, continues the process of developing and implementing Continuity of Operations Plans (COOP). The DOA COOP will be implemented to four phases: The Emergency Response Phase which emphasizes employee and visitor safety; the Recovery Phase where contingency plans are implemented; the Resumption Phase where most normal operations would become available from alternative locations; and the Restoration Phase where full operations are restored at a facility.

Over the last two years, security upgrades continued to be constructed to restrict and control access to DOA facilities and many times were funded with federal Homeland Security grants. Several were associated with the State Capitol, the Capitol Heat & Power Plant and the Executive Residence. In the future, the Department expects to continue pursuing projects addressing emergency management activities to ensure the safety of our employees and safeguard our buildings.

7) Impact of Sierra Club vs. Morgan/Ehrfurth Lawsuit (November 6, 2007)

The direction provided by the Amended Sierra Club Consent Decree (January 23, 2008) requires the Department to perform a Comprehensive Feasibility Study (CFS) for the Capitol Heat &

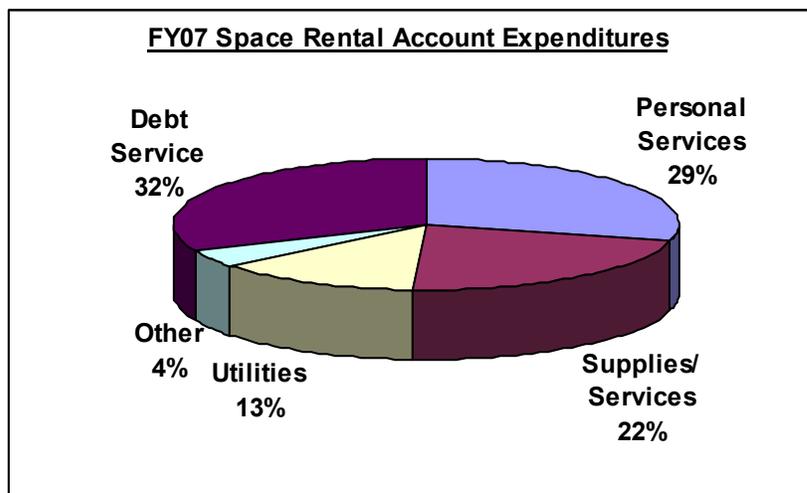
Power Plant (CHPP) by January 1, 2009. Because final results of the CFS will not be available until then, it is not known what the future operational requirements will be for the CHPP so it is not prudent to make significant upgrades to the utility until after that date. This is very challenging, because the CHPP is at a major juncture in its operational life due to the age of boilers, chillers and ancillary equipment. DSF engineering staff feels the best solution is to reduce steam consumption and be as flexible as possible for the next several years with the plant's current operational capabilities.

In addition to the CFS, the Amended Sierra Club Consent Decree requires the Department and the UW – Madison to immediately begin implementing measures to reduce emissions of sulfur dioxide, nitrogen oxides, particulate matter, mercury and carbon dioxide at the CSHP. This will be accomplished with a reduction of coal consumption and showing compliance through a defined usage number.

Additional Information: The Sierra Club Consent Decree expanded the original Feasibility Study (approved by the BC on 5/23/07) of the Charter Street Heating Plant – UW Madison Campus (CSHP) and Capitol Heat & Power Plant – DOA utility in downtown Madison (CHPP) into Comprehensive Feasibility Study of Power Plants in the Madison Area – that includes the Walnut Street Heating Plant (WSHP), West Campus Cogeneration Facility (WCCF) and the MGE Blount Street Generating Plant in order to fully understand their interplay with the future site requirements at the CSHP and CHPP. The CHPP is a 99-year old utility that supplies steam for heating and/or chilled water for air conditioning for eleven-downtown Madison buildings.

C. Funding Capacity

DOA building projects, with the exception of those at the State Capitol and Executive Residence, are program revenue (PR) funded from the Space Rental Account. These two buildings are supported with General Purpose Revenue (GPR) funds. In the past, the Department used annual operating budget to fund small building projects and financed large projects with the proceeds from bonds issued by the State. Cash-funded projects create expenditures in the fiscal year the project is realized. However, bond-financed projects create a long-term financial obligation and an operating expense in the form of an annual debt service payment. In FY07, the Department paid a total of \$16.8 million in debt service expenditures from the Space Rental Account. The following chart illustrates the major categories of expenditures charged to the Space Rental Account.



The Space Rental Account receives revenues from rental charges assessed to state agencies that occupy space in DOA State Office Buildings. In addition to funding building projects, the

DOA Facilities Investment Plan 2009-2019

Space Rental Account is the source of funding for operations and maintenance of State Office buildings and other facility related charges such as payments for municipal services.

Approximately 32% of Space Rental Account expenditures are attributable to debt service payments. The Department's capacity to fund additional projects will be influenced by changes in our debt services obligations and account revenues. As debt on previously approved projects is retired, the account's debt service requirement decreases. The retirement of debt provides some capacity to issue new debt without increasing overall space rental account expenditures. A larger factor in determining the Department's capacity to debt finance additional projects will be changes in net operating balance of the Space Rental Account. The State Building Commission approved space rental increases for FY08 and FY09 at their November 2007 meeting. The following chart identifies the space rental rate history from FY97:

RATE HISTORY OF DOA MANAGED SPACE					
	Class A	Class B	Class C	Class D	
	Office	Office	Storage	Recd. Ctr.	Laboratory
FY 97	\$15.10	\$10.90	\$4.70	\$5.35	\$19.25
FY 98	\$15.10	\$10.90	\$4.70	\$5.35	\$19.25
FY 99	\$15.10	\$10.90	\$4.70	\$5.35	\$19.25
FY 00	\$16.60	\$11.99	\$5.17	\$5.89	\$21.88
FY 01	\$18.10	\$13.10	\$5.61	\$6.43	\$23.15
FY 02	\$19.10	\$13.50	\$5.61	\$6.43	\$24.75
FY 03	\$19.10	\$13.50	\$5.61	\$6.43	\$24.75
FY 04	\$19.60	\$13.50	\$5.61	\$6.43	\$25.75
FY 05	\$19.60	\$13.50	\$5.61	\$6.43	\$25.75
FY 06	\$19.60	\$13.50	\$5.61	\$6.43	\$25.75
FY07	\$19.60	\$13.50	\$5.61	\$6.43	\$25.75
FY08	\$21.40	\$14.75	\$6.10	\$7.00	\$28.00
FY09	\$22.20	\$15.30	\$6.35	\$7.30	\$29.20

D. Identification of Buildings/Assets to be Taken Out of Service:

1. Central Services Building – 202 South Thornton Avenue, Madison WI.

The 147,700 GSF Central Services Building was constructed in increments from 1895 through 1924. This facility has exceeded its useful life expectancy. It is an under-utilized and obsolete property. The age, condition, location and type of structure make it cost prohibitive to initiate further building renovation activity. In 2006, a 15-year cost/benefit analysis was done that showed a property sale has the potential net gain of \$2 M in present value dollars when compared to maintaining the status quo with this property.

In addition to cost considerations, the property no longer meets the state's business objectives; it is in an area that is not conducive to its current use as a print shop and fleet vehicle operations center. DOA operations can be served more economically from alternative sites. Further, the City of Madison's planning calls for the re-development of this area. The Department's use of this space is not compatible with the Madison's long term vision for new residential, commercial and recreational developments in this area of the City.

DOA Facilities Investment Plan 2009-2019

At the June 28, 2006 Building Commission meeting, the Department of Administration received approval to sell the Central Services Facility (and 5.14 acres of land) located at 202 S. Thornton Ave, Madison. Terms of the sale were to include a sale price of \$4,200,000; a two year lease back – triple net lease with zero base rent. The sale was anticipated to be conducted under the terms of 2005 WI Act 25, which provided for the proceeds from surplus property sales to be deposited to the general fund. However, the sale was not finalized when the prospective buyer withdrew their offer to purchase. The Department anticipates revisiting this issue in the upcoming year.

Current tenants at the Central Services Building include DOA-Division of Enterprise Operations (Transportation Services, Document Sales and Mail Services), Employee Trust Fund storage and the Tandem Press, a unit of UW-Madison. It is the intention of the Department to provide no further capital projects other than routine maintenance projects to keep the facility operational until the property is sold and the current occupants can be relocated to another facility.

2. Hill Farms State Transportation Building (A&B) – 4802 Sheboygan Avenue, Madison WI

The Hill Farms "A & B" campus is in a highly desirable location on the west-side of Madison –on the southeast corner of the intersection of University Avenue and Segoe Road. The property currently serves as the headquarters for the Wisconsin Department of Transportation (DOT). The DOT's Headquarters Building was dedicated for operation on July 20, 1964. The 364,104 GSF facility is a complex of two buildings – "A and B" that provide office space for approximately 1500 state employees (*primarily from the Department of Transportation*). In addition to the buildings, the property consists of approximately 21 acres of land.

The existing DOT headquarters is outdated, inefficient, and expensive to maintain. In an effort to correct existing facility problems, a renovation project was enumerated in 2003 WI Act 33 for \$9,950,000 (\$7,745,400 PRSB and \$2,204,600 SEGRB) for the first phase of a total renovation of the Hill Farms State Transportation Building. The request for the second phase of the building renovation was withdrawn from the 2005-2007 Capital Budget following a review of options and community suggestions to consider the sale of a portion of the facility's parking lot to allow for additional site development. However, enumeration for the construction of a replacement facility was approved in the 2007 Wisconsin Act 20 for \$50,000,000.

In May 2008, DOA finalized programming for a facility to replace the Hill Farms State Transportation Building and expects that an RFP will be issued in the summer of 2008. The Department intends to construct a new facility for the DOT and other agencies on the west end of the Hill Farms campus. In order to further enhance the utilization and value of the property, DOA anticipates selling the existing building and approximately 16 acres to a qualified buyer(s).

Additional Information: The entire Hill Farms "A&B" site has received Planned Unit Development: General Development zoning approval from the City of Madison which includes the subdivision and redevelopment of the site into a mixed use urban development. In May 2008 a Request for Qualifications (RFQ) was completed to pre-qualify developers. The Department hopes to have a RFP finalized by July 2008. The RFP process will select a firm that will purchase and develop the portion of the site not needed for the state facility.

E. Energy Conservation and Maintenance Issues

The Department of Administration is committed to reducing the use of fossil fuels in state owned facilities pursuant to 2005 Wisconsin Act 141 – the Energy Efficiency and Renewable Energy Act and Executive Order (EO) 145. – relating to Conserve Wisconsin and the Creation of High Performance Green Building Standards and Energy Conservation for State Facilities and Operations.

Recognizing that the greatest cost of owning state facilities over their lifetime is the cost of energy to heat, cool, light and operate them, the Division of State Facilities and the State Building

DOA Facilities Investment Plan 2009-2019

Commission encourages the incorporation of sustainable or green design and construction practices into the development of their facilities to:

- Achieve the highest energy efficiency and lowest energy consumption that life-cycle costing will justify;
- Incorporate the most energy-efficient materials, products, equipment and systems consistent with program and budget;
- Incorporate renewable energy technologies at the earliest possible state of design whenever they are technically and economically feasible;
- Consider the impact on the utility infrastructure of the existing building/institution.

These practices improve the overall quality and performance of state facilities but also promote human health, comfort and performance; conserve natural resources and reduce detrimental effects on the environment; and reduce energy consumption.

Wisconsin Act 141 requires state agencies and university campuses to purchase 10% of their energy from renewable sources beginning FY08 and increase that amount to 20% by FY11. State agencies covered by Act 141 include the Department of Administration, Department of Corrections, Department of Health and Family Services, Department of Public Instruction, Department of Veterans Affairs and the Board of Regents of the University of Wisconsin System.

Currently, the State is purchasing 92,400 MWh of renewable electrical energy annually for the next 10 years. The majority of renewable electricity is coming from Wisconsin sources that include wind, solar, hydro and landfill gas. These sources will be obtained through power purchase agreements with the following three utilities – Madison Gas and Electric (MGE), We Energies (WE) and Wisconsin Public Power Inc. (WPPI). The following table identifies how much renewable energy each agency (including the UW System) is purchasing:

Agency	kWh
DPI	308,228 kWh
DVA	892,125 kWh
H&FS	3,994,680 kWh
DOA	6,881,468 kWh
DOC	9,895,650 kWh
UW System	70,383,875 kWh
Total (rounded)	92,400,000 kWh

In accordance with Governor Doyle's **Executive Order (EO) 145**, state facilities have reduced their total energy consumption by 7.2% (*Individual agency reductions include: DH&FS 4%, DOA 16%, DOC 6%, DPI 19% & UW System 2.7%*) since 2005. DOA was able to attain a 16% reduction in energy consumption through tenant education programs; controlled use of heating and air conditioning by building occupancy; replacement of fluorescent exit signs with LED lit signs; the installation of photo-eyes and/or occupancy sensors to control light usage only when needed etc. Savings generated from this energy reduction will be used to pay for the additional cost of renewable energy purchases.

F. Compliance with ADA:

The Division of State Facilities will continue to stress the importance of accessibility for both new construction, and remodeling/renovation projects. Currently, Department-owned facilities substantially comply with ADA requirements so DOA does not anticipate significant compliance costs over the upcoming six to ten years.

G. Other Factors: None

III. Evaluation of Requirements for State-Owned and Leased Space

A. General Changes in State-Owned Facility Requirements:

The majority of Department of Administration managed facilities consist of general office space used to administer statutorily required education, health, human service, environmental and economic programs of the State. While program size and emphasis may shift over the next six to ten years, it is unlikely that the basic nature and use of this space will change significantly.

B. State Owned Space Evaluation

The following is an evaluation of DOA-owned facilities and briefly addresses issues related to life expectancy, facility usage, business value to the State, maintenance strategy and FY05 Total Cost of Occupancy.

1. Wilson Street Complex - 1 West Wilson Street, Madison WI

- **Life Expectancy:** Construction of this complex was completed in 1930. However, with continued proper maintenance, this facility is projected to have an additional life expectancy of 20 or more years. Major renovation occurred during the 1980s. HVAC upgrades implemented during the 1990s. An enumerated renovation project will be requested in the 2009-2011 biennium to address exterior building deficiencies in the building envelop and roof, in addition to other projects related to mechanical upgrades and interior refurbishments.
- **Usage & Functionality:** Provides office and storage space. The primary tenant is the Department of Health & Family Services. Although, this facility offers office and storage space – which is available commercially, it is unique due to its listing on the National Register of Historic Places and desirable because of its location in downtown Madison. The Department regards this facility as a historic asset.
- **Maintenance Strategy Recommendation:** This is a sound historic facility that will be maintained with the anticipation that the facility will be used for an extended period of time. Life safety issues have been addressed for the facility. The 2009-2011 biennium requests will address needed improvements to the exterior of the building, as well as, issues regarding the mechanical integrity (upgrades to the HVAC and freight elevator). *(Note: The exterior and monumental floors (1st and 2nd floors), require preservation with prior approval from the Wisconsin Historical Society due to 1 W. Wilson registration on the National Register of Historic Places.)*
- **Total Cost of Occupancy per SF:** \$10.46

2. Badger Road State Office Building – 801 W. Badger Rd., Madison WI

- **Life Expectancy:** The Badger Road State Office Building was built in 1957. This facility continues to be a structurally sound building but needs the existing 40-year old windows to be replaced with modern energy efficient units. The life expectancy of the facility should be reviewed at the time of the next anticipated major renovation in 15 years. The last renovation occurred in the early 1990s.
- **Usage & Functionality:** Provides office space for Employee Trust Funds (ETF).
- **Maintenance Strategy Recommendation:** June 2008, Employee Trust Funds initiated a study to develop programming for a new ETF Headquarters. The project will document ETF occupant needs and DOA building needs to form a program document to be used for a Request for Proposal solicitation for the development of a facility occupied by ETF. The estimated completion date for the study is 08/01/2008. For the upcoming biennium, the Department is planning a window & envelope repair/replacement project. This project may be reconsidered pending ETF moving forward in a planned relocation. In the future, an analysis should be done to determine a long term asset strategy for this facility.
- **Total Cost of Occupancy per SF:** \$13.68

3. Capitol Heat & Power Plant (CHPP) – 624/644 E. Main Street, Madison WI

- Life Expectancy: The Capitol Heat & Power Plant (CHPP) is a 99 year-old facility (construction completed in 1909). It supplies steam for heating and/or chilled water for air conditioning for eleven-downtown Madison buildings. The utility is at a major juncture at its operational life due to the age of boilers, chillers and ancillary equipment at the plant. Improvements/upgrades need to be done to improve its efficiency and reliability. In the plant's current configuration there is the possibility of losing all steam reliability which could result in reduced or no chilled water or steam during peak demand times.

The Amended Sierra Club Consent Decree (January 23, 2008) requires the Department to perform a Comprehensive Feasibility Study (CFS) for the CHPP by January 1, 2009. At that time, the future operational requirements for the Plant should be known. With continued modernization and envelope repairs, the CHPP could continue to service state office buildings for another 20+ years.
- Usage & Functionality: This is a central utility plant and an integral downtown Madison asset. The CHPP provides support to downtown Madison state office buildings. In addition, steam is provided to the Monona Terrace Convention Center, the City & County Jail, Courthouse and Administrative Offices. This is a critical asset as these other facilities rely upon it for heating and air conditioning. Depending upon the duration, CHPP service outages have the ability to severely impact state government operations.
- Maintenance Strategy Recommendation: Final results of the Comprehensive Feasibility Study – required by the Sierra Club Consent Decree, will not be available until January 1, 2009. Until the future operational requirements for the CHPP are known, it is not prudent to make major equipment replacements or upgrades. The best alternative is to reduce steam consumption and be as flexible as possible for the next several years with the plant's current operational capabilities and continue to implement the required maintenance of equipment.
- Total Cost of Occupancy per SF: Not applicable

4. Central Services Building – 202 S. Thorton Ave, Madison, WI

- Life Expectancy: This facility is past its useful life expectancy. The building was constructed in increments from 1895 through 1924. The age, condition, location and type of structure make it cost prohibitive to initiate further building renovation activity. Repairs and continued maintenance will not add useful life expectancy to the building.
- Usage & Functionality: The Department considers the Central Services Building to be a Surplus Facility. It is currently used as a Special Use Facility – Fleet, Print to Mail & Tandem Press (UW)
- Maintenance Strategy Recommendation: This facility has been identified to be taken out of service. In June 2006, the State Building Commission approved this facility for sale under the terms of 2005 WI Act 25 regarding surplus property sales. As of June 2008, this facility has not been sold. The Department anticipates initiating the process to sell the property in the upcoming year and will provide no further capital projects other than routine maintenance projects to keep the facility operational until the current occupants can be relocated to another facility over the next two year period.
- Total Cost of Occupancy per SF: \$7.21

5. Monona Terrace Convention Center Parking Facility – 1 John Nolen Dr., Madison, WI

- Life Expectancy: Built in 1994, life expectancy for the parking facility is directly correlated to the level of maintenance provided. Although extensive maintenance work (electrical, sealant and maintenance repairs) was completed during 2004, numerous expansion joints have failed caulking and sealants and will need repairs in the upcoming biennium.
- Usage & Functionality: This is a "Special Use Facility". The Monona Terrace Parking Ramp is owned and managed by the Department of Administration since it first opened. The

public ramp adjoins the City of Madison's Monona Terrace Convention Center and bridges John Nolen Drive and a railroad right of way. The precast concrete facility contains 596 parking stalls on two elevated parking levels – 200 stalls are reserved for State Employee parking, the remaining 357 stalls may be used to accommodate Convention Center patrons. There are also 21 metered stalls to accommodate handicapped and short-term parking and 5 stalls for use by employees of the parking contractor.

- Maintenance Strategy Recommendation: Maintenance expenditures are estimated at approximately \$100,000 annually. This biennium, a major project request will be made to repair the concrete and caulk the joints. An analysis should be done to determine a long term asset strategy for this facility.
- Total Cost of Occupancy per SF: Not applicable

6. Public Broadcasting Building – 3319 W. Beltline Hwy., Madison, WI

- Life Expectancy: Construction of the Public Broadcasting Building was completed in 1974. The majority of this facility has been remodeled/updated. These renovations can support the building for an additional 15 year life span. However, the facility should be thoroughly reviewed when it approaches another renovation cycle.
- Usage & Functionality: The Public Broadcasting Building is used to provide office space and has a special use – public broadcasting for its primary tenant – the Educational Communications Board (ECB). This type of space could be substituted by a commercial entity.
- Maintenance Strategy Recommendation: The core mission of the occupying agency is to provide the State Emergency Broadcast system and public TV and radio. However, this facility is located on prime real estate. An analysis should be done to determine whether or not it would be cost effective to sell and leaseback the property.
- Total Cost of Occupancy per SF: \$15.03

7. Executive Residence – 99 Cambridge St., Madison, WI (Maple Bluff)

- Life Expectancy: The Executive Residence was built in 1928. Major renovations have extended the facility past its useful life cycle. Another major renovation of the property is anticipated in 10 – 15 years. The lake location of this facility increases maintenance requirements due to humidity and moisture. Care is taken to ensure that maintenance and refurbishing is historically sympathetic.
- Usage & Functionality: The Executive Residence is a special use facility with historic significance. While it is a public building, it also remains as a private residence, which adds to the complexity of properly maintaining the property.
- Maintenance Strategy Recommendation: Long term, the Department will continue to provide funding and support to properly maintain this facility appropriate to its status as a Wisconsin landmark. Over the upcoming biennium, the Department plans for a major project to improve site security through the installation of improved fencing and gates that will appropriately secure and protect the well-being of the Governor/First Family and the property of the Executive Residence.
- Total Cost of Occupancy per SF: \$26.57

8. General Executive Facility 1 (GEF1) – 201 E. Washington Ave., Madison, WI

- Life Expectancy: The GEF 1 was constructed during 1972. This building has a projected life expectancy of 50+ years – with proper maintenance, since the last major renovation was completed in 2002. Overall, it is a solid and well-constructed facility.
- Usage & Functionality: This facility provides administrative office space for the Departments of Workforce Development and Children & Families. Although, this office building is not unique and could be substituted by a commercial entity, its desirable location in downtown Madison and recent major renovations make it a valuable asset.

- Maintenance Strategy Recommendation: This building is located in a highly desirable location in downtown Madison, the Department intends to provide appropriate operating budget funding to properly maintain this facility. With the completion of the major interior renovation in 2002, the facility should not require a re-evaluation for 20 years. However, an item not addressed during the renovation was the deteriorated and leaking areas of the lower level parking areas. A project is planned for the 2009-2011 biennium to address the existing deficiencies. In addition, a tuck-pointing project is planned to remove the failing caulk on the pre-cast exterior of the GEF 1.
- Total Cost of Occupancy per SF: \$13.71

9. General Executive Facility 2 (GEF2) – 101 S. Webster Street, Madison, WI

- Life Expectancy: The GEF 2 was built in 1978. The basic facility is sound with a life expectancy of approximately 50 years – with proper maintenance and upgrades. The first phase of the complete building renovation occurred from 2001 – 2004 and included the ground, 4th and 6th floors, as well as, central building system upgrades. The second and final phase, currently in construction, was enumerated in the 2005-2007 Capital Budget and received State Building Commission approval to proceed in August 2006. Phase II renovates/remodels the basement, 1st, 2nd, 3rd, 5th, 7th and 8th floors. The estimated cost of the 2nd phase of the Renovation Project is \$5,839,100 PRSB.
- Usage & Functionality: This facility provides administrative office space for the Department of Natural Resources. Although, this office building is not unique and could be substituted by a commercial entity, its desirable
- Maintenance Strategy Recommendation: This facility is located in a highly desirable Madison location and the entire building will be in excellent condition upon completion of the 2nd phase of GEF 2 renovation. The facility's mechanical upgrades were accomplished prior to the first phase of the building renovation. These systems will need to be reviewed in 10 years. Upon completion of the 2nd phase of the renovation project, interior refurbishment will need to be addressed and reviewed in 20 years.

The Department intends to continue providing the necessary funding to support operations and maintenance need at the GEF 2. A concrete deck/plaza repair project is planned for the 2009-2011 biennium to repair the deteriorated and leaking areas of the plaza deck by the GEF 2 cafeteria; rebuild the concrete stairs and stone stairs; and provide sealant maintenance on the entire deck where the caulking has failed. (Note: Maintenance for the outside deck/plaza was not included in the building renovation. outside deck/plaza was not included in the building renovation.
- Total Cost of Occupancy per SF: \$8.68

10. General Executive Facility 3 – 125 S. Webster Street, Madison, WI

- Life Expectancy: Construction of the GEF 3 was completed in 1978. The GEF 3 has six office levels above ground and two levels below ground that include parking, mechanicals and shop space. Prior to 2000, no major renovations or rehabilitations were done, however various office areas/sections were renovated in prior years to meet occupant changes and minimal upgrades were completed on the mechanical, plumbing and electrical systems. In 2000, refurbishments and upgrades were made to the 3rd & 5th floors (no mechanical infrastructure upgrades). In 2003, the 1st & 2nd floors were renovated (includes some mechanical infrastructure upgrades).

A renovation project for infrastructure upgrades to the entire facility, and renovation of the 4th floor and portions of the plaza was authorized and enumerated in the 2007-2009 Capital Budget for \$5,304,000 PRSB. This project renovates the 4th floor and portions of the plaza and provides for a complete facility infrastructure and distribution systems for HVAC, electrical and plumbing. With continued proper maintenance and upgrades, the life expectancy will be long for this facility.
- Usage & Functionality: This facility provides administrative office space primarily for the Department of Public Instruction and Office of the Commissioner of Insurance

Commissioner. Other occupants of this facility include the Department of Natural Resources and Board of Commissioners of Public Lands. Even though, this office building is not unique and space could be substituted by a commercial entity, it is sound structurally and its downtown Madison location makes it a desirable property.

- Maintenance Strategy Recommendation: This facility is located in a highly desirable Madison location; the Department intends to continue providing the necessary funding to support operations and maintenance. For the 2009-2011, a major project is planned to replace the original 29-year old, main panel of the fire alarm system.
- Total Cost of Occupancy per SF: \$8.14

11&12. Wisconsin Air Services Hanger/T-Building – 3400 Miller Street, Madison, WI

- Life Expectancy: These buildings, constructed in 1996, are located in a marsh area in Madison. Their useful life expectancy is reduced due to the existing high water table.
- Usage & Functionality: These buildings are special use facilities and are used for the Wisconsin air fleet. Due to reductions of the Wisconsin air fleet and less than optimal site conditions, the long term strategy for these facilities should be reviewed.
- Maintenance Strategy Recommendation: An analysis should be done to determine a long term asset strategy for these two facilities. The reduction of the State's Air Fleet has resulted in this facility not being used at full capacity. Routine maintenance projects will be done to keep the facility operational. No major projects are planned for the upcoming biennium.
- Total Cost of Occupancy per SF: \$8.61

13. Hill Farms "A&B" Buildings – 4802 Sheboygan Avenue, Madison, WI

- Life Expectancy: The Hill Farms State Transportation Building was dedicated for operation on July 20, 1964. The facility is a complex of two buildings – "A and B" and approximately 21 acres of land. The current DOT headquarters is outdated, inefficient, and expensive to maintain. In an effort to correct existing facility problems, a renovation project was enumerated in 2003 WI Act 33 for \$9,950,000 (\$7,745,400 PRSB, \$2,204,600 SEGRB) for the first phase of a renovation/remodel of the Hill Farms State Transportation Building (A&B). The second phase of the building renovation was withdrawn from the 2005-2007 Capital Budget, when a review of options to meet the Department of Transportation's space needs indicated that a renovation of the existing facility – as planned, was less cost effective than demolishing and rebuilding. Construction of a new facility to replace the existing Hill Farms State Transportation Building was enumerated in 2007 Wisconsin Act 20 for \$50,000,000. DOA plans to sell the existing building and approximately 16 acres of land to qualified buyers for redevelopment into a mixed use urban development.
- Usage & Functionality: These buildings primarily provide administrative office space for the Department of Transportation. Special use space is provided to the Summit Credit Union. In addition, the site location and building height support the State Patrol communication systems.
- Maintenance Strategy Recommendation: See above "Life Expectancy" section. As of May 2008, DOA is finalizing programming for a facility to replace the Hill Farms State Transportation Building and drafting an RFQ to pre-qualify developers to dispose of approximately 16 acres of the 21 acre site. The Department hopes to have a RFP finalized by July 2008. The RFP process will select a firm to purchase and develop the portion of the site not needed for the state facility.
- Total Cost of Occupancy per SF: \$10.93

14, 15 &16. Hill Farms "D, E, L" Buildings – 4702, 4622, 4638 University Ave., Madison, WI

Building sections "D, E & L" are segmented with shared firewalls. Building "E" was built first, "D" second and "L" was constructed in-between the first two buildings.

- Life Expectancy:

- **Building “D”** constructed in 1969, is past its useful life span and is no longer acceptable as lab space for the Department of Agriculture, Trade & Consumer Protection (DATCP). DATCP made a request for a new facility (39,400 GSF) in the 2003-2005 and 2005-2007 Capital Budgets. The 2003-2005 request was denied. However, 2005-2007 project request was expanded to include the WSLH (*Public Health Facility located at Stovall Hall on the UW Madison Campus*) and was recommended for planning with a construction budget of \$15M GFSB slotted for the 2009-2011 biennium.

In June 2005, the Building Commission approved \$100,000 BTF funding for a combined program statement and preliminary cost estimate for a laboratory facility to house DATCP & WSLH in close proximity to the existing WSLH located at 2601 Agriculture Drive in Madison.

March 2007, the joint DATCP/WSLH project was presented to the State Building Commission as part of the 2007-2009 Capital Budget Recommendations. The project was recommended for planning with a construction budget of \$35M GFSB for 2009-2011.

In April 2008, the BC approved the release of \$1,188,600 BTF (35% Design) for the preparation of the preliminary plans and design report for the construction of a new public health & agricultural laboratory facility. The Department is requesting project enumeration for this biennium (2009-2011). If this item is approved by the State Building Commission, there will be no permanent occupancy in Building D. Currently, the DOJ – Crime Lab has set up temporary laboratory space for nine new forensic DNA analysts who will be relocated to Building “L” upon completion of a project that renovates 16,900 ASF of laboratory space in that facility.

- **Building “E”** built in 1963, is a two story facility. Ground level is used for State Records Center (SRC) storage (12,413 ASF). The first floor contains approximately 19,800 ASF in office space that is occupied by the Wisconsin Technical College System Board (WTCB). Existing issues concern the adequacy of the storage space for the SRC, as the existing space does not meet the standards for the protection of records. However, the recent renovation of office space for the WTCB in 2005-2006 has extended the life span for the facility.
- **Building “L”** constructed in 1969, is a four level facility with approximately 136,000 GSF. The 1st and 2nd floors are occupied by the State Crime Lab. The ground, basement and 2nd tier of the basement are occupied by the State Records Center. In 2003, construction was completed that extensively renovated laboratory space for the State Crime Lab. In addition, construction of a 16,900 ASF renovation of the 1st floor to support the occupancy of 23 new forensic DNA labs will be finished in 2008. In 2002 and 2005, ground floor space renovations were completed for the State Records Center. As a result of this, the life span for Building “L” has been extended.
- **Usage & Functionality:** The “DEL” Building Complex provides office space for the Wisconsin Technical College System Board; laboratory space for the State Crime Lab and for DATCP; and record storage for the DOA – State Records Center.
- **Maintenance Strategy Recommendation:** For 2009-2011, the Department has identified the need for the system redesign of air handling units 36 & 37 in Building “D” and roof replacements for buildings “D & L”. Due to the likely relocation of DATCP functions from the “D” Building, an analysis should be done to determine a long term asset strategy for this building. Note: Over the last several years, the other two buildings – “E” and “L” have received substantial renovations and upgrades and as a result of this, should continue to receive appropriate maintenance. However, the issue regarding the lack automatic fire suppression in the State Records Center storage areas of Buildings “E&L” needs to be reviewed.
- **Total Cost of Occupancy per SF:** \$8.38

17. Hill Farms Heating Plant – 4630 University Avenue, Madison, WI

- Life Expectancy: With proper maintenance, the life expectancy of the Heating Plant can be long. The Hill Farms Heating Plant was built in 1962.
- Usage & Functionality: The Hill Farms Heating Plant is a steam generating plant. It supports the Hill Farms “A&B” Buildings and “DEL” Building Complex. This utility facility is of critical importance to the operation of Hill Farm’s “A&B” and “DEL” Buildings.
- Maintenance Strategy Recommendation: An analysis should be done to review the cost of operation and facility condition in relationship to the benefits derived.
- Total Cost of Occupancy per SF: Not applicable

18. Risser Justice Center – 17 W. Main/120 Martin Luther King Blvd., Madison WI

- Life Expectancy: This is a newer facility – with construction completed in 2001. It has a brick/stone façade with a rubber membrane roof; 280,000 gross GSF; and eight above ground floors and four basement levels. The basic facility is sound and life expectancy can be long with proper maintenance and upgrades. The facility should be reviewed in 20 years for possible renovation/remodel.
- Usage & Functionality: The Risser Justice Center provides administrative office space for the Department of Justice, Elections Board and State Senate (Assembly Chief Clerk, Senate Sergeant At Arms, Legislative Human Resource Office, Legislative Hotline, and Retirement Research). In addition the State Law Library is housed at this site.
- Maintenance Strategy Recommendation: Although, this office building is not unique and could be substituted by a commercial entity, it is a new office building (constructed in 1999-2001) and its desirable location in downtown Madison makes it a valuable asset. An analysis should be done to review the cost of operation and facility condition in relationship to the benefits derived. The Department intends to provide appropriate operating budget funding to properly maintain this facility.
- Total Cost of Occupancy per SF: \$33.82

19. S/E Region (or Milwaukee) Crime Lab – 1578 South 11th Street, Milwaukee WI -

- Life Expectancy: Laboratories have a short life span due to changing technologies and evolving requirements/procedures. The Lab originally built in 1984, received a major renovation during the late 1980s and an addition was constructed during the 1990s for the Lab.
- Usage & Functionality: This facility serves as laboratory space for the Department of Justice.
- Maintenance Strategy Recommendation: A review of the operations and facility should be done in the upcoming 5 years. For the upcoming biennium, the Department is planning HVAC improvements to upgrade the aging air handling units and exhaust fan systems.
- Total Cost of Occupancy per SF: \$15.03

20. State Administration Building – 101 E. Wilson Street, Madison, WI

- Life Expectancy: The facility was constructed in 1992. Office space can be supported in this building for 15+ years. Due to changes in technology and inadequate building structure that constricted the needs of the computer center, the Department’s Division of Enterprise Technology (DET) moved its primary State Data Center function from the State Administration Building to a new leased location at the World Dairy Center. However, for the foreseeable future, this facility will function as the 2nd site for DET.
- Usage & Functionality: The State Administration Building provides administrative office space for the Department of Administration, Office of State Employee Relations and the Arts Board. In addition, it provides special space for state computer operations as the 2nd or backup site for the Division of Enterprise Technology Data Center.
- Maintenance Strategy Recommendation: An analysis should be done to review the cost of operation and facility condition in relationship to the benefits derived. Office space is not

unique and can be substituted by a commercial entity. However, the building is located in a highly desirable location in downtown Madison and consideration should be given to the fact that this facility is DET's 2nd site for state computer operations. It is anticipated that a major project to upgrade the building's elevators will be requested in the upcoming biennium. In addition, building interior refurbishments will occur with occupancy changes.

- Total Cost of Occupancy per SF: \$15.54

21. State Agriculture Building – 2811 Agriculture Drive, Madison, WI

- Life Expectancy: The State Agriculture Building is a newer facility – construction was completed in 1993. It should have a long useful life with proper maintenance and should be reviewed for renovations in 15 years. Due to excessive heat gain from the sun, the facility should be reviewed for energy saving improvements
- Usage & Functionality: This facility provides office space for the administrative offices for the Department of Agriculture, Trade & Consumer Protection.
- Maintenance Strategy Recommendation: An analysis should be done to review the cost of operation and facility condition in relationship to the benefits derived. Office space is not unique and can be substituted by a commercial entity. At this time, DOA plans to continue to provide appropriate operating budget funding to properly maintain this facility. This newer facility should be reviewed in 15 years for major updates/renovations. It is anticipated that refurbishing the building interior will occur with occupancy changes.
- Total Cost of Occupancy per SF: \$19.26

22. State Capitol – 2 East Main Street, Madison, WI

- Life Expectancy: Construction of the Wisconsin State Capitol occurred between 1906 and 1917, for the most part, was completed by 1909. It is a historic landmark and should have an extremely long life expectancy as long as it continues to be properly preserved with careful craftsmanship and high quality materials.
- Usage & Functionality: The State Capitol is a monumental building which houses the State's top judicial, legislative and executive government offices. The Capitol is the most important, historic and core facility for the State of Wisconsin.
- Maintenance Strategy Recommendation: This is the most important state government building in the State. Yearly facility reviews should be conducted to ensure that irreversible damage does not result from use, abuse or changes in technology. In the last biennium, DSF developed the State Capitol Comprehensive Long-Range Maintenance Plan in order to properly maintain this facility. Implementation of this plan is dependent upon available funding. In addition, due to the historic and monetary value of the State Capitol building, the Department hopes to develop a detailed inventory of artwork in the near future. Construction projects for the previous biennium consisted of an entire promenade renovation, elevator upgrades, and several security upgrades. It is anticipated that major projects for the upcoming biennium will include dome moisture repairs; elevator door & casing upgrades; west wing A/V connections; reinstallation of bird netting on the exterior surfaces; developing planning/programming for the West Wing finishes upgrades and ADA compliance.
- Total Cost of Occupancy per SF: \$34.73

23. State Hygiene Laboratory – 2601 Agriculture Drive, Madison, WI

- Life Expectancy: This is a relatively new facility that houses the Wisconsin State Hygiene's Environmental Health laboratory– construction was completed in 1999. The life expectancy of laboratories is limited due to ever changing technological requirements and equipment, however the basic facility is sound and life expectancy can be increased with proper maintenance and upgrades. However, HVAC improvements/upgrades are needed for the entire facility.

- Usage & Functionality: This facility provides laboratory space for the WSLH Environmental Health Laboratory. Although, this building is not unique and could be substituted by a commercial entity, it is a newer facility, has a desirable location in Madison. Pending approval in the 2009-2011 Capital Budget, a new public health and agricultural laboratory for WSLH – Public Health and DATCP will be located adjacent to this facility.
- Maintenance Strategy Recommendation: The Department intends to continue providing the necessary funding to support operations and maintenance. Compared to state office buildings, a higher level of maintenance is required at this type of facility to ensure a safe work environment. In the future, HVAC issues will need to be addressed.
- Total Cost of Occupancy per SF: \$39.17

24. Eau Claire State Office Building – 718 Clairemont Avenue, Eau Claire, WI

- Life Expectancy: Construction of the Eau Claire State Office Building was completed in 1963. Without a major renovation, this property is at the end of its useful life span. The basic structure of the building is sound and with a complete renovation, the facility life expectancy could be extended for 20+ years. In the past, interior refurbishments or renovations have been initiated by tenants
- Usage & Functionality: The building supplies office space for multiple state agencies – the Departments of Corrections, Revenue, Transportation and Administration.
- Maintenance Strategy Recommendation: An analysis should be done to review the cost of operation and facility condition in relationship to the benefits derived. The facility is not unique and office space could be provided by a commercial entity. At this time, DOA will continue to provide adequate maintenance support. The Department plans to initiate a 1st floor renovation project in the upcoming biennium to refurbish all interior finishes, install new carpet, upgrade HVAC, lighting and restrooms, etc. In addition, a windows & stairwell replacement project will be done to correct persistent water moisture/leakage problems.
- Total Cost of Occupancy per SF: \$9.92

25. Green Bay State Office Building – 200 N. Jefferson Street, Green Bay, WI

- Life Expectancy: The structure of the building is sound – overall, it is in good condition. Construction for the Green Bay State Office Building was completed in 1983. In the past, facility refurbishments/renovations have been tenant initiated.
- Usage & Functionality: The facility provides office space for multiple state agency tenants (includes the Departments of Agriculture, Trade & Consumer Protection, Health & Family Services, Corrections, Workforce Development, Revenue and Administration).
- Maintenance Strategy Recommendation: An analysis should be done to review the cost of operation and facility condition in relationship to the benefits derived. The facility is not unique and office space could be provided by a commercial entity. At this time, DOA will continue to provide adequate maintenance support. It is anticipated that a stairwell and windows replacement project will be needed in the upcoming biennium to remove and dispose of obsolete solar louvers and glass panels.
- Total Cost of Occupancy per SF: \$11.75

26. La Crosse State Office Building – 3550 W. Mormon Coulee Road, La Crosse WI

- Life Expectancy: Construction of the La Crosse State Office Building was completed in 1961. The facility is in good condition. Maintenance projects are minimal. In the past, renovation projects were coordinated with occupancy changes.
- Usage & Functionality: The La Crosse State Office Building provides office space to the Departments of Transportation, Natural Resources and Administration.
- Maintenance Strategy Recommendation: An analysis should be done to review the cost of operation and facility condition in relationship to the benefits derived. The facility is not

unique and office space could be provided by a commercial entity. At this time, DOA will continue to provide adequate maintenance support.

- Total Cost of Occupancy per SF: \$9.95

27. Milwaukee State Office Building – 819 North 6th Street, Milwaukee, WI

- Life Expectancy: The Milwaukee State Office Building was built in 1963. The basic facility is in good condition. However, many of the floors need renovation and refurbishment and upgrades to current DOA space standards.
- Usage & Functionality: The Milwaukee Building provides office space for multiple state agencies – Corrections, Employee Trust Funds, Health & Family Services, Workforce Development, Revenue, Transportation, Agriculture, Trade & Consumer Protection, Public Defender, Board of Aging & Long Term Care and Administration. This is a high traffic facility due to a large Department of Corrections probation and parole presence.
- Maintenance Strategy Recommendation: Although, the facility is not unique and office space could be provided by a commercial entity, it is sited in a desirable downtown Milwaukee location. DOA will continue to provide adequate maintenance support and intends to request renovation projects for the 2nd, 3rd, and 7th floors, as well as, address exterior maintenance problems associated with spalling concrete and de-laminating brickwork at the plaza decks during upcoming bienniums.
- Total Cost of Occupancy per SF: \$8.67

28. Waukesha State Office Building – 141 NW Barstow Street, Waukesha WI

- Life Expectancy: The Waukesha State Office Building was completed in 1983. The facility underwent a complete renovation (DSF #98167 - \$16.85 M – completed 2003) and should be able to meet tenant needs for 20 years. However, the exterior shell (roof and windows) of the facility was not included in the renovation and needs evaluation.
- Usage & Functionality: The facility provides office space for multiple state agencies – the Departments of Transportation, Revenue, Health & Family Services, Workforce Development, Corrections, Agriculture, Trade & Consumer Protection, Natural Resources and Administration.
- Maintenance Strategy Recommendation: An analysis should be done to review the cost of operation and facility condition in relationship to the benefits derived. The facility is not unique and office space could be provided by a commercial entity. At this time, DOA will continue to provide adequate maintenance support. In the future, the Department would like to correct issues related to the inadequate windows, and roof leaks in the upcoming bienniums.
- Total Cost of Occupancy per SF: \$16.45

29. Wisconsin Rapids State Office Building – 1681 2nd Ave., Wisconsin Rapids, WI

- Life Expectancy: This Wisconsin Rapids State Office Building was constructed in 1959. An interior remodeling project was approved for construction in May 1998 with a completion date of July 2000. It is anticipated that this facility should be able to support tenants for another 15 years.
- Usage & Functionality: This building provides office and storage space for the Departments of Transportation and Administration.
- Maintenance Strategy Recommendation: An analysis should be done to review the cost of operation and facility condition in relationship to the benefits derived. The facility is not unique and office space could be provided by a commercial entity. At this time, the Department intends to continue providing adequate facility maintenance to support the building.
- Total Cost of Occupancy per SF: \$17.76

30. State Revenue Building – 2135 Rimrock Road, Madison, WI

- Life Expectancy: The State Revenue Building is a newer facility – construction was completed in 2000. The facility should be able to adequately support tenant operations for 20 years before a major renovation/remodel is needed.
- Usage & Functionality: The State Revenue provides office space for the Departments of Revenue and Administration.
- Maintenance Strategy Recommendation: An analysis should be done to review the cost of operation and facility condition in relationship to the benefits derived. The facility is not unique and office space could be provided by a commercial entity. However, the Department will continue to provide adequate facility maintenance support. It is anticipated that the majority of building interior refurbishments will occur with occupancy changes.
- Total Cost of Occupancy per SF: \$20.40

31& 32 Black Point Estate & Shingle House

- Life Expectancy: The Black Point Estate, located on the south shore of Lake Geneva (in the Town of Lynn in Walworth County), includes a large 13-bedroom Queen Anne style summer home constructed in 1888; a “Shingle House” was constructed in 1970, other structures; a significant area of heavily wooded land and approximately 600 feet of lake frontage on a total of six acres of land. This property is listed on the National Register of Historic Places for its architectural significance and should have long term use if properly maintained.
- Usage & Functionality: This 1888 Victorian Queen Anne mansion is reputed to be the last of the great “summer lake homes” on Lake Geneva. William Peterson gifted the house; adjacent property and personal property in the house to the State for use as a museum or historic preserve. The estate is operated under the authority of the Department of Administration. The Black Point Historic Preserve manages the property under an agreement with the State. Pursuant to s. 23.962(1)(b), of Wisconsin Act 27, the Black Point Historic Preserve is a nonprofit conservation organization with the primary purpose of preserving the Black Point Estate.
- Maintenance Strategy Recommendation: Black Point is a historic landmark and should be properly preserved with careful craftsmanship and high quality materials. Two issues are of immediate importance at this time – a fire suppression system for the 1888 House and shoreline stabilization and remediation.
- Total Cost of Occupancy per SF: Unknown. Property Value unknown.
- Additional Information: Initially, funding was provided in Wisconsin Act 27 Section 20.866(2)(wr) for \$1,600,000 GFSB to adapt Black Point for public use. August 2005, the State Building Commission approved a project (\$1,600,000) to stabilize and preserve the site for future public use as a historic preserve. In addition, Act 27 Section 20.370(5)(cq) provides for grant funds from the DNR Recreation Aids – Recreational Boating and other Projects – in the amount of \$1,800,000. These funds are required to be used as an endowment for the operation and maintenance of the Black Point Estate.

Total Cost of Occupancy (TCO) for DOA -Owned Space

Pursuant to WI Act 25 (s. 16.891(b)) “Total cost of occupancy” is defined as the cost to operate and maintain the physical plant of a building, structure, or facility, including the administrative costs of an agency attributable to operation and maintenance of a building, structure, or facility, together with any debt service costs associated with the building, structure or facility. The below chart from FY05, compares the TCO of DOA owned facilities – from least expensive to the most expensive TCO.

Building Name	FY05 TCO
Central Services	\$7.21
GEF III	\$8.14
Hill Farms DEL	\$8.38
Air Services Hanger	\$8.61
Milwaukee SOB	\$8.67
GEF II	\$8.68
Eau Claire SOB	\$9.92
La Crosse SOB	\$9.95
1 W. Wilson	\$10.46
Hill Farms A&B	\$10.93
Green Bay SOB	\$11.75
Badger Road	\$13.68
GEF 1	\$13.71
S/E Regional Crime Lab	\$15.03
WI Public Broadcasting	\$15.03
Administration Building	\$15.54
Waukesha SOB	\$16.45
WI Rapids SOB	\$17.76
Agriculture Building	\$19.26
State Revenue Building	\$20.40
Executive Residence	\$26.57
Risser Justice Center	\$33.82
State Capitol	\$34.73
State Hygiene Lab	\$39.17
Black Point Estates	Unknown

Occupancy Summary for DOA-Owned Space

As of April 2008, the Division of State Facilities is managing 2,942,447 SF of assignable space in DOA facilities. April vacant space is 150,819 SF for a corresponding vacancy rate of 5%. The Division will continue to monitor the effectiveness of the State Office Building utilization by tracking three facility occupancy measures:

- Average SF / Work station or person
- % Vacant Space
- Yr/Yr Absorption rate - Number of vacant SF leased to new tenants

Monitoring these measures will allow the division to identify and act on opportunities for improving the effectiveness of DSF’s provision of space for state agency tenants.

As shown in the below chart, the majority of the Department’s owned facilities have a 0% vacancy rate, however, the Hill Farms State Transportation Building “A&B” has the most efficient use of space with billable space of 175 SF/FTE and zero vacancies. The DOA facility with the highest vacancy rate is the Hill Farms State Office Building “D” at 53%.

Building	Total Occupancy (FY06)	% Vacant Space	Billed SF/FTE	Total SF/FTE (Incl vacant SF)
Administration Bldg.	617	0%	241	243
Badger Rd State Ofc. Bldg. Total	217	0%	177	230

DOA Facilities Investment Plan 2009-2019

<i>Cont. Occupancy Summary</i>				
Building	Total Occupancy (FY06)	% Vacant Space	Billed SF/FTE	Total SF/FTE (Incls. vacant SF)
Central Services Bldg.	52	0%	2,097	2,097
Eau Claire State Office Bldg.	144	0%	257	266
Green Bay State Office Bldg.	197	29%	177	270
Hill Farms Building D	46	53%	423	967
La Crosse State Office Bldg.	191	0%	165	172
Main Hangar	12	9%	953	1,167
Milwaukee State Office Bldg.	572	6%	216	242
Public Broadcasting Bldg.	86	21%	335	443
Risser Justice Center	448	1%	518	524
State Agriculture Bldg.	374	0%	233	318
State Crime Lab – Milwaukee	54	0%	625	625
State Education Bldg. (GEF III)	486	0%	282	289
State Hill Farms Bldg "E"	90	13%	344	412
State Hill Farms Bldg "L"	62	25%	1,274	1,870
State Human Services Bldg. (1 W. Wilson)	1,440	0%	203	211
State Industry & Labor Bldg. (GEF I)	1,029	0%	233	234
State Natural Resources Bldg. (GEF II)	1,035	24%	129	180
State Revenue Bldg.	1,015	3%	203	256
State Transportation Bldg A & B	1,668	0%	175	177
Waukesha State Office Bldg.	552	1%	209	317
Wis. Rapids State Office Bldg.	162	0%	211	620
Totals:	10,549	5.13%	9,680	12,131

Note: Space information does not include the historic preservation site – Black Point Estates.

C. DOA Leased Space Evaluation

The following chart provides the DOA leased site information.

Division	Address	Function	SF in FY08
State Facilities	105 S. Butler Street	State sponsored Child Care Program	12,087
Enterprise Operations	131 W. Wilson Street	Mail Room	400
Enterprise Operations	1902 E. Johnson Street	Records Center	16,957
State Facilities	345 W. Washington Avenue, Madison	Surge Space for State Agencies	28,437
Office of the Secretary	444 N. Capital St., Washington D.C.	Wisconsin Office in D.C.	1,280

DOA Facilities Investment Plan 2009-2019

<i>Cont. Leased Space</i> Division	Address	Function	SF in FY08
Hearings & Appeals	5005 University Avenue, Madison	Administrative Offices	16,403
Enterprise Technology	5830 Femrite Drive, Madison	Computer/Data Center	56,889
Hearings & Appeals	715 S. Barstow Street, Eau Claire	Administrative Offices	950
Enterprise Operations	3400 Miller Street, Madison	State Air Fleet Land	67,550
Office of Judicial Assistance	1 S. Pinckney, Madison	Administrative Offices	17,955
Board for People with Developmental Disabilities	201 W. Washington Avenue, Madison	Administrative Offices	3,125
		Miscellaneous Leases - i.e. cabling, parking	349
		Total SF of Leased Space	222,382

D. Special or Priority Facility Issues

1) Heating Plant Operations

The Department of Administration owns and operates two heating plants that are located in Madison – the Capitol Heat & Power Plant and the Hill Farms Heating Plant.

- **Capitol Heat & Power Plant (CHPP)** – The CHPP is a 99 year-old facility. It supplies steam for heating and/or chilled water for air conditioning for eleven-downtown Madison buildings. The utility is at a major juncture at its operational life due to the age of boilers, chillers and ancillary equipment at the plant. Upgrades need to be done to improve its efficiency and reliability. In the plant’s current configuration (four boilers and five chillers) there is the possibility of losing all steam reliability which could result in limited chilled water for peak demand times during both the summer and winter months. Three out of four boilers are soon approaching their reasonable life expectancy, and all four have structural and/or reliability problems. The five chillers at the CHPP are also having difficulty with reliability and increasing operational costs. In addition to these issues, EPA – MACT (*maximum achievable control technology*) permits established limits on particulate matter and hydrogen chloride emissions that decrease the coal fired boilers ability to be efficient and meet system steam demand.

In May 2007, the State Building Commission approved a Feasibility Study to address issues at the Charter Street Heating Plant (CSHP) and Capitol Heat & Power Plant (CHPP). The Study required the review of existing systems and equipment conditions; options for providing steam, chilled water, and electricity with consideration given to reliability, fuel flexibility, renewable fuel opportunities, EPA compliance, etc., review the feasibility of a combined facility to serve both the UW Madison campus and the current users on the CHPP system and determine the lowest life cycle costs and emissions options.

However, the original requirements for the Feasibility Study were expanded as the result of the Amended Consent Decree (January 23, 2008) from the Sierra Club v. Morgan/Ehrfurth lawsuit. The Decree requires that a Comprehensive Feasibility Study (CFS) is conducted of all power plants in the Madison area (*Walnut Street Heating Plant (WSHP), West Campus Cogeneration Facility (WCCF) and the MGE Blount Street Generating Plant*) in order to fully understand their interplay with the future site requirements at the CSHP and CHPP. The CHPP CFS is due by January 1, 2009. Because final results of the CFS will

not be available until then, the Department plans to continue to reduce steam consumption and be as flexible as possible for the next several years with the plant's current operational capabilities.

- **Hill Farms Heating Plant (HFHP)** – The HFHP, constructed in 1961, is a steam generating plant. It supplies steam for the heating and/or chilled water for air conditioning to Hill Farms State Office Buildings A&B, and to the Hill Farms DEL Complex. With the re-development of the Hill Farms State Transportation site to accommodate mixed uses, a review and assessment should be done to determine the future of the HFHP.

Future issues could potentially include additional emissions control requirements (re: particulate matter) and increased usage of renewable fuels.

2) Hill Farms A&B (Madison, WI) Redevelopment Project

The current DOT headquarters is outdated; inefficient; expensive to maintain and renovate, yet situated in a highly desirable location on the west-side of Madison. Initially, an entire building renovation was requested in the 2005-2007 biennium. However, following a review of options and community suggestions to consider the sale of a portion of the facility's parking lot to allow for additional development on the site, DOA initiated a study and began the process to redevelop the Hill Farms "A&B" site to enhance the utilization and value of the property. As a result, enumeration for the construction of a replacement facility for the Hill Farms State Transportation Headquarters Building was included in the 2007 Wisconsin Act 20 for \$50,000,000. This new facility will be constructed on the west end of the campus property. The remaining 16+ acres and existing building will be sold to a qualified purchaser(s).

Redevelopment of the Hill Farms A&B site required a change of zoning from a general commercial district (C2) to a Planned Unit Development, General Development Plan (PUD - GDP) to allow for a mix of uses. Rezoning the property will keep the site in alignment with the City of Madison's Comprehensive Plan and Transportation Plan. Madison is trying to reduce amount of urban sprawl into nearby farmland by creating sustainable infill development and employment opportunities. Redeveloping and infilling an underutilized site like Hill Farms, where transit options exist, is a key way to meet that objective.

In order to achieve site redevelopment, the following activities were accomplished over the last biennium:

- August 2007: DOA received approval from the City of Madison to rezone the parcel from a general commercial district (C2) to a Planned Unit Development, General Development Plan (PUD/GDP) to allow for higher density urban development. This Plan allows for the future development of 1.6 million square feet of office space, 140,000 square feet of service/retail space and 350 residential units in a multi-phase, multi-building redevelopment of the Hill Farms State office property.
- April 2008, a preliminary program statement was completed for a 336,205 ASF Department of Transportation Headquarters. DOA staff will work with DOT to review and finalize the scope and budget for the project. The Department will be submitting a 2nd enumeration request this biennium for this building.
- The DOT parcel will be designed and built by DOA as part of Phase One of the Hill Farms re-development. The building's gross area is 480,000 GSF with an efficiency rate of 70%. It is anticipated that the facility will house approximately 1500 FTEs.
- May 2008: an RFQ was completed to pre-qualify developers to dispose of approximately 16 + acres of land with PUD/GDP approval by the City of Madison for 1.1 million SF of office space; 140,000 integrated SF of retail space and 350 residential units.

Future Timeline:

- DOA to request additional enumeration in the 2009-2011 Capital Budget for the State Transportation Building.

DOA Facilities Investment Plan 2009-2019

- A site assessment/feasibility study will need to be done to determine site adequacy, as well as, site and data connectivity costs not included in the revised programming completed in April 2008.
- In July 2008, it is anticipated that the RFP for the new DOT Headquarters will be released.
- The Department hopes to have a Request for Bids (RFB) for the 16+ acres finalized by July 2008. The RFB process will select a firm that will purchase and develop the portion of the site not needed for the state facility.
- December 2008, DOA intends to submit a Specific Improvements Plan (SIP) application at the end of 2008, with construction to commence in 2010 for the new DOT Headquarters. The existing DOT building will remain open and operational until the new building is ready for occupancy.

3) Hill Farms Building “D” of the “DEL” Building Complex (Madison, WI)

“Building “D” is past its useful life span and is no longer acceptable as lab space for the Department of Agriculture, Trade & Consumer Protection (DATCP). As a result, DATCP made requests for a new facility (39,400 GSF) in the 2003-2005 and 2005-2007 Capital Budgets. The 2003-2005 request was not advanced, however DOA was directed in the 2005-2007 biennium to develop an enterprise solution for state labs – instead of continuing to address those needs separately. This resulted in the project being expanded to include the WSLH (*Public Health Facility located at Stovall Hall on the UW Madison Campus*) and was recommended for planning with a construction budget of \$15M GFSB slotted for the 2009-2011. In March 2007, the joint DATCP/WSLH project was presented to the State Building Commission as part of the 2007-2009 Capital Budget Recommendations. The project was recommended for planning with a construction budget of \$35M GFSB for 2009-2011.

In April 2008, the BC approved the release of \$1,188,600 BTF (35% Design) for the preparation of the preliminary plans and design report for the construction of a new Public Health & Agricultural Laboratory facility. The Department is requesting project enumeration for this biennium (2009-2011). If this item is approved, there will be no occupancy in Building D. Prior to proceeding with any renovation, a complete and thorough review of the building should be done. Building “D” has approximately 52,887 GSF of laboratory and office space.

See the below section 4 – Joint Laboratory Facility for the DATCP & WSLH (Madison, WI) for additional information.

4) Joint Laboratory Facility for the Department of Agriculture, Trade & Consumer Protection (DATCP) and the Wisconsin State Laboratory of Hygiene (WSLH) (Madison)

A new public health and agricultural laboratory is being planned to house the Wisconsin State Laboratory of Hygiene (WSLH) and the Department of Agriculture, Trade and Consumer Protection (DATCP) Bureaus of Laboratory Services (BLS) and Plant Industries Laboratory (PIB). It is anticipated that this facility will be located adjacent to the existing WSLH Environmental Health Facility at 2601 Agriculture Drive, Madison WI.

Currently, both the existing WSLH (*location: Building “D” of the Hill Farms DEL Complex*) and DATCP (*location: Stovall Hall on the UW-Madison Campus*) labs are in poor condition, over-crowded and need extensive upgrades/remodeling or replacement. Both are over 40 years old and not capable of supporting modern laboratory operations. The project will construct a safe, modern, state of the art laboratory to facilitate the WSLH’s mission of maintaining Wisconsin’s public and environmental health and DATCP’s mission of assuring the safety and quality of food, fair business practices for the buyer and seller, efficient use of agricultural resources in a quality environmental, consumer protection, health animals and plants. In addition, the proposed facility will contain essential safety and engineering features currently lacking in the existing separate laboratories such as biological safety cabinets, externally exhausted fume hoods, negative air pressure laboratory spaces, flexible

DOA Facilities Investment Plan 2009-2019

“open” processing areas, physical security and a dedicated bio-safety suite for testing potentially dangerous agents such as the SARS virus, anthrax and avian influenza.

This project is the result of direction provided by the State Building Commission during the 2005-2007 biennium, to develop an enterprise solution for state labs – instead of continuing to address those needs separately. In March 2007, the joint DATCP and WSLH project was presented to the State of WI Building Commission as part of the 2007-2009 Capital Budget Recommendations. The project was recommended for planning with a construction budget of \$35,000,000 General Fund Supported Borrowing (GFSB) for the 2009-2011 biennium.

In April 2008, the State Building Commission approved the release of Building Trust Funds for the preparation of preliminary plans and design report for the construction of the new public health and agricultural laboratory facility. It is anticipated that an A/E contract for 35% design will be issued in October 2008. The Department plans to request enumeration of this project in the 2009-2011 Capital Budget. The estimated cost of the project is \$58,000,000 (\$23,000,000 PRSB & \$35,000,000 GFSB) for 106,575 NSF of laboratory/office space and does not include land, site development/improvements or equipment. Estimates for these costs will be developed during the 35% design phase.

WSLH functions to be located at the proposed site include:

- a) Communicable Disease Division
- b) Disease Prevention Division (*Newborn Screening, Cytology, & Cytogenetics*)
- c) Division of Public Health Informatics & Surveillance (*Information Technology*)
- d) Laboratory Improvement Division
- e) Resource (Administration) Division

DATCP divisions to be located at the proposed site include:

- a) Bureau of Laboratory Services (BLS) - Food & Dairy (*Mandated Dairy & Meat Inspection Testing; Food Microbiology*)
- b) BLS – Technical Services (*Sample processing & quality assurance*)
- c) BLS Environmental Agricultural Chemicals (*Groundwater Analysis; Pesticide Analysis; Feed & Fertilizer testing*)
- d) Bureau of Plant Industry (PIB) – Environ Ag Chemicals (*Plant Industry & Biofuels testing labs*)

(See above section: 3. Hill Farms Building “D” of the “DEL” Building Complex (Madison, WI) for additional information)

5) Preservation Storage Facility for the State Historical Society and the Department of Veteran’s Affairs (Madison WI)

The Preservation Storage facility is intended to serve as an enterprise solution to meet the preservation & storage needs for the State’s historical collections. It will house library materials, archive materials and museum artifacts from the State Historical Society, and the Veteran’s Museum. The facility will provide a secure location; promote efficiencies through the consolidation of collections and streamlining of building services; provide storage systems & space with the proper mechanical and electrical infrastructure systems to ensure environmental preservation requirements are met (i.e. appropriate temperature and humidity conditions) for collections and has a monitoring and early warning fire protection system in place to reduce risk to collections. This facility will be located on 10 acres of vacant land northeast side of Madison at the Central Wisconsin Center. This site is easily accessible to the regional workforce and has access to public transportation.

WI Act 25 enumerated \$15,000,000 GFSB for the construction of a joint preservation storage facility (*for the State Historical Society and Veteran’s Affairs Veteran’s Museum*) with funding available for release after July 1, 2007. The Legislature then authorized an additional \$10,000,000 PRSB to supplement the \$15,000,000 authorized by Act 25 for a total project budget of \$25,000,000 in 2007 WI Act 20.

A recently completed Program Update (April 2008) provided a revised cost estimate for a 108,130 GSF Preservation Storage Facility (67,157 GSF common areas/facilities; 35,170 GSF for SHS and 5803 GSF for DVA). The Department is working with SHS and DVA to review and finalize the scope and budget for this project and plans to request additional enumeration this project in the 2009-2011 biennium.

The Veteran's Museum was established in 1901 as a civil war memorial and as a memorial for subsequent wars. Since 1993, it has been housed at 30 West Mifflin (across from the State Capitol) and contains more than 32,000 SF on the ground, basement, second and third floors of the facility. The existing facility and its building systems are in poor condition. In addition, due to existing space constrictions, the Veteran's Museum currently leases 1,000 SF of warehouse space for large artifacts and display equipment and approximately 85% of the museum's exhibit design and installation is outsourced.

The SHS, founded in 1846, moved to its current Headquarters location at 816 State Street, Madison in 1900. The Historical Society serves as the State of Wisconsin's trustee for preserving state and national history and is required to make the history accessible to the public. The existing collection storage space is inefficient and does not have the appropriate environmental conditions for the storage of museum, library and archives materials. In addition, it does not meet current or future needs for these programs nor does it meet the American Association of Museum accreditation stewardship guidelines. This results in the SHS being ineligible for preservation or conservation grants. For the most part, the library and archives shelving is old, built into the structure, of low density and lacks flexibility. The existing facility size also limits the size of objects that can be added to the museum collections. In addition, collections are jeopardized due to the lack of environmental conditions and security at the Headquarters location.

The following identifies the space and functions that will be relocated to the new Preservation Storage Facility:

6) 1 West Wilson State Office Building Envelope Repair Project

Designed in an austere art deco style, 1 West Wilson is listed on the National Register of Historic Places and is primarily occupied by the Department of Health & Family Services. Although designed at one time as a comprehensive project, this facility was actually constructed in three distinct phases between 1932 and 1957. Phase 1 was constructed in 1932. It has a rectangular footprint with 6 stories above ground and 3 basement levels having partial exposure on the Lake Monona elevations. Constructed in 1938, Phase 2 has an "L" shaped footprint with an 11-story rectangular tower and a 6 story connector that links Phases 1 & 2. Phase 3 was constructed in 1957, has a rectangular footprint and a 6-story connector to Phase 2.

In 2004, a study was conducted to investigate the building envelope (*excluding the roof*) and identify the sources and solutions to persistent moisture infiltration problems occurring at the facility. Typical of many large office buildings constructed during the 1st half of the 20th century, 1 West Wilson has a building envelope composed of varying materials and methods of construction. While each building material is important in conveying a particular architectural idea, the building envelope is essential for the protection and sustainability of the structure inside. Unfortunately, the masonry walls lack internal water drainage systems capable of comprehensively diverting water infiltration to the exterior of the building.

The Department intends to make an enumeration request for \$12.6M in the 2009-2011 Capital Budget to construct a project to remedy the long term moisture infiltration problems; repair damaged building envelope components and prevent further deterioration at 1 W. Wilson. The goal of the project is to make the exterior surface of all cladding as water-right as possible. Exterior masonry cladding and mortar should be "breathable" to water vapor, but should not allow the free infiltration of water into the building. Where possible, provisions to drain walls where

water may collect will be incorporated such as at masonry lintels and relief angles and at window heads and sills.

7) Hill Farms Buildings “E & L” Records Storage Issues (Madison, WI)

Although Buildings “E” and “L” have been extensively renovated in recent years to support the operations of its occupants, a fire suppression system has not been installed in the basement levels and ground floor of these facilities – the location of paper records storage for the State Records Center (SRC).

The most recent State Records Center Project – (Building Commission approval in May 2004) renovated 30,500 GSF of the ground floor of Building “L” to consolidate Records Center operations and provide for the secure storage of paper records, did not include a sprinkling system. The National Fire Protection Association (NFPA) #232 “Standard for Protection of Records” requires that paper records stored on open-shelf file equipment and at heights of 12 feet or higher or more shall be sprinkled. Given the concentration of significant state records stored by the SRC, improved fire suppression capability is a high priority for SRC.

This issue was included in the Department’s 2005-2007 Capital Budget submission under Health/Safety & Environment of the All Agency Project Funding Request for \$880,000 PRSB.

8) Consolidation of Leased Space into State Owned Office Space

As part of DOA’s on-going space occupancy planning, DSF will be conducting reviews of current and future state occupancy needs in metropolitan areas in the state. In FY08, \$52.2 million was paid by state agencies as rent to private owners of real property under the terms of approximately 580 leases covering 3.4 million square feet of space. The largest concentration of leases is in Madison and Dane County. The following table identifies Madison area leases for all state agencies.

MADISON AREA LEASES		
Agency Name	Total Square Feet	Number of Leases
UW	469,138	43
DOC	283,078	9
DOA	127,879	6
Other	85,412	16
DHFS	53,184	3
Legislative Service	72,836	4
Commerce	81,260	1
Supreme Court	65,319	3
DWD	50,048	2
DFI	37,266	1
DR&L	42,046	1
PSC	41,689	1
DVA	32,500	1
DNR	28,500	1
DOR	28,000	2
Public Defender	26,288	2
	1,524,667	96

The majority of these leases are not prime candidates for consolidation into a larger leased or owned facility because of programmatic requirements that limit location options (e.g. Department of Corrections Probation and Parole offices, UW Hospital clinics) or because of their small scale.

DOA Facilities Investment Plan 2009-2019

Smaller scale leases are reviewed as opportunities for backfill into existing State Office Buildings. Consolidation planning is also influenced by the term of existing leases. The following table summarizes the termination of lease obligations in the Madison area over the next ten years for agencies that could be relocated to a general purpose office building.

Lease Termination By	Total of Square Feet	Major Tenants (sq ft)
11/30/2008	28,437	DOA Surge Space
12/31/2009	12,562	Hearings & Appeals
12/31/2009	156,943	DHFS, LFB, UW System, Supreme Court (98,100)
11/30/2010	28,300	Veterans Affairs
12/31/2010	45,822	DWD Unemployment Insurance; and Legislative Audit Bureau (40,400)
06/30/2011	32,500	Veterans Affairs
07/31/2011	42,046	Regulation & Licensing
07/31/2012	17,955	Office of Judicial Assistance
08/31/2012	53,835	Legislative Senate
10/31/2012	10,698	Public Defender
12/31/2012	37,266	DFI
08/31/2014	15,790	Public Defender
12/31/2015	28,500	DNR
03/30/2016	51,593	Supreme Court
12/31/2016	235,800	DOC
09/30/2017	81,260	Commerce
12/31/2017	41,689	PSC
	920,996	

9) Statewide Property Management Pilot:

In November 2007, a service level agreement (SLA) for enterprise property management RFP was released. This agreement was jointly created by the Departments of Transportation (DOT), Military Affairs (DMA), Natural Resources (DNR) and Administration (DOA) for a pilot area identified as the City of Eau Claire and all aforementioned agency buildings within a 50 mile radius of the City of Eau Claire. DOA is leading this initiative. Nine state facilities are participating in this pilot and include the following:

- DOA – Eau Claire State Office Building
- DMA – Chippewa Falls National Guard Armory
- DMA – Eau Claire National Guard Armory
- DMA – Eau Claire Maintenance Shop #7
- DMA – Menomonie National Guard Armory
- DOT – Eau Claire DMV Service Center
- DOT – Eau Claire DSP NW Regional Post Headquarters
- DOT – Eau Claire DTSD NW Regional Sign Shop
- DNR – Eau Claire DNR Service Center

Goals of this SLA for the statewide property management pilot are to provide:

- Effective/timely response to unplanned repairs or maintenance;

DOA Facilities Investment Plan 2009-2019

- Benefit of economies of scale when contracting for vendor services;
- Effective and efficient use of Agency facilities operations staff;
- Guidance relative to expectations for all agencies;
- Properly maintain quality facilities and grounds.

As of June 2008, contract awards have been made for custodial services and grounds care. These programs will be reviewed after six months of service. Minor HVAC services will be provided by DOA staff at the Eau Claire State Office Building. All major HVAC maintenance – such as cyclical chiller and boiler maintenance will be provided by a one-time contract service. In the future, it is anticipated that contracted services covered under this SLA will be expanded to include floor mats; trash/recyclables; snow removal; and pest control. Electrical, plumbing and steamfitter services are currently covered under a simplified bid.

If this pilot is successful within the Eau Claire regional area, it is possible that more facilities management operations will be combined elsewhere in the state – such in the Green Bay area or at the Southern & Northern Centers operated by the Department of Health and Family Services (DHFS).

10) Black Point Estate Historic Preservation Funding

The Black Point Estate, located on the south shore of Lake Geneva, includes a large, 13-bedroom Queen Anne style summer home constructed in 1888, a “Shingle House constructed in 1970, other structures, a significant area of heavily wooded land and 617 feet of lake frontage on a total of six acres of land. This historic property is listed on the National Register of Historic Places for its architectural significance and was given to the State of Wisconsin by owners William and Jane Petersen. The purpose of this gift was to convert the Lake Geneva summer home into a public historic site.

Pursuant to statute, the estate property shall be for public use as a historic preserve under the authority of the Department of Administration. At the August 2005 Building Commission meeting, the Department received approval for the design and construction of various building and site improvements to ensure the structural integrity and restore exterior features of the historic summer home so that it can be fully restored in the future. The scope of work for this historic preservation was to bring the building and systems up to an acceptable level of maintenance.

However, the existing funding is not sufficient to provide for the following needed projects: Shoreline and public path stabilization and restoration to a maintainable condition and a fire suppression system in the 1888 house. These are life safety issues, as well as property protection issues.

11) Study for a New Employee Trust Funds Headquarters

In June 2008, the Department of Employee Trust Funds (ETF), working with Department of Administration (DOA) initiated a study (small project) to develop space programming for a new ETF headquarters building. ETF projects expansion over the next ten years to double the size of the department. The current lack of state owned office space requires looking a possible new state owned or leased space. The goal of this project is to document the ETF occupant needs and DOA building needs to form a program document which can be used for a Request for Proposal solicitation for development of a facility occupied by ETF. The required completion date for the study is August 1, 2008.

E. Historic Properties

Pursuant to Sections 13.48(1m) and 44.41 of the Wisconsin statutes, the Department of Administration recognizes the importance of our historic properties and plan to preserve/restore the following significant properties through the below listed building projects.

1) Human Services Building (1 West Wilson)

This facility was constructed in increments – Phase I – 1930; Phase II – 1938; Phase III – 1959; Penthouse – 1952 and garage – 1957. It has twelve above ground stories and four basement levels for a total of 446,569 GSF. The building structure consists of reinforced concrete and steel, with a granite brick and glass façade and a flat, built-up gravel and asphalt roof. The 1st and 2nd floors of the facility are designated for historical preservation and reflect the original elements of the period it was constructed. The Department intends to include an enumeration request for \$12.6M in the 2009-2011 Capital Budget to investigate the building envelope (excluding the roof) and identify the sources and solutions to persistent moisture infiltration problems occurring at the facility.

2) State Capitol

Construction of the Capitol began late in 1906 and was completed in 1917. George B. Post & Sons were architects for the project. Originally, the Capitol cost \$7.25 million to build. Now the building is insured for \$200 million – not including artwork and furnishings. The exterior of the Capitol is constructed entirely of white granite. The granite dome is the only one in the United States and the 4th largest by volume in the world. The State Capitol is 284.7 feet high (from the ground floor to the top of the statue on the dome), has a total of 448,297 gross square feet and 13.5 acres of grounds surrounding it.

For the upcoming biennium, preservation, conservation and restoration work will continue at the State Capitol – including the exterior of the building. Currently, a project is underway for the 3rd and final phase of the State Capitol Promenade Restoration/Rehabilitation Project. This project complies with the State Capitol Park Master Plan and implements SCERB approved elements. The Master Plan was developed to provide the aesthetics of a historic park while meeting the current and future needs of park users while affording the ease of maintenance. Elements addressed in the Plan include lighting, plantings, trees, walks, promenade paving, benches, waste containers, and barriers. In the future, projects addressing the State Capitol walks, drives, curbs, circle seating and balustrade foundation will be made.

In order to preserve the Wisconsin State Capitol as the premier office building for state officials and the principal ceremonial space in the State, it is anticipated that projects will be initiated provide elevator doors/casing upgrades; address moisture in the dome, clean the granite exterior etc.

3) Executive Residence

Although not listed on the Historic Register, the Executive Residence – better known as the Governor's Mansion, is historically significant to the State of Wisconsin and as a result is appropriately maintained by the Department. The Executive Residence is located at 99 Cambridge Road, (Maple Bluff) Madison, WI. The mansion is designed in the southern classical revival style and was constructed in 1928. Governors and their families have resided in the Maple Bluff mansion since 1949 when the State of Wisconsin acquired the building for \$47,500. It is a wood framed structure painted stucco over sandstone and hollow clay tile façade. It is three stories high and has a basement level for a total of 20,777 gross square feet. The grounds measure 3.7 acres. It is anticipated that projects to repair the portico columns; repair/redecoration the foyer; and upgrade the main kitchen will occur in future bienniums. For 2009-2011, efforts will be concentrated on making additional security upgrades to the Residence such as front and perimeter fence and gate replacement and upgrades.

4) Black Point Estate Historic Preserve or Museum

The Black Point Estate, located on the south shore of Lake Geneva, includes a large, 13 - bedroom Queen Anne style summer home constructed in 1888, a "Shingle House constructed in 1970, other structures, a significant area of heavily wooded land and approximately 600 feet of lake frontage on a total of six acres of land. This historic property is listed on the National

Register of Historic Places for its architectural significance and was given to the State of Wisconsin by owners William and Jane Petersen. The purpose of this gift was to convert the Lake Geneva summer home into a public historic site. For the upcoming biennium work will be done to stabilize the shoreline and public path stabilization to a maintainable condition and provide fire suppression system in the 1888 house.

5) Other DOA Owned Properties, in excess of 50 years of age, meeting the historic property definition are:

- Capitol Heat & Power Plant (99 years old). This item is discussed in Section IV-C (Changes in Facility Requirements – Special Facility Problems).
- Capitol Heat & Power Plant Shop (88 years old)
- Capitol Heat & Power Plant Garage (55 years old)
- Central Services Facility (approx. 84 years old). Identified as a surplus facility.
- Badger Road State Office Building (approx. 51 years old)

F. Changes in Surplus Property (Executive Order 186 and WI Stats. 13.48(14))

See Section II – D – Identification of Buildings/Assets to be Taken Out of Service (page 11-12). In the future, the Department plans to remove the existing Hill Farms State Transportation Building and replace it with a new facility headquarters.

DOA will continue to review our buildings for efficiencies and operational opportunities.

IV. Broad-based Evaluation of Space Alternatives

In evaluating the alternatives available to provide space and facilities, cost plays a major factor, but is not the only issue considered. For each project, a site-specific evaluation is conducted to review programmatic, administrative and cost considerations. For DOA office buildings, the following criteria is used in the determination of project priority:

- Compliance with building codes, American with Disability Act (ADA) and environmental regulations and codes.
- Assuring employee and public health, safety and security.
- Repair and maintain facilities in order to preserve existing services of tenants.
- Protect and ensure the structural integrity, infrastructure and systems of our facilities.
- Renovate/remodel facilities to maintain existing services.
- Generate savings in current operations – i.e. energy conservation projects
- Remodel existing space to make it more efficient.
- Create comfortable, efficient work environments using the “open” concept office design.
- Construct new facilities or new property developments when the renovation/remodel of existing facilities is cost prohibitive.

V. Proposed Enumerated and All Agency Projects Lists

A. 2009- 2011 – Enumerated Projects – To Be Determined Total \$

PRSB \$

GFSB \$

Total

1) New Facility: Hill Farms “A&B” Redevelopment – New DOT Headquarters Building

Location: 4802 Sheboygan Avenue, Madison, WI

Project: New DOT Headquarters

Project Cost: To be Determined

Description: The current DOT headquarters is outdated; inefficient; expensive to maintain and renovate, yet situated in a highly desirable location on the west-side of Madison. Initially, an

entire building renovation was requested in the 2005-2007 biennium. However, following a review of options and community suggestions to consider the sale of a portion of the facility's parking lot to allow for additional development on the site, DOA initiated a study and began the process to redevelop the Hill Farms "A&B" site to enhance the utilization and value of the property. As a result, enumeration for the construction of a replacement facility for the Hill Farms State Transportation Headquarters Building was included in the 2007 Wisconsin Act 20 for \$50,000,000.

Rezoning approval was received from the City of Madison in August 2007 so that higher density urban developments would be allowed at the site. The Department intends to construct the new DOT Headquarters on the west end of the campus property. The remaining 16+ acres and existing building will be sold to a qualified purchaser(s). In April 2008, a preliminary program statement was completed for a 336,205 ASF facility. DOA is currently working with DOT to review and finalize the scope and budget for this project.

2) New Facility: Joint Laboratory Facility for DATCP & WSLH

Location: 2601 Agriculture Drive, Madison, WI – adjacent to the existing WSLH Environmental Health Facility

Project: Public Health and Agricultural Laboratory

Project Cost: To be determined

Description: A new public health and agricultural laboratory is being planned to house the Wisconsin State Laboratory of Hygiene (WSLH) and the Department of Agriculture, Trade and Consumer Protection (DATCP) Bureaus of Laboratory Services (BLS) and Plant Industries Laboratory (PIB). Currently, both the existing WSLH (*location: Building "D" of the Hill Farms DEL Complex*) and DATCP (*location: Stovall Hall on the UW-Madison Campus*) labs are in poor condition, over-crowded and need extensive upgrades/remodeling or replacement. Both are over 40 years old and not capable of supporting modern laboratory operations.

The project will construct a safe, modern, state of the art laboratory to facilitate the WSLH's mission of maintaining Wisconsin's public and environmental health and DATCP's mission of assuring the safety and quality of food, fair business practices for the buyer and seller, efficient use of agricultural resources in a quality environmental, consumer protection, health animals and plants

The joint laboratory is the result of direction provided by the State Building Commission during the 2005-2007 biennium, to develop an enterprise solution for state labs – instead of continuing to address those needs separately. In March 2007, the joint DATCP and WSLH project was presented to the State of WI Building Commission as part of the 2007-2009 Capital Budget Recommendations. The project was recommended for planning with a construction budget of \$35,000,000 General Fund Supported Borrowing (GFSB) for the 2009-2011 biennium.

In April 2008, the State Building Commission approved the release of Building Trust Funds for the preparation of preliminary plans and design report for the construction of the new public health and agricultural laboratory facility. It is anticipated that an A/E contract for 35% design will be issued in October 2008. The estimated initial cost of the project is \$58,000,000 (\$23,000,000 PRSB & \$35,000,000 GFSB) for 106,575 NSF of laboratory/office space. This estimate does not include land, site development/improvements or equipment. Projections for these costs will be developed during the 35% design phase.

3) Facility: Preservation Storage Facility for SHS & DVA

Location: This facility will be located on 10 acres of vacant land northeast side of Madison at the Central Wisconsin Center.

Project: To Be Determined

Project Cost: To be Determined

Description: The Preservation Storage facility is intended to serve as an enterprise solution to meet the preservation & storage needs for the State’s historical collections. It will house library materials, archive materials and museum artifacts from the State Historical Society, and the Veteran’s Museum. The facility will provide a secure location; promote efficiencies through the consolidation of collections and streamlining of building services; provide storage systems & space with the proper mechanical and electrical infrastructure systems to ensure environmental preservation requirements are met (i.e. appropriate temperature and humidity conditions) for collections and has a monitoring and early warning fire protection system in place to reduce risk to collections. This site is easily accessible to the regional workforce and has access to public transportation.

WI Act 25 enumerated \$15,000,000 GFSB for the construction of a joint preservation storage facility (*for the State Historical Society and Veteran’s Affairs Veteran’s Museum*) with funding available for release after July 1, 2007. The Legislature then authorized an additional \$10,000,000 PRSB to supplement the \$15,000,000 authorized by Act 25 for a total project budget of \$25,000,000 in 2007 WI Act 20.

A recently completed Program Update (April 2008) provided a revised cost estimate for a 108,130 GSF Preservation Storage Facility (*67,157GSF common areas/facilities; 35,170 GSF for SHS and 5803 GSF for DVA*). The Department is working with SHS and DVA to review and finalize the scope and budget for this project and plans to request additional enumeration this project in the 2009-2011 biennium.

4) Facility: 1 West Wilson Street State Office Building

Location: 1 West Wilson Street, Madison, WI

Project: Envelope Repair

Project Cost: \$12,600,000

Description: This project will remedy long term moisture infiltration problems; repair damaged building envelope components and prevent further building envelope and window deterioration at the 1 W. Wilson Street State Office Building. The goal of the project is to make the exterior surface of all cladding as water-right as possible. Exterior masonry cladding and mortar should be “breathable” to water vapor, but should not allow the free infiltration of water into the building. Where possible, provisions to drain walls where water may collect will be incorporated such as at masonry lintels and relief angles and at window heads and sills.

B. Total 2009-2011 All Agency Project Requests – \$ 16,970,000

See attached spreadsheet for the breakdown of projects for the upcoming six year.

GFSB – Facility Maintenance & Repair Projects	\$ 6,570,000
PRSB – Facility Maintenance & Repair Projects	<u>\$ 5,550,000</u>
Total:	\$12,120,000

PRSB – Utility Repair & Maintenance Projects	\$ 4,850,000
--	--------------

C. Total Anticipated All Agency Projects for the 2011-2013 Biennium - \$20,061,500

See attached spreadsheet for the breakdown of projects for the upcoming six year.

GFSB – Facility Maintenance & Repair Projects	\$11,465,000
PRSB – Facility Maintenance & Repair Projects	<u>\$ 4,896,500</u>
Total:	\$16,361,500

PRSB – Utility Repair & Maintenance Projects	\$ 3,700,000
--	--------------

D. Total Anticipated All Agency Projects for the 2013-2015 Biennium - \$18,838,000

See attached spreadsheet for the breakdown of projects for the upcoming six year.

GFSB – Facility Maintenance & Repair Projects	\$15,960,000
PRSB – Facility Maintenance & Repair Projects	<u>\$ 2,428,000</u>
Total:	\$18,388,000
PRSB – Utility Repair & Maintenance Projects	\$ 450,000

SECTION II. LONG RANGE MAINTENANCE /PRESERVATION PLAN (2009-2019)

I. High level Strategy to Maintain Facility Asset Value

A. Maintenance Priorities:

In evaluating the alternatives available to provide space and facilities, cost plays a major factor, but is not the only issue considered. For each project, a site-specific evaluation is conducted to review the programmatic, administrative and cost considerations. For DOA facilities, the below criteria is used in the determination of project priorities:

- Compliance with building codes, American with Disability Act (ADA) and environmental regulations and codes.
- Assuring employee and public health, safety and security.
- Repair and maintain facilities in order to preserve existing services of tenants.
- Protect and ensure the structural integrity, infrastructure and systems of our facilities.
- Renovate/remodel facilities to maintain existing services.
- Generate savings in current operations – i.e. energy conservation projects
- Remodel existing space to make it more efficient.
- Create comfortable, efficient work environments using the “open” concept office design.
- Construct new facilities or new property developments when the renovation/remodel of existing facilities is cost prohibitive.

The following identifies maintenance categories in order of priority:

- 1st – Life/Safety** – “Life/Safety” maintenance address the technology level of existing fire suppression and detection systems, public address and other life safety systems as whether or not its appropriate to the existing building occupancy usage and meets code requirements. Maintenance levels are established to provide a high level of protection for our facilities and occupants. Included in this category are projects that address compliance with Americans with Disability Act (ADA) and environmental regulations and codes.
- 2nd – Structural and Building Envelope** – The adequacy of a facility’s walls, roofing and foundation is reviewed or evaluated in order to maintain the physical structure or integrity of the facility and comfort of its occupants.
- 3rd – Mechanical Systems – HVAC** – HVAC equipment is evaluated to determine its ability to meet current standards for cooling, heating and ventilation. Maintenance or upgrades are based upon updated energy codes/standards and occupant comfort.
- 3rd – Mechanical Systems – Plumbing** – The condition of the present plumbing system is evaluated. Maintenance level is established to prevent plumbing interruptions or disturbances to facility tenants and to ensure code compliance.
- 3rd – Mechanical Systems – Electrical** – The electrical distribution and lighting system is evaluated to determine its efficiency/adequacy. Maintenance is done to prevent electrical outages, to promote efficient lighting while conserving energy and to be compliant to current code requirements.
- 4th – Quality/Aesthetics (Interior Finishes)** – Consideration is given to existing quality of the work environment and overall appearance of the facility. Maintenance ensures that a

pleasing or adequate level of aesthetics and quality work environment is achieved for the occupancy.

- ❑ **5th – Public Accessibility** – Evaluates tenant public service needs and the need for accessibility to the facility by public or private transportation. Maintenance is based upon the needs of the current occupancy.
- ❑ **6th – Parking Availability** – The condition of the parking structure/lots is reviewed for adequacy. Maintenance is established to properly maintain all parking structures.

B. Management of DOA Real Estate Portfolio:

The Department of Administration's goals for effective real estate portfolio management include the following strategies:

Short Term Strategy:

DOA's short-term strategy for effective real estate portfolio management:

- ❑ Maintain and increase the asset value of our facilities identified as core, critical and historic.
- ❑ Ensure that our facilities continue to meet the operational needs of our state agency tenants.
- ❑ Ensure that backlog maintenance issues are addressed in a timely and proper manner – however this is dependent upon available funding.

Long Term Strategy:

The Department's long term strategy for the effective management of our buildings assets includes:

- ❑ Implementation of the total cost of occupancy (TCO) of real estate methodology into our business processes. An accurate measure of TCO will allow DOA (and all State Agencies) to better manage costs and provide information critical to strategic portfolio management.
- ❑ To better manage and measure the total cost of occupancy (TCO) of our real estate portfolio to determine when it is most advantageous to own vs. lease or when to remodel or replace properties.
- ❑ To establish business processes that ensure we manage our real estate through an enterprise level portfolio approach rather than on an individual department basis.
- ❑ The development and implementation of performance measures related to the effective management of real estate across state agencies and within DSF.
- ❑ Implementation of specific recommendations to improve management of leases, review of state space standards, consolidation of state locations in several metropolitan areas and the identification of buildings and land that are appropriate to sell.

II. Overview of Total State Owned Space

A. DOA Owned Facilities:

The Department of Administration owns and manages thirty-nine (*including the Monona Terrace Parking Ramp and Black Point Estate & Shingle House*) facilities totaling 4,830,275 GSF. According to the May 2008 DSF Building Inventory System, the replacement cost of these buildings is estimated to be \$976,982,620 and their total projected replacement value is \$799,694,694. These values do not include the two Black Point buildings as their assessed value is unknown at this time.

DOA Facilities Investment Plan 2009-2019

Although major policy issues could significantly affect the State's need for building program support over the next six to ten years, both the age and use of DOA-owned buildings will have a significant impact on resource needs. The composition of the Department's owned and operated facilities are summarized in the following section.

The age of DOA buildings range from seven to ninety-nine years – with a median age of thirty-eight and an average age of thirty-nine years. 73% of the buildings are over 20 years. 10% of the DOA inventory are ten or less years of age and consists of the following facilities: State Revenue Building, Risser Justice Center, and the State Hygiene Lab.

The majority of DOA facilities (17) are office buildings – located in Madison and seven satellite offices throughout the state. The remaining seventeen facilities storage buildings are (2) power plants, (3) laboratories, (1) parking facility, (4) mixed use facilities, (2) air plane facilities, (2) historic preserve/museum, (1) other use facility (Executive Residence).

The following charts illustrate the composition of currently owned and operated Department facilities. *Please note that calculations exclude small buildings such as storage sheds (3), garages (3) and the CHPP Plant Shop (1).*

Building Type	# of Bldgs	% of Bldgs	GSF	% of GSF	Current Value	% of Portfolio
Office Space	17	57%	3,380,775	70%	\$394,190,579.93	49%
Power Plants	2	7%	63,512	1%	\$19,328,966.82	2%
Laboratory Space	3	10%	170,166	4%	\$27,825,735.84	3%
Parking Facility	1	3%	352,610	7%	\$20,020,292.89	3%
Mixed Use Space	4	13%	806,212	17%	\$334,535,763.51	42%
Air Plane Facilities	2	7%	29,160	1%	\$1,188,717.53	0%
Other Use Facility	1	3%	20,777	0%	\$1,558,900.34	0%
Totals:	30	100%	4,823,212	100%	\$798,648,956.86	100%

Note: The above table does not include the historic preserve Black Point Estate & Shingle House.

The Department's seventeen office buildings are multi-tenant and house approximately twenty-eight state agencies with occupancy of 10,549 FTE. Office space is also furnished for the Governor, Lieutenant Governor, State Legislators, Attorney General, Federal Satellite Offices, State Court System, Public Broadcasting and Blind Enterprises. In addition to office space, the Department of Administration provides Wisconsin citizens with access to public agencies and officials. Examples of this include the State Capitol and the Governor's Residence.

The majority of DOA owned facilities – 23 or 77% are located in Dane County. The below chart gives the breakdown by county of the location of our Department facilities

County	# of Bldgs	% of Total	Total GSF per County	% GSF
Brown	1	3%	71,500	1%
Dane	23	77%	4,218,448	88%
Eau Claire	1	3%	59,250	1%
La Crosse	1	3%	48,382	1%
Milwaukee	2	7%	273,870	5%
Waukesha	1	3%	98,012	2%
Wood	1	3%	53,750	1%
Total	30	100%	4,823,212	100%

III. Agency Owned Facilities – Long Term Maintenance Issues

68% or 21 DOA buildings are 30 years old or older. The age of the buildings require more upkeep and maintenance than newer facilities. Attachment D – DOA Owned Facilities – Long Term Maintenance Issues Chart identifies specific & possibly foreseeable building issues that will need to be addressed in the future or in an on-going manner. In the future, the Department intends to conduct assessment for each facility regarding short and long term maintenance or improvement requirements.