

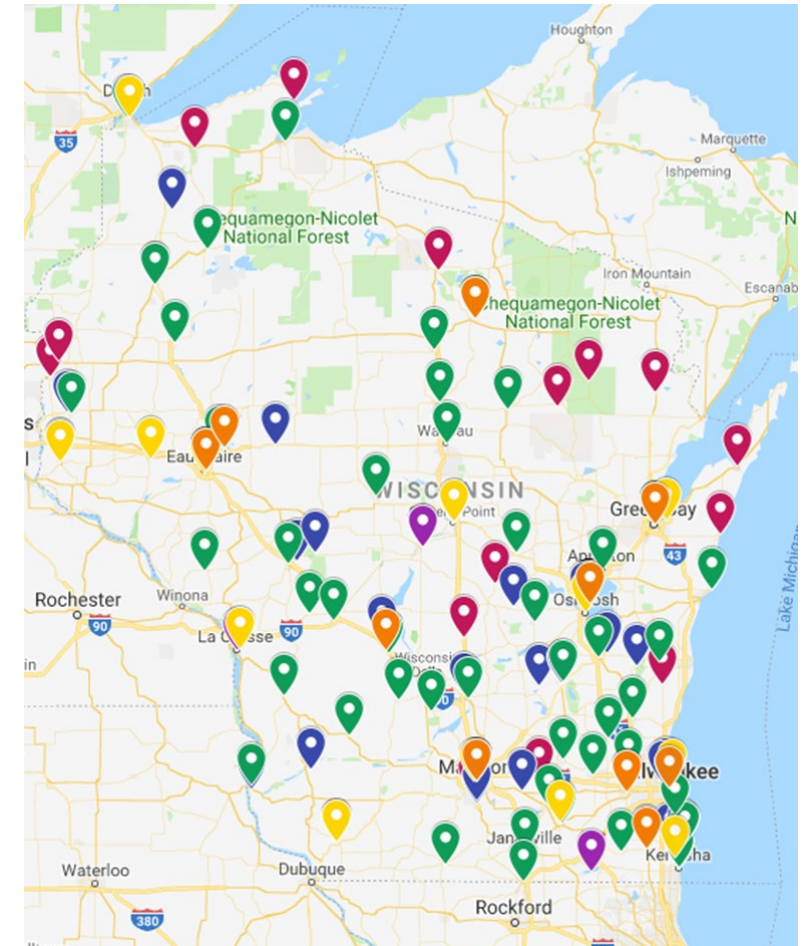
DIVISION OF FACILITIES DEVELOPMENT (DFD): AGC UPDATE

JULY 20, 2022

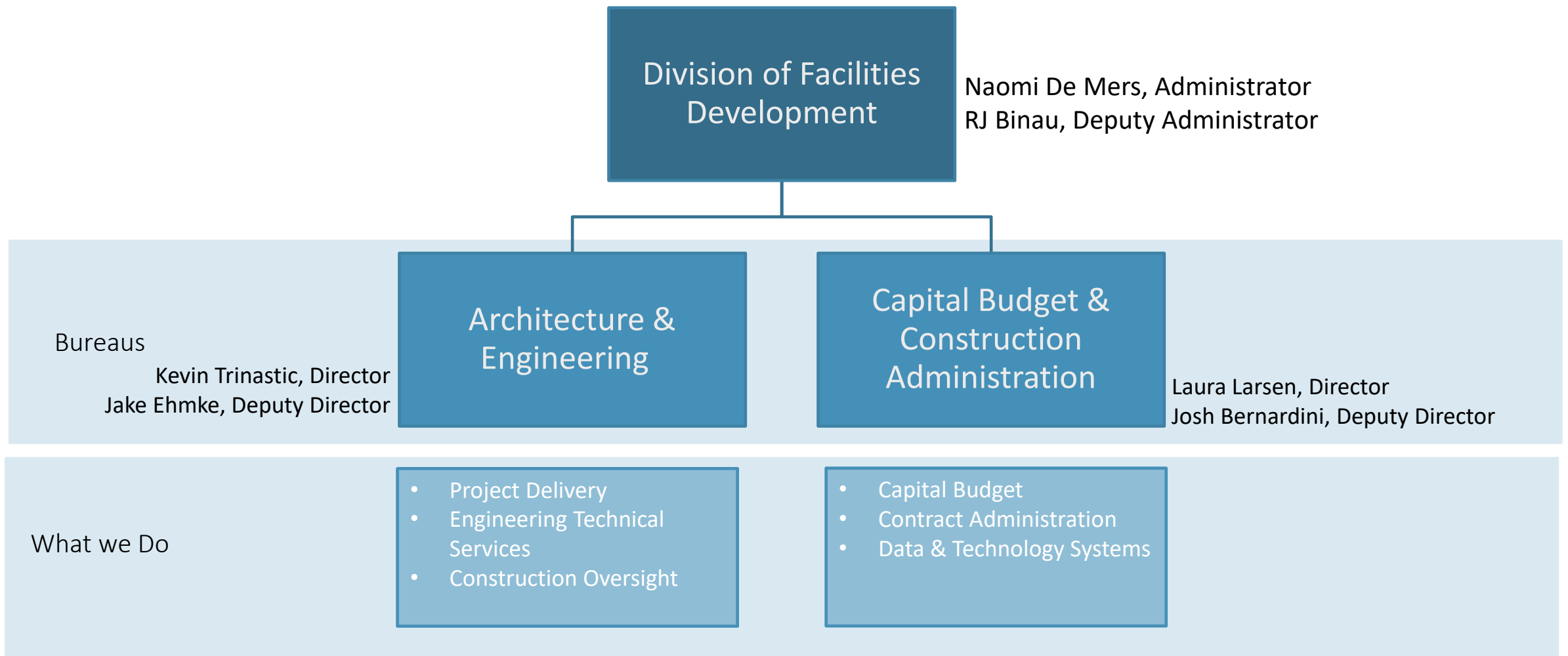


DIVISION OF FACILITIES DEVELOPMENT: WHO WE ARE

- The **Division of Facilities Development (DFD)** oversees the \$2 billion state building program which includes the construction of new buildings, and the renovation, remodeling, and capital maintenance of existing facilities for all state agencies and the University of Wisconsin System.
 - (Approximately 6,700 facilities / 87M GSF statewide)
- DFD serves as primary staff to the State Building Commission (SBC).
 - The SBC is chaired by the Governor and comprised of 3 State Senators, 3 State Representatives, and 1 citizen member
 - The SBC is responsible for developing capital budget recommendations and authorizing construction for all projects > \$300k
 - The SBC meets generally meets every other month to review and approve projects; Capital budget recommendations are made every other year to coincide with the State's biennial budget



DIVISION OF FACILITIES DEVELOPMENT: ORGANIZATIONAL STRUCTURE



RECENT DFD ACCOMPLISHMENTS

- **Construction Projects** – Currently 2,100 active projects and manage approx. \$2.5-3 billion work; completed 760 last year
- **Employee Satisfaction** - Implemented a hybrid work environment during pandemic, many of our team members work at least 50% remotely
- **Technology Enhancements and Process Improvements**
 - Blue Beam – improve quality of bidding documents
 - eBuilder – upcoming WisBuild replacement
 - Electronic bid submission – implemented during pandemic, continuing and centralizing in Madison
 - Electronic signature routing– faster processing times
 - Virtual meetings – implemented during pandemic and continuing
 - ReTRAC – upgraded construction waste management system (was WasteCAP TRACE)
- **New Design Guidelines**
 - Sustainability Guidelines – launched in 2020 – energy savings and high performing buildings integrated into the resources and community
 - BIM Guidelines – rolling out soon, for better coordination and collaboration

GOALS & CHALLENGES

Goals

Partnerships

- Continuing to improve partnerships with industry, State, and Legislative partners in order to successfully deliver capital projects

Managing Change

- Continuing to adapt to hybrid work
- Embracing new technology solutions to support delivering capital projects

Challenges

Workload

- 2019-21 & 2021-23 were the two largest capital budgets in recent history
 - 2,100 Active Projects
 - 57% of Projects in Design
- DFD is seeking additional staffing resources in the upcoming operating budget and threshold increases in capital budget

2023-25 Budget Pressure

- Inflation is driving up project cost at a rate 3 times higher than assumed in previous budgets
- Higher interest rates will drive up project costs
- Balance with aging infrastructure and deferred maintenance



BUREAU OF ARCHITECTURE & ENGINEERING UPDATES



BUREAU OF ARCHITECTURE & ENGINEERING-

HOW WE ARE ORGANIZED

Bureau of Architecture & Engineering

Director: Kevin Trinastic

Deputy Dir: Jake Ehmke

Teams

Eng Technical Services

Section Chief: Doug Schorr

Project Delivery

Section Chief: Wendy von Below

Construction Oversight

Section Chief: John Chapman

What we Do

- Support MEP guidance and oversight on projects
- Serve as project manager on MEP projects from design to completion

- Serve as project manager for projects from design to completion

- Provide field oversight for projects in construction

MAJOR INITIATIVE UPDATES



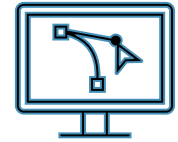
Sustainability Guidelines

- Guidelines updated in December 2021 (V3.0)
- Being utilized by agencies to develop 2023-25 budget requests



Construction Waste Management

- Software to submit plans upgraded in 2021
 - ReTRAC (was WasteCAP TRACE)
- No policy changes to submission requirements



BIM Guidelines & Specs

- Prioritizing better documentation coordination and collaboration during design and construction
- Rollout forthcoming

EXAMPLE PROJECT – UWSP CHEMISTRY / BIOLOGY



EXAMPLE PROJECT – STATE FAIR PARK CENTRAL MALL



EXAMPLE PROJECT – DNR SKINNER CREEK BRIDGE REPLACEMENT



EXAMPLE PROJECT – DVA JOHN R MOSES SKILLED NURSING FACILITY



UNIQUE PROJECTS IN PROGRESS OR NEARING COMPLETION

- Kettle Moraine Springs Fish Hatchery
- UW Madison Meat Science and Muscle Biology
- UW Platteville Sesquicentennial Hall
- UW Madison Babcock Dairy Plant Renovation and CDR Addition
- Camp Randall Stadium South End Zone Renovation

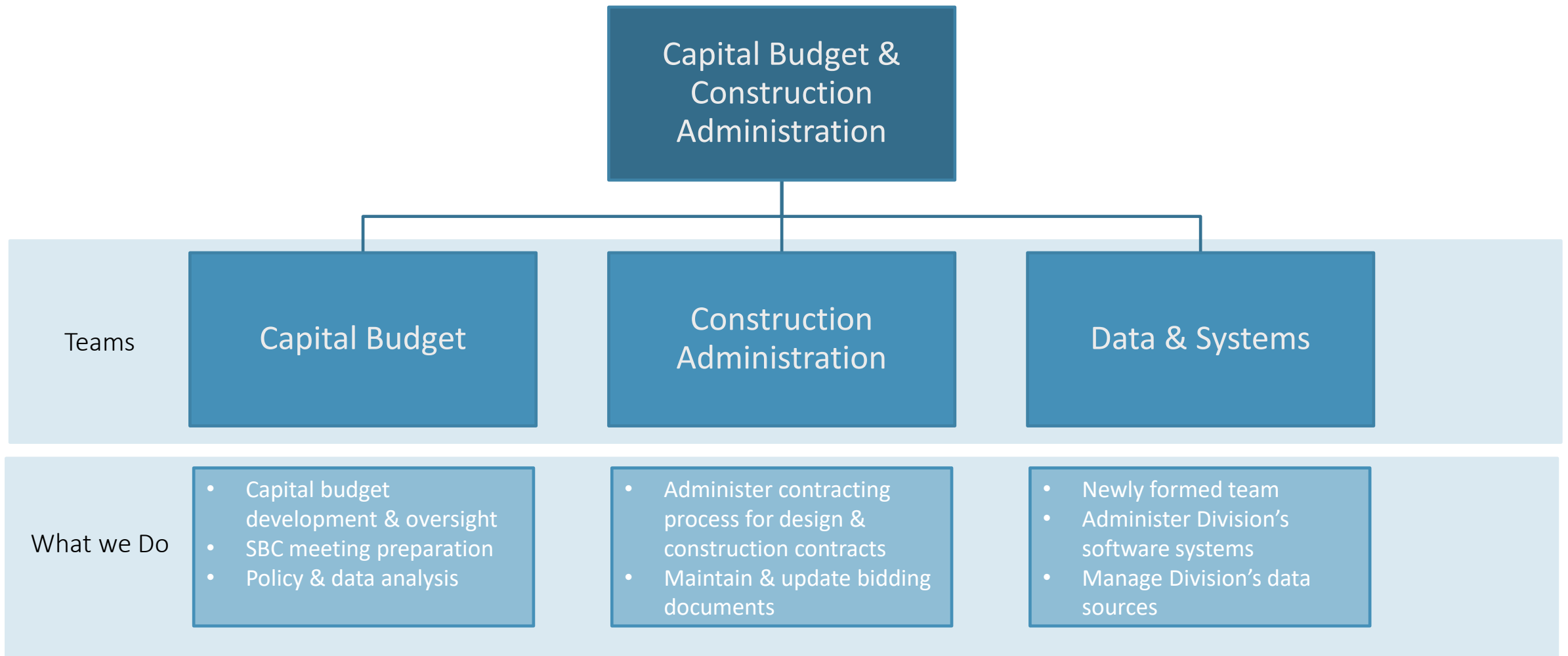




BUREAU OF CAPITAL BUDGET & CONSTRUCTION ADMINISTRATION



BUREAU OF CAPITAL BUDGET & CONSTRUCTION ADMINISTRATION- HOW WE ARE ORGANIZED



MAJOR INITIATIVE UPDATES

①

Bid Document
Updates

②

2023-25
Capital Budget

③

WisBuild
Replacement

BID DOCUMENT UPDATES

- 11 updates impacting both a/e & construction components of documents
- Eliminates informational addendum
- Bid Openings Centralized to Madison
 - All bids submitted electronically or mailed/dropped off in Madison
 - Eau Claire bidding eliminated
- New documents will be implemented in Aug/September
 - Communication to partners will be sent in coming weeks

SUMMARY OF CHANGES

Change	AE Or Construction Related
1.Title Block Format Instructions	AE
2.Make Type of Document Field Editable	AE
3.Bid Submission Language	AE & Construction
4.Bid Opening/Delivery Language (Virtual Bid Opening)	AE & Construction
5.Eliminate Eau Claire Bid Opening	AE & Construction
6.Pre-bid Tour Instructional Text	AE
7.Building Information Modeling (BIM) Requirements	AE & Construction
8.Interpretation Explanation	AE & Construction
9.MBE and DVB Participation Language	Construction
10.Construction Start Date	Construction
11.Unsolicited Language	Construction

2023-25 CAPITAL BUDGET PRIORITIES

2023-25 PRIORITIES



Make meaningful reductions to the backlog of maintenance projects at State facilities ensuring these facilities are safe, sustainable, are code compliant, and built to last;



Include sustainable design, energy efficiency, and renewable energy, as set forth in the Governor's Clean Energy Plan and the DFD Sustainability Guidelines;



Have had proper planning/pre-design with fully defined program and budgets.



Increase access to State services for residents no matter where they live in the State



Advance the Vision 2030 plan by supporting flexible workspace for employees



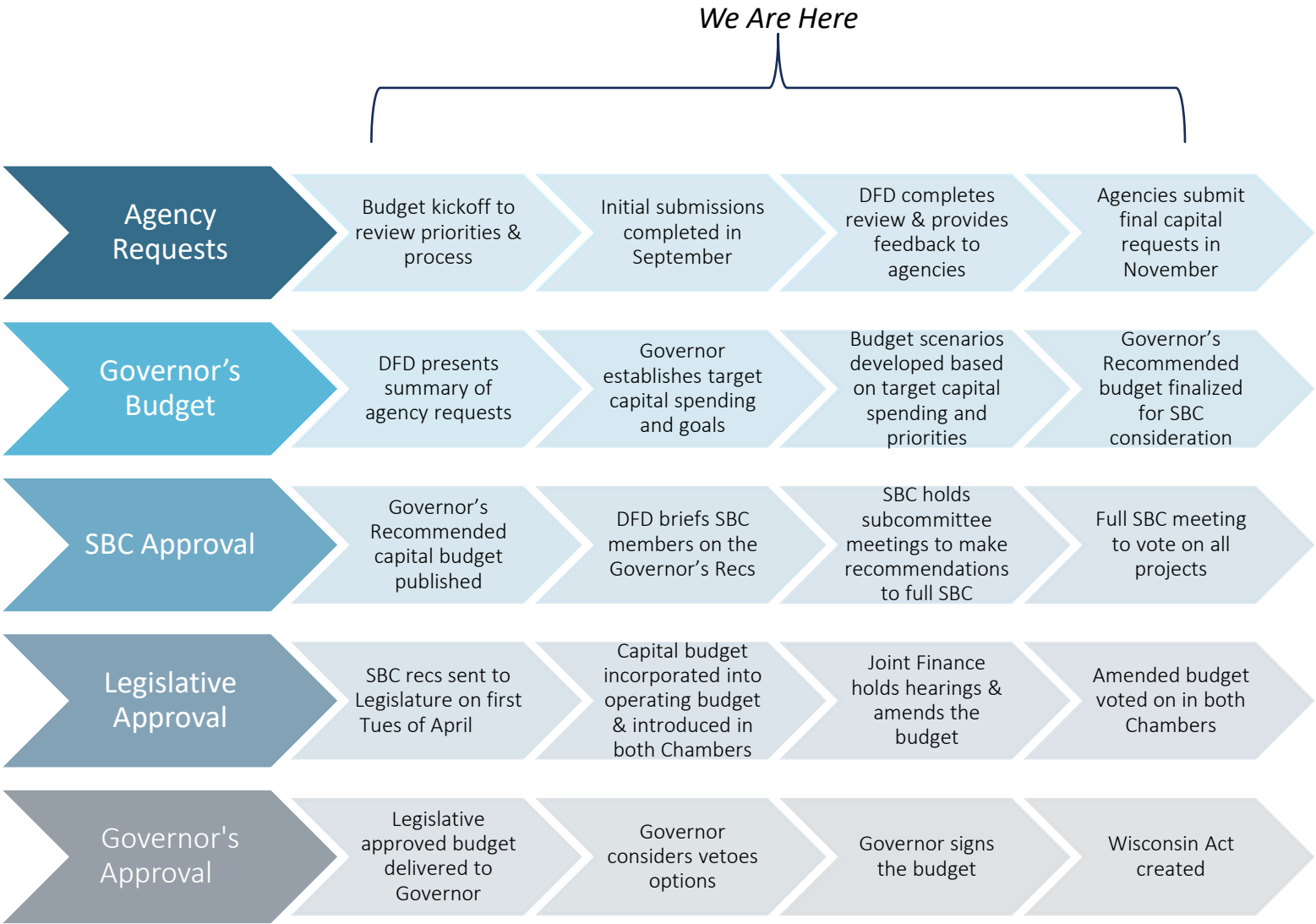
Make meaningful investments in workers and small businesses;

2023-25 Capital Budget Memo

- Agencies began work on their 2023-25 capital budget requests in early June
- Requests will be guided by priorities established by Governor Evers
- Final submissions are due to DFD in the fall
- DFD anticipates a high number of agency requests focused on reducing deferred maintenance in State facilities

BUILDING THE 2023-25 CAPITAL BUDGET

CAPITAL BUDGET PROCESS	
Agency Requests	June-Nov
Gov Budget	Dec-Jan
SBC Approval	Feb-March
Legislative Approval	April-June
Governor's Approval	July



INFLATION & THE 2023-25 CAPITAL BUDGET

2021 & 2022 Trends

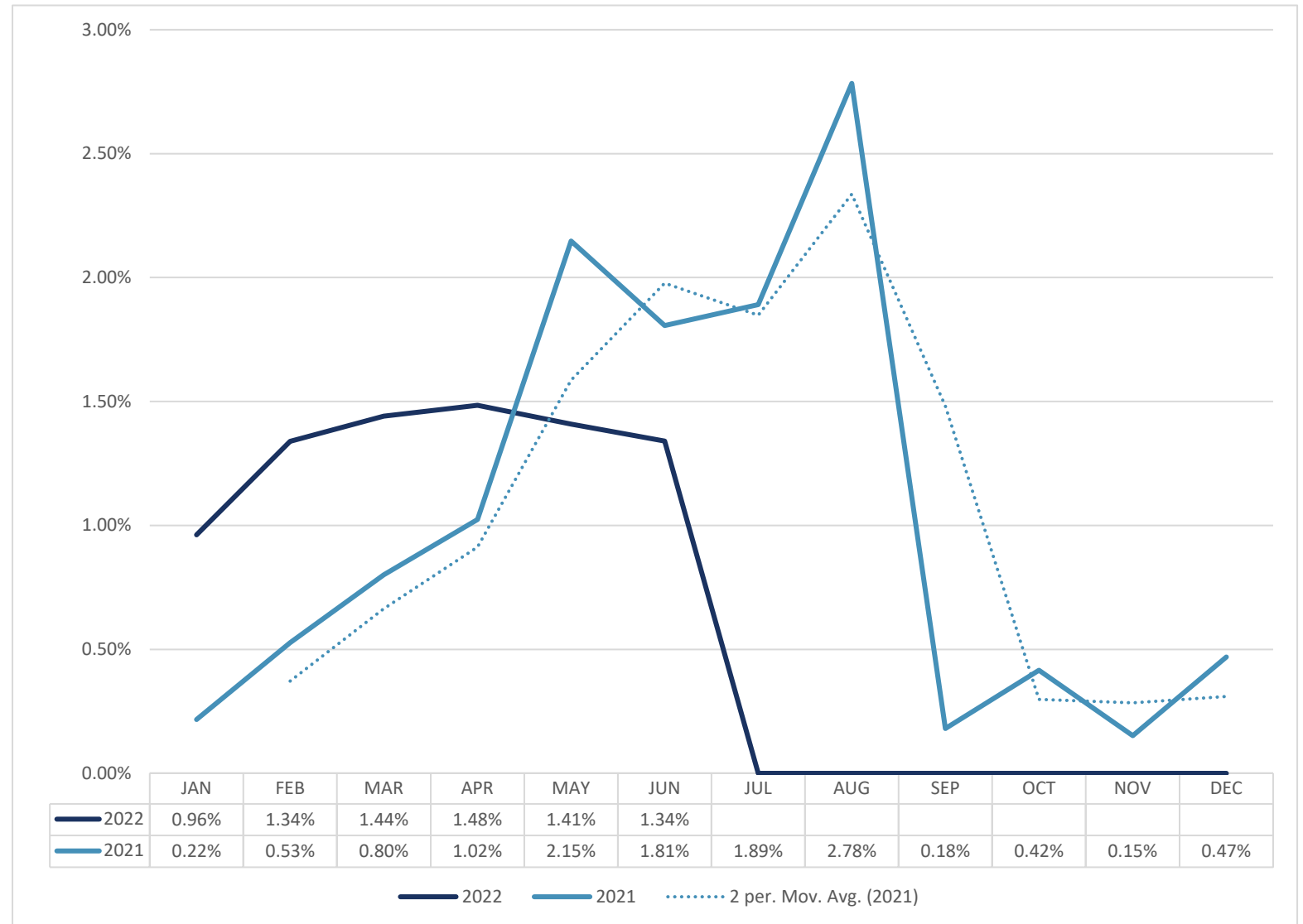
- The Building Price Index increased by 10% in 2021
- 2022 YTD the index has increased by 10.2%
- The increase from May to June is the first month where 2022 monthly increases were lower than 2021

Current Projections

- DFD is projecting inflation will increase by 8% every 6 months through 2023
- Inflation will slow to 4% increase every 6 months in 2024

2023-25 Budget Guidance

- Inflation must be calculated using DFD's Inflation Estimator
- Inflation amounts will be broken out as separate line in enumeration requests
- Inflation guidance may be updated in October prior to final submissions

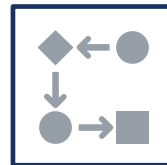


WISBUILD REPLACEMENT: E-BUILDER TRANSITION

- The State of Wisconsin is currently in the process of transitioning to e-Builder to replace the WisBuild system
- e-Builder will provide the end-to-end project management tools for all DFD projects
- Industry partners will have improved access in the new system



eBuilder will modernize the tools and resources available to stakeholders for managing DFD projects



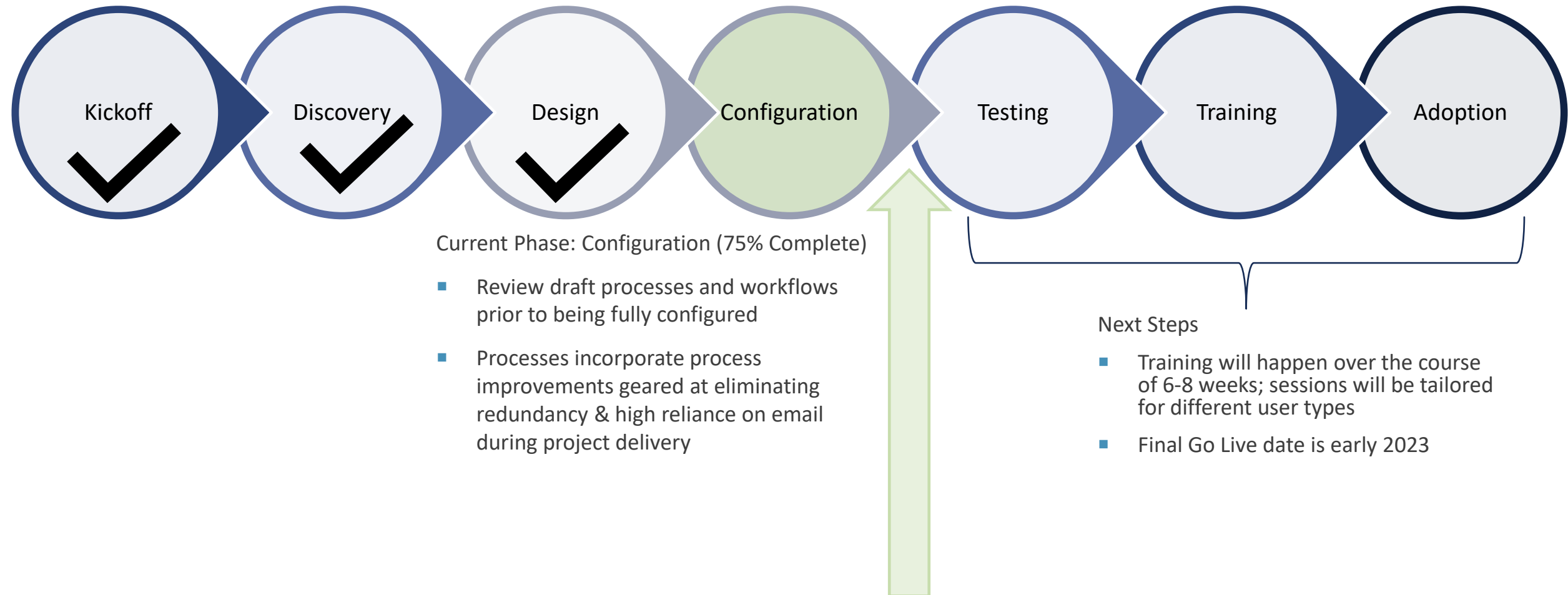
All business processes currently managed in WisBuild will be transitioned to the new system

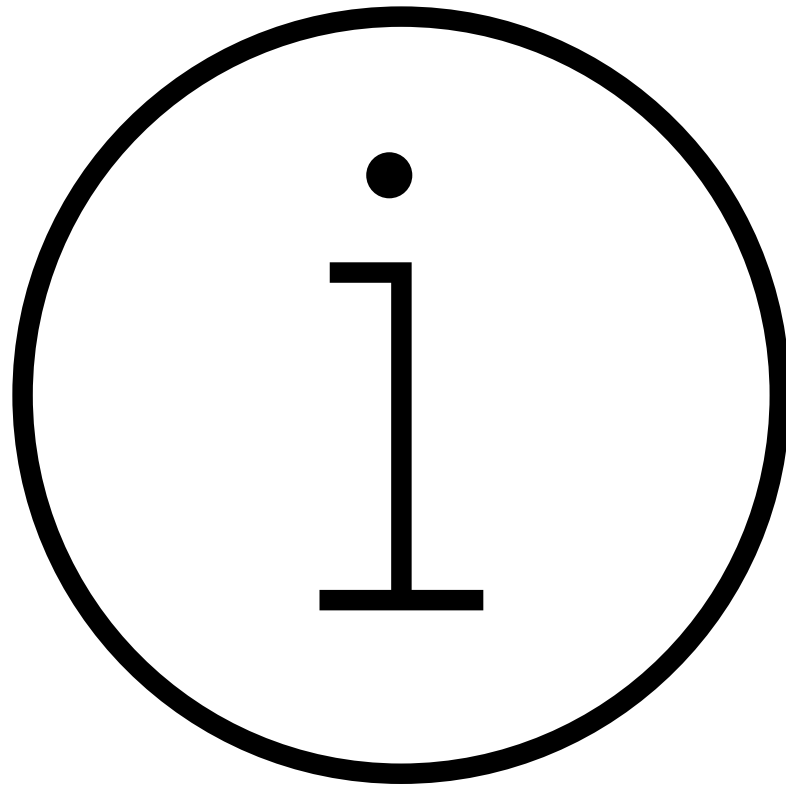


Key System Enhancements:

- 1) Workflows to replace email submissions
- 2) Enhanced reporting & analysis capabilities
- 3) Standardized forms simplifying submitting materials to DFD

PROJECT TIMELINE





QUESTIONS & ANSWERS