

State Building Program



Informational Paper 79

Wisconsin Legislative Fiscal Bureau
January, 2015

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State Building Program

The Legislature has, by statute, created the state Building Commission and delegated to it responsibility for developing and implementing the state building program. The Commission also issues bonds for the state. The building program, or capital budget, consists of those projects recommended by the Building Commission and authorized by the Legislature. After approval by the Legislature, the projects are implemented by the Building Commission.

The Building Commission

The Building Commission was created by Chapter 563, Laws of 1949, to establish a long-range building program. In 1969, voters approved an amendment to the Wisconsin Constitution that provided for direct state borrowing and the Legislature passed Chapter 259, Laws of 1969, which enlarged the powers of the Commission to finance capital facilities for all state agencies. Chapter 259 also created a separate state Bond Board, including four members of the Building Commission, to supervise the contracting of public debt. Chapter 90, Laws of 1973, abolished the Bond Board and transferred its duties and responsibilities to the Commission. The Commission is also responsible for oversight of the construction and renovations of state building projects enumerated by the Legislature each biennium and for maintaining over 6,000 existing state buildings and facilities totaling over 75.7 million square feet of space.

The Building Commission consists of the Governor, who serves as Chair, one citizen member, appointed by and serving at the pleasure of the Governor, and three legislators from each house of the Legislature, appointed in the same

manner as members of legislative standing committees. The majority and minority parties from each house must be represented. In addition to the voting members, the administrator of the Division of Facilities Development (DFD) within the Department of Administration (DOA), with concurrence of the Secretary of DOA, serves as a nonvoting Secretary to the Building Commission. The head engineer and the ranking architect for DOA serve as nonvoting, advisory members to the Commission.

The Commission is divided into two subcommittees: a Higher Education Subcommittee and an Administrative Affairs Subcommittee. The Higher Education Subcommittee is responsible for reviewing the capital budget requests of the University of Wisconsin System. The Administrative Affairs Subcommittee is responsible for reviewing the capital budget requests of all other state agencies. The Governor appoints the Chair and members of the two subcommittees; each subcommittee consists of three legislative members and the citizen member.

The Commission holds a regular meeting each month. Each subcommittee meets prior to the regular meeting of the Commission to review agency requests on the agenda and to formulate a recommendation on each item for consideration by the Commission. In addition to subcommittee recommendations, certain matters are first taken up by the full Building Commission, including bond resolutions and special projects. The Building Commission will hold special meetings as needed, which are most often associated with the award of a pending bond issue.

The Secretary of the Commission is responsible for the DFD staff services, including scheduling of meetings and establishing meeting agendas, recording and publishing meeting minutes,

providing other documentation as necessary certifying Commission actions, interpreting and carrying out Commission intent, and making recommendations on matters before the Commission.

Capital Budget Process

Long-Range Planning. In accordance with statutory requirements for a long-range plan for the building program, agencies submitted six-year (2015-21) facilities investment plans to DFD. These plans define the facility related needs of the agency into specific projects and establish a timeline for those projects over the next six years. The first two years of the plan would form the basis for the agency's request for projects to be included as part of the 2015-17 building program. The DFD manual for 2015-17 capital budget requests established July 25, 2014, as the submission date to DFD for these long-range planning documents.

Agency Capital Budget Requests. Each state agency requesting projects in the 2015-17 state building program had to submit a capital budget request to the Secretary of the Building Commission. The date specified in the manual for capital budget requests for the 2015-17 biennium was September 12, 2014. Agency capital budget requests include: (a) a list of projects over \$760,000 in priority order including a summary of each project; its location; a project description; and an analysis of need and alternatives; and (b) a list of All Agency projects exceeding \$185,000 in priority order. In addition, the request includes a program statement that identifies the justification, purpose and scope, occupants and activities, components, special considerations, and the construction budget and the impact on the agency operating budget associated with each project. Also, the request identifies the anticipated project schedule

milestones or dates for each project, including architect and engineer selection, project bidding dates, and the completion date for the project. Finally, any proposed legislative statutory change related to an agency facility is included in the request.

DFD Staff Review. The DFD capital budget manual indicates that DFD staff will analyze the agency capital budget requests from September, 2014, through early 2015. DFD staff recommendations for each project are reviewed by the Secretary of DOA and the Governor.

Building Commission Review. Based on the schedule indicated in the capital budget manual, the full Commission will meet in March, 2015, to consider the DFD staff and sub-committee recommendations for each project. The Commission may delete or add items to requests, reduce or increase the size of items or alter the proposed funding sources of items. At this meeting, the Commission will adopt its recommendations for the 2015-17 building program, including any nonstatutory or statutory language that the Commission wants to have enacted. Once the Commission has completed its actions, DFD staff will prepare a summary of the projects recommended by the Commission and have an amendment to the 2015-17 budget bill drafted, which would incorporate the Commission's decisions relating to the building program projects as well as any proposed statutory modifications. By statute, the Commission is required to submit the amendment containing the biennial building program recommendations to the Joint Committee on Finance (JFC) no later than the first Tuesday of April in each odd-numbered year, unless the Committee approves a later date.

Joint Finance Committee Review. The DFD summary and the amendment draft will be submitted to the JFC, and a public hearing on the building program will likely be held by that Committee as part of its deliberations on the

2015-17 budget. At a subsequent executive session, JFC will incorporate the recommended building program, including any changes adopted by the Committee, into its version of the budget bill.

Legislative Review. The Legislature will consider the capital budget as part of the biennial budget bill. The Assembly and Senate can modify the project budgets and individual building program projects. Those major projects approved by the Legislature are enumerated into law as part of the biennial budget bill. Subsequent legislative actions could add new projects, or modify or delete projects enumerated previously in the biennial state building program under a prior version of the budget bill.

The enumerations contained in the biennial building program, as with all legislative enactments, are subject to veto by the Governor. In the 2013-15 biennium, the 2013-15 building program, as passed by the Legislature, was not modified by the Governor through partial veto.

Legislative Approval of the State Building Program

Project Enumerations. Building program projects with a cost exceeding \$760,000 are required to be enumerated. To enumerate a project, the Legislature lists the project title, budget, and funding source in a nonstatutory provision enacted as part of the biennial budget bill. In addition, the Legislature must authorize any new bonding or other monies needed to fund the project. As result, the building program legislation generally consists of two major items in the budget bill: (a) the list of project titles and budgets which constitute the project enumerations for the building program; and (b) any increased agency bonding appropriations needed to fund the various building program projects being enumerated as part of

the building program. In addition, the Building Commission may include in the building program legislation any statutory changes necessary for the Commission and DFD to implement the building program or the state facility related activities.

During the course of the biennium, the Legislature can enact other legislation to modify a biennial state building program. The 2013-15 building program was enacted as part of the 2013-15 budget (2013 Act 20). That building program was subsequently amended by 2013 Act 187, which enumerated a skilled nursing facility at the Wisconsin Veterans Home at King. However, Act 187 did not provide any funding associated with the skilled nursing center facility project enumeration.

The 2013-15 state building program, as passed by the Legislature, specified that the Building Commission could not issue \$250 million of the general obligation bonding amounts authorized for projects included in the 2013-15 state building program. To implement this reduction, the Commission was authorized to reduce funding for any project, modify the scope of any project or eliminate any project altogether. This provision was deleted from 2013 Act 20 due to the Governor's veto of the proposed reduction. In his veto message, the Governor directed the DOA Secretary to limit \$250 million in general obligation bonds from being issued in the 2013-15 biennium for the newly enumerated projects under Act 20. However, irrespective of the veto message, the Governor's partial veto deleted the proposed law that would have prohibited the issuance of these bonds. As a result, the bonding restored through the veto can be issued without further action by the Legislature.

Enumeration Requirement Exceptions. One exception to the requirement that individual projects be enumerated by the Legislature is the category of projects known as "All Agency" projects. These broad types of projects are enumer-

ated under titles that indicate a general category of work and that establish an overall budget for the biennium for that purpose. All Agency projects that exceed \$185,000 in cost are listed in agency requests.

The "All Agency" enumerations are used for types of projects, such as maintenance, that recur, but where the Commission may need to address unanticipated needs during the biennium. In the 2013-15 building program, funding for "All Agency" projects represented 22.5% of the total building program funding. Table 1 shows the "All Agency" projects categories and budgets that were in the 2013-15 building program.

Table 1: All Agency Project Funding in 2013-15 Building Program

Project Category	Budget Amount
Facility Maintenance and Repair	\$196,474,500
Utilities Repair and Renovation	67,608,300
Health, Safety, and Environmental Protection	23,142,600
Preventive Maintenance	2,000,000
Programmatic Remodeling and Renovation	10,909,800
Energy Conservation	20,000,000
Land and Property Acquisition	4,000,000
Capital Equipment Acquisition	<u>5,000,000</u>
Total All Agency	\$329,135,200

The Building Commission has developed the following enumeration guidelines to assist the agencies in determining when a renovation or remodeling project requires enumeration versus being eligible for funding through the All Agency program. Under these guidelines, renovation or remodeling projects require enumeration when the project constructs new facility space and the total project cost exceeds \$760,000. Also, the guidelines indicate that any project that involves a facility renovation or the replacement or upgrade of a building system would have to be enumerated if any of the following apply: (a) the project adds more than 500 square feet; (b) the project cost exceeds \$3,000,000; (c) the projected

operational costs for the renovated space are significantly higher than under the existing use and configuration; or (d) the project adds significant capacity to, or is a major expansion of, an institution's utility system.

There are three other specific exceptions to the enumeration requirement. First, land acquisition in certain areas of the City of Madison is not subject to enumeration, which includes specific blocks adjacent to the Capitol Square. Second, energy conservation audits and related construction projects are not subject to enumeration (these project types are included under the Energy Conservation category of "All Agency" projects listed in Table 1). Finally, enumeration does not apply to land acquisition, construction, repair, remodeling or improvements for the State Fair Park Board.

Wisbuild Initiative. Under 1999 Act 9, a program was created known as the Wisbuild initiative for the purpose of providing financial support for the maintenance, repair and renovation of state-owned buildings. Act 9 authorized the Building Commission to allocate funding for Wisbuild projects. Projects funded under the Wisbuild initiative are financed from the Building Commission's other public purpose bonding authorization or as otherwise specified in the authorized state building program.

Act 9 specified that funding may be provided under the Wisbuild initiative for: (a) high priority, comprehensive building renovation projects; (b) maintenance and repair of exterior components of buildings; (c) without limitation because of enumeration, maintenance and repair of mechanical, electrical, plumbing and other building systems; and (d) projects to remove barriers that reduce access to and use of state facilities by persons with disabilities.

Lease Purchase of State Facilities. Another variation to the state building program process

and project enumeration requirements is the Building Commission's general authority to acquire leasehold interests for the state in land and buildings. As part of this authority the Commission may authorize the lease, lease purchase, or acquisition of facilities that are constructed in the manner authorized by the Building Commission. The Commission may also authorize the lease, lease purchase, or acquisition of existing facilities in lieu of state construction of any project enumerated in the authorized state building program. The selection of contractors for the construction of buildings designed for housing a state agency under a lease purchase contract is done through a request for proposal (RFP) process. Unlike the competitive bidding process used for state construction projects, this RFP process does not require that the contract be awarded to the lowest qualified bidder.

The lease purchase option has been used in recent years for the construction of state office space in Madison. The current DOA, Department of Agriculture, Trade, and Consumer Protection, Department of Revenue, and Risser Justice Center buildings were built under a lease-purchase agreement. This authority was also used in June, 2004, to construct a dormitory, an office building, and a parking ramp and garage on the UW-Madison campus.

Prior to the execution of the purchase component of these contracts, the purchase of a facility constructed under a lease purchase contract has to be enumerated as part of a biennial state building program. The Building Commission and staff have indicated that using the lease purchase option, as opposed to enumerating the facility through legislation prior to its construction, can allow the state to take more timely advantage of real estate market opportunities that occur. However, compared to statutory enumeration process, the lease purchase option does not provide the same level of scrutiny by the full Legislature of projects that are likely to be a state facility.

Previous Building Program Modifications.

The Legislature may modify or delete project enumerations from previous biennial state building programs. For example, 2013 Act 20, which included the 2013-15 state building program, also made modifications to prior biennial state building programs. These modifications often delete previous projects, rename a specific project, or make changes to the size and project funding for specific projects enumerated as part of these earlier biennial state building programs.

Local or Non-State Projects. Local projects typically involve a non-state entity, such as a nonprofit organization or local government, requesting state aid in the construction or renovation of a facility. Historically, local projects tend not to be included in the state building program. However, in recent biennia, the Building Commission and the Legislature have included local projects in biennial state building programs. Table 2 shows the local projects that were enumerated in recent state building programs, including several under 2013 Act 20.

Concerns have been raised related to the recent trend of including local projects in biennial state building programs, since there are many local projects within communities throughout the state that could use state assistance. As a result, the Building Commission has developed policies and criteria for including state funding for local projects in the state's capital budget. Under these Building Commission policies and guidelines, the following requirements are to be used in determining whether a local project should be included in the state building program.

- the project must be in the public interest;
- there should be a statewide basis justifying the need for the project;
- local or other financing alternatives should

Table 2: Local Projects Enumerated under Recent State Building Programs

Project	State Funding
Nash Auto Museum (1997 Act 27)	\$1,000,000
Swiss Cultural Center (1999 Act 9)	2,000,000
Milwaukee Policy Athletic League Youth Activities Center (1999 Act 9)	1,000,000
HR Academy, Inc. Youth and Family Center (2001 Act 16)	1,500,000
Hmong Cultural Center (2007 Act 20)	2,250,000
Bond Health Center (2007 Act 20)	1,000,000
Aids Network (2009 Act 28)	300,000
Aids Resource Center (2009 Act 28)	800,000
Bradley Center Sports and Entertainment Corp. (2009 Act 28)	5,000,000
Dane County Yahara River Watershed Initiative (2009 Act 28)	6,600,000
Madison Children's Museum (2009 Act 28)	250,000
Myrick Hixon EcoPark (2009 Act 28)	500,000
Aldo Leopold Climate Change Classroom and Interactive Library (2009 Act 28)	500,000
Oshkosh Opera House (2009 Act 28)	500,000
L.E. Phillips Library -- Eau Claire (2009 Act 28)	125,000
Stone Barn Restoration -- Town of Chase (2009 Act 28)	100,000
Lac du Flambeau Indian Tribal Cultural Center (2011 Act 32)	250,000
Dane County Livestock Facilities (2013 Act 20)	9,000,000
Domestic Abuse Intervention Center - Madison (2013 Act 20)	560,000
K I Convention Center - Green Bay (2013 Act 20)	2,000,000
Norskedalen Nature and Heritage Center - Vernon County (2013 Act 20)	1,048,300
Wisconsin Maritime Center for Excellence - Marinette County (2013 Act 20)	<u>5,000,000</u>
Total	\$41,283,300

be considered first;

- the requestor should be required to provide evidence that the purpose and use of the project is such that it can be financed with tax-exempt bonds;

- the requestor and DFD should consider appropriate language to protect the state's interest in the project if the property is used for purposes other than those approved by the Building Commission;

- the Commission can modify its original approval if the proposed change is in the public interest and approved by state bond counsel;

- the requestor agrees to provide a 50% or greater match for the project before initial review by the Commission and the Commission may require appropriate guarantees for this match; and

- the local project must be submitted and reviewed following the same procedures used for state agency requests for funding through the state capital budget.

Project Implementation

Concept and Budget Reports. When a state agency is ready to proceed with a project that has been approved by the Legislature as part of the state's building program, it requests release of planning funds by the Building Commission. With the release of planning funds by the Commission, DFD, in consultation with the requesting agency, selects architects and engineers to work with the agency and DFD in preparing a project

concept and budget report.

The concept and budget report is the first phase of planning and design. For very large projects, it is submitted to the Building Commission with a request for release of additional planning funds or construction funds. At that time, the Commission may grant approval to proceed with final design, bidding and construction, provided that any environmental impact evaluations or other requirements are completed. Authorization by the Commission to bid and construct capital improvement projects generally constitutes its final project approval. As project funds are needed, the Commission authorizes the issuance of bonds or notes sufficient to support construction activities over the near term (approximately six months). The Commission may also substitute cash funding for bonding whenever funds are available.

Contracts. In general, the DOA Secretary, or the Secretary's designee, is required to sign any contract related to a project. If a contract involves the expenditure of \$60,000 or more, the Governor must approve the contract. However, under 2005 Act 391, the Governor may delegate the authority to approve any contract involving the expenditure of less than \$150,000 to the DOA Secretary or the Secretary's designee.

Generally, no agency may enter into a contract for construction, reconstruction, remodeling or additions to any building, structure or facility which involves a cost exceeding \$185,000 without completion of final plans, arrangement for supervision of construction and prior approval of the Building Commission. This threshold was increased from \$150,000 under 2011 Act 32. Exceptions to this general rule include:

- Contracts by the Department of Natural Resources regarding hazardous substance spill response.

- Emergency response projects approved by the Governor, costing up to \$500,000. The Governor may grant authority for such approval to the DOA Secretary. The Governor must report the authorization of such projects to the Commission at its next regular meeting.

- UW System projects with costs less than \$500,000 that are funded entirely with gifts and grants do not require Commission approval and are not subject to DOA supervision and oversight.

- Construction or improvement projects of the University of Wisconsin Hospitals and Clinics Authority.

- Contracts for the Department of Transportation (DOT) for construction work not involving buildings, structures and facilities that are used for administrative or operating functions.

- Build, operate, lease or transfer agreements between DOT and private entities for the construction of transportation projects.

- Certain "all agency" projects, such as special maintenance, or asbestos and hazardous material removal, in which funding and a plan for release of the funds has been approved by the Commission. Total project budget is defined to include all costs incidental to construction, such as design, construction, supervision, land, contingencies and equipment.

Major Projects. Any construction project having a total project budget exceeding \$760,000 is considered to be a major project and must be enumerated by the Legislature in the state building program or be exempted from enumeration by session law prior to Building Commission approval for construction. The enumeration threshold was increased from \$500,000 under 2011 Act 32.

As part of their biennial building program recommendations, the Building Commission may approve for advance planning and design prior to enumeration by the Legislature. The design of any major project may not be initiated without prior approval of the project by the Building Commission if planning is to be funded from the building trust fund. The Secretary of the Commission may approve projects for advance planning when projects are financed entirely by non-general purpose revenue funds.

It is common for a major project to come before the Building Commission on two or three separate occasions. Projects may come before the Commission once for preliminary planning, a second time for final planning, and a third time for bidding and construction. In addition, if significant changes are proposed to a project, Commission approval is required.

Minor Projects. Any construction project having a total project budget of \$760,000 or less, regardless of the funding source, is considered a minor project. Minor projects having a total project budget exceeding \$185,000 must be approved by the Building Commission prior to final design. Projects with an estimated budget of less than \$185,000 and that are proposed for funding from the building trust fund, general fund supported borrowing, or program revenue supported borrowing, must also be approved by the Commission.

The Building Commission may authorize or delete any project costing \$760,000 or less in accordance with the priorities established by the Commission. This threshold was increased from \$500,000 under 2011 Act 32. Also, the Secretary of the Building Commission may approve up to a 10% increase in minor project budgets as long as the total funds under the authorized building program are not exceeded. The Secretary may also combine minor projects to achieve economies in administrative process, design and bidding, or to increase construction efficiency.

Building Trust Fund. The building trust fund is a segregated, nonlapsible fund that has received funds from periodic deposit of state monies by the Legislature to the fund as well as through past sales of state surplus properties, federal funds, donations, bequests, gifts, all restored advances, and investment income. However, the primary source of revenue to the fund is the receipt of bond proceeds for a project in an amount necessary to reimburse the fund for the upfront planning costs of that project, which were initially funded from the building trust fund. Table 3 lists the June 30 balance in the fund for each of the past five years.

Table 3: State Building Trust Fund Year-End Balance

2009-10	\$49,959,000
2010-11	40,253,000
2011-12	16,470,000
2012-13	35,413,000
2013-14	21,917,000

The building trust fund is used for the purposes of carrying out the state's building program. In practice, funding from the building trust fund is primarily used for advanced planning purposes.

DFD staff, when requested by the Building Commission, may make or cause to be made such studies, preliminary plans and specifications and cost estimates with respect to any proposed project as are necessary to permit the Building Commission to consider the approval or disapproval of the project and the appropriation of funds. The costs of such studies are initially charged against the building trust fund and are usually reimbursed from the funding sources of the project resulting from the related initial study or planning.

Also, the Building Commission can direct, or in emergency situations, the Governor can authorize, releases from this fund to become available for projects. In issuing such directions, the Commission must consider the cash balance in

the state building trust fund, the necessity and urgency of the proposed improvement, employment conditions, and availability of materials in the locality in which the improvement is to be made.

On occasion, the Legislature has also directed the use of building trust fund monies to cash fund a portion of the construction costs of a project identified in legislation or enumerated in a state building program. For example, under the 2009-11 state building program, \$100,000 in building trust funds were used to fund a portion of the costs of the restoration of the Stone Barn in the Town of Chase in Oconto County. Also, the 2009-11 state building program included an allocation of \$35,000 in building trust fund monies for the restoration of Turtle Island Park in the City of Beloit. When building trust funds are used to fund the actual construction or other work on a project rather than the planning, the building trust fund is not subsequently reimbursed for these costs. As a result, the balance of the fund is reduced.

Project Budget and Accounting. The budgets for each project are comprised of the following elements, called budget lines: (a) construction; (b) agency charges and work by owners; (c) design and supervision; (d) moveable and special equipment; (e) land acquisition and related costs; and (f) other project allowances.

Architectural design fees vary depending on the project cost, the project complexity, the size of the project, and whether the project involves new construction or remodeling. The design fees may be a larger percentage on smaller projects and a lesser percentage on larger projects, and whether the project involves new construction or remodeling. As an example of the size of these fees, the DOA Capital Budget Cost Estimating Guidelines indicate that the design fee could be as high at 13.7% for a highly complex, new construction project costing less than \$100,000. Conversely, a highly complex, large, new con-

struction project costing more than \$50 million should have a design fee of only 6.2%. Division of Facilities Development supervision is 4% of the construction and contingency funding. The normal contingency funding amount is generally 7% of the estimated project cost at the start of a project, being reduced to 5% at the design report stage and to 3% following bidding of major projects.

The Secretary of the Building Commission may authorize transfers between budget lines, as long as the total project cost is not exceeded. The Secretary may also authorize the combination of projects.

The Building Commission may authorize limited changes in the project program and budget if it determines that unanticipated program conditions or bidding conditions require the change to effectively and economically construct the project. However, the total state funds for the major projects under the authorized state building program for each agency may not be exceeded. Although the guideline has been exceeded in the past, DFD staff have interpreted this provision to allow up to a 25% increase in project budget. Further, the Commission may transfer funds from one project to another.

Project Bids. Prior to the 2013-15 biennial budget (2013 Act 20), with limited exceptions, DOA was required to take both single bids and separate bids on all divisions of work designated by the Department for all construction projects with an estimated cost in excess of \$185,000. Act 20 significantly altered the bidding and contracting processes for construction projects. Act 20 created a single prime bidding and contracting process, under which a single prime contractor has a contractual relationship with the state. Any project with an estimated cost in excess of \$185,000 must be let using the single prime contractor process. For any state construction project let under single prime contracting, DOA is required to identify the mechanical, electrical, or

plumbing subcontractors who have submitted the lowest bids and who are qualified responsible bidders. Any general prime contractor submitting a single prime bid must include the low bid subcontractors identified by the Department.

For projects with estimated costs between \$50,000 and \$185,000, in most instances, DOA is required to contract with the lowest qualified responsible bidder. Also, if any factors other than dollar amounts are required to be evaluated for a project, the Department must specify a formula that converts the other factors into a dollar value for comparison of the bid submissions.

DOA is required to certify bidders as qualified bidders and responsible bidders and administer a registration process for all bidders submitting bids on any state construction project. The Department is required to issue, in a timely manner, a certification decision on a complete application for certification. A certification is valid for two years except the Department may decertify a bidder if the Department determines that the bidder no longer meets the statutory qualifications and if the Department follows a decertification process developed by Department administrative rule that provides notice to the bidder and a hearing and means to appeal.

Whenever the estimated construction cost of a project exceeds \$50,000, or if less and in the best interest of the state, DOA is required to advertise for proposals by publication of a Class 1 notice. Similar notices may be placed in publications likely to inform potential bidders of the project. The Department may solicit bids from qualified contractors to insure adequate competition. All advertisements must contain the following information:

- a. the location of work and the name of the owner;
- b. the scope of the work;
- c. the amount of bid guarantee required;

- d. the date, time and place of bid opening; and
- e. the date when, and place where, plans will be available.

Minority Contractors. In awarding construction contracts, an effort must be made to ensure that 5% of the total amount expended in each fiscal year is awarded to contractors and subcontractors who are minority businesses. A contract may be awarded to a minority business that submits a qualified responsible bid that is no more than 5% higher than the apparent low bid.

Generally, in contracting public debt by competitive or negotiated sale, the Building Commission must ensure that at least 6% of total public indebtedness contracted in each fiscal year is underwritten by minority investment firms. Similarly, 6% of total moneys expended in each fiscal year for the services of financial advisers must be expended for services of minority financial advisers. To deviate from this standard, the DOA Secretary must submit a written report to the Joint Committee on Finance specifying the Commission's reasons for not complying with these requirements.

Minority businesses, financial advisers and investment firms must be certified by the Department of Administration. To qualify for certification, a minority business, advisor or investment firm must be at least 51% owned, controlled and actively managed by a minority group member or members. Minority group member means any of the following: Black, Hispanic, American Indian, Eskimo, Aleut, native Hawaiian, Asian-Indian, or Asian-Pacific.

2013-15 State Building Program

Table 4 provides a list of the projects, by agency, in the 2013-15 state building program

and their enumerated budgets. Table 5 provides a listing of the bonding and other financing sources, by agency, for the 2013-15 state building program. For more information on the overall

level of bonding currently authorized and outstanding, see the Legislative Fiscal Bureau's informational paper entitled, "State Level Debt Issuance."

Table 4: State Agency 2013-15 Enumerated Major Projects

ACT 20 PROJECTS	Project Enumeration
Administration	
State Transportation Building Replacement - Madison (amends 2007-09 building program)	\$146,615,000*
Hill Farms Building D Crime Lab Expansion	5,221,700
5830 Femrite Drive, Madison Building Purchase (Data Center)	<u>27,000,000</u>
Total	\$178,836,700
Building Commission	
Dane County - Livestock Facilities	\$18,000,000
Domestic Abuse Intervention Services Facility and Shelter - Madison	5,600,000
K I Convention Center Expansion -- Green Bay	21,500,000
Norskedalen Nature and Heritage Center -- Vernon County	4,482,900
Wisconsin Maritime Center for Excellence -- Marinette County Association for Business and Industry	<u>11,658,000</u>
Total	\$61,240,900
Children's Hospital of Wisconsin	
Family Justice Center - Milwaukee	\$21,250,000
Corrections	
Columbia Correctional Institution - Health Services Unit	\$6,472,000
Columbia Correctional Institution - Segregation Unit Expansion	6,000,000
Copper Lake School - Segregation Unit Expansion	2,000,000
Green Bay Correctional Institution - North and South Cell Halls Improvements	3,750,000
Marshall E. Sherrer Correctional Center - Housing and Food Service Area	4,052,000
Oshkosh Correctional Institution - Health Services Unit	7,699,000
Taycheedah Correctional Institution - Infirmary	<u>4,500,000</u>
Total	\$34,473,000
Health Services	
Mendota Mental Health Institute - Lorenz Hall Secure Treatment Unit Renovation	\$5,734,000
Winnebago Mental Health Institute - Petersik Hall Special Management Area	<u>979,000</u>
Total	\$6,713,000
Medical College of Wisconsin	
Remodeling, Development, and Renovation of Community Medical Education Facilities -- Northeast Wisconsin and Central Wisconsin	\$14,768,600
Military Affairs	
Armed Forces Reserve Center Addition - Civil Support Team - Madison	\$1,499,500
Command Suite Addition - Madison	1,496,900
Joint Force Headquarters Remodeling - Madison	2,999,300
Motor Vehicle Storage Facilities - Onalaska and Marinette	1,450,000
Readiness Center, Motor Vehicle Storage, and Field Maintenance Shop - Wisconsin Rapids	<u>62,486,100</u>
Total	\$69,931,800

ACT 20 PROJECTS		Project Enumeration
Natural Resources		
	Devil's Lake State Park - Toilet - Shower and Vault Toilet Buildings	\$1,059,000
	Lake Wissota State Park - Park Entrance and Visitor Station	1,114,800
	Medford Ranger Station and Storage Building	1,845,200
	Necedah Ranger Station - Fire - Control Storage Building	826,900
	Potawatomi State Park - Park Entrance and Visitor Station	968,700
	Southeast Regional Headquarters and Service Center	17,012,900
	Waupaca Ranger Station - Fire - Control Storage Building	967,500
	Fish Hatchery Expansions -- Various Locations	<u>8,200,000</u>
	Total	\$31,995,000
University of Wisconsin System		
Eau Claire	Residence Hall	\$35,000,000
La Crosse	Gymnastics Practice and Storage Facility	4,511,000
	Parking Ramp Addition	7,619,000
	Student Union	53,300,000
	Science Labs Building	82,000,000
Madison	Babcock Hall Dairy Plant Addition	31,920,000
	Meat Science and Muscle Biology Laboratory	42,877,000
	Memorial Union Renovation - Phase II	42,085,000
	Sellery and Witte Halls Renovation	47,000,000
	University Houses Renovation	15,000,000
Milwaukee	Kenilworth Place Lease Buyout	65,300,000
	Northwest Quadrant Student Health Services Center	11,066,000
Oshkosh	Conference and Welcome Center	4,600,000
	Intramural Recreation Field Complex	6,466,000
	Fletcher Hall Renovation	17,627,000
	Reeve Student Union - Renovation and Expansion	7,629,000
Platteville	Residence Hall and Dining Facility	29,287,000
Stevens Point	Chemistry - Biology Building	75,000,000
	Thompson and Watson Residence Halls Renovation	13,477,000
Stout	McCalmount Residence Hall Renovation	7,893,000
	North Residence Hall Renovation	13,250,000
Whitewater	Indoor Tennis Building	3,500,000
	Laurentide Hall Student Success Center Addition	4,500,000
	Residence Hall	28,000,000
System	Classroom Renovation/Instructional Technology Improvements	10,000,000
	Major Facilities Renewal Program	24,000,000
	Utility Improvements	<u>20,857,000</u>
Total		\$703,764,000
Veterans Affairs		
	Southern Wisconsin Veterans Memorial Cemetery Renovation and Expansion - Union Grove	\$3,797,000
	Northern Wisconsin Veterans Memorial Cemetery Renovation and Expansion - Spooner	<u>2,109,100</u>
Total		\$5,906,100

ACT 20 PROJECTS	Project Enumeration
All Agency	
Facility Maintenance and Repair	\$196,474,500
Utilities Repair and Renovation	67,608,300
Health, Safety, and Environmental Protection	23,142,600
Energy Conservation	20,000,000
Preventive Maintenance Program	2,000,000
Programmatic Remodeling and Renovation	10,909,800
Land and Property Acquisition	4,000,000
Capital Equipment Acquisition	<u>5,000,000</u>
Total	\$329,135,200
 Total Act 20 Projects	 \$1,458,014,300

ACT 187 PROJECTS	Project Enumeration
Veterans Affairs	
Wisconsin Veterans Home King -- John R. Moses Skilled Nursing Facility**	<u>\$80,000,000</u>
 Total -- All Acts	 \$1,538,014,300

* This project funding is included as an amendment to the 2007-09 building program.

** Act 187 did not provide funding for this project enumeration.

Table 5: Financing Sources for 2013-15 Enumerated Projects

	<u>New General Obligation Bonds</u>			Existing General	Existing	Agency	Gifts,	<u>Federal</u>	<u>Total</u>
	<u>GPR</u>	<u>PR</u>	<u>SEG</u>	<u>Obligation Bonds</u>	<u>Revenue Bonds</u>	<u>Operating Funds</u>	<u>Grants, and Other</u>		
Administration	\$0	\$178,836,700*	\$0	\$0	\$0	\$0	\$0	\$0	\$178,836,700
Building Commission	17,608,300	0	0	0	0	0	43,632,600	0	61,240,900
Corrections	34,473,000	0	0	0	0	0	0	0	34,473,000
Children's Hospital of Wisconsin	10,625,000	0	0	0	0	0	10,625,000	0	21,250,000
Health Services	6,713,000	0	0	0	0	0	0	0	6,713,000
Medical College of Wisconsin	7,384,300	0	0	0	0	0	7,384,300	0	14,768,600
Military Affairs	3,604,800	0	0	0	0	0	0	66,327,000	69,931,800
Natural Resources	5,103,900	0	15,548,600	11,342,500	0	0	0	0	31,995,000
University of Wisconsin System	238,764,800	343,169,200	0	2,000,000	0	55,164,000	64,666,000	0	703,764,000
Veterans Affairs**	0	0	0	0	0	0	0	5,906,100	5,906,100
Subtotal	\$324,277,100	\$522,005,900	\$15,548,600	\$13,342,500	\$0	\$55,164,000	\$126,307,900	\$72,233,100	\$1,128,879,100
All Agency									
Facilities Repair and Renovation	\$106,500,000	\$32,184,400	\$5,150,200	\$17,857,500	\$9,693,800	\$14,017,500	\$983,000	\$10,088,100	\$196,474,500
Utilities Repair and Renovation	46,000,000	16,115,600	0	0	0	0	0	5,492,700	67,608,300
Health, Safety and Environmental Protection	18,000,000	4,901,300	0	0	0	0	0	241,300	23,142,600
Energy Conservation	0	20,000,000	0	0	0	0	0	0	20,000,000
Preventive Maintenance Program	2,000,000	0	0	0	0	0	0	0	2,000,000
Programmatic Remodeling and Renovation	5,000,000	5,909,800	0	0	0	0	0	0	10,909,800
Land and Property Acquisition	4,000,000	0	0	0	0	0	0	0	4,000,000
Capital Equipment and Acquisition	5,000,000	0	0	0	0	0	0	0	5,000,000
Subtotal	\$186,500,000	\$79,111,100	\$5,150,200	\$17,857,500	\$9,693,800	\$14,017,500	\$983,000	\$15,822,100	\$329,135,200
TOTAL	\$510,777,100	\$601,117,000	\$20,698,800	\$31,200,000	\$9,693,800	\$69,181,500	\$127,290,900	\$88,055,200	\$1,458,014,300

* Includes \$146,615,000 in bonding associated with the amendment to the 2007-09 state building program for the Department of Transportation facility.

** Does not include 2013 Act 187 enumeration of \$80,000,000 for the Department of Veterans Affairs Wisconsin Veterans Home King -- James R. Moses Skilled Nursing Facility because no funding was provided under the Act.