



**WISCONSIN DEPARTMENT OF
ADMINISTRATION**

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October 21, 2014

The Honorable Alberta Darling, Co-Chair
Joint Committee on Finance
317 East, State Capitol
Madison, WI 53707

The Honorable John Nygren, Co-Chair
Joint Committee on Finance
309 East, State Capitol
Madison, WI 53708

Dear Senator Darling and Representative Nygren:

As required under s. 9101(2i) of 2013 Wisconsin Act 20, I am submitting the Department of Administration's report detailing the findings of a study conducted at the MacKenzie Environmental Education Center to the Joint Committee on Finance.

Sincerely,

Mike Huebsch
Secretary, Department of Administration



BY: *St. Finance*



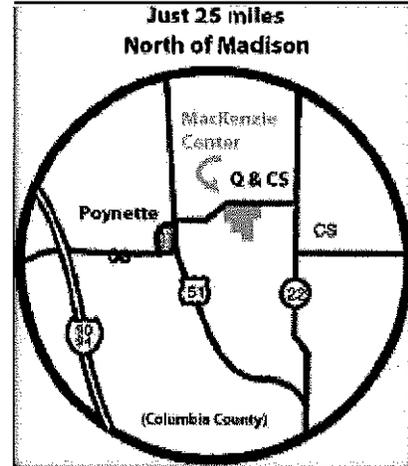
EXECUTIVE SUMMARY

MacKenzie Environmental Education Center Study
Wisconsin Department of Natural Resources and
Wisconsin Department of Administration
October 2014

Background

The MacKenzie Environmental Education Center is located 25 miles north of Madison on a 619.25-acre parcel of land east of Poynette in Columbia County. The land was purchased by the Department of Natural Resources in the 1930s. Currently, the Wisconsin Department of Natural Resources State Game Farm and the MacKenzie Environmental Education Center share the use of the entire parcel of land.

The property has interpretive trails, exhibits, museums, and educational programming available for schools, groups, and the public. In 2014, the Department of Natural Resources introduced an outdoor skills curriculum inclusive of “learn to hunt” classes, orienteering courses, geocaching, species identification, tree identification, and maple syrup making demonstrations.



Section 9101 (2i) of 2013 Wisconsin Act 20 directed the Department of Administration (DOA) to conduct a “thorough review of the existing status and condition of the buildings, structures, and animal enclosures at the MacKenzie Environmental Education Center.” The study was to include “a description of the maintenance and repairs that are necessary for the buildings, structures, and animal enclosures with an estimate of the costs of doing the maintenance and repairs.” The DOA Division of Facilities Development (DFD) engaged the services of INSPEC, Inc., an independent engineering/architectural firm to undertake the study.

The INSPEC, Inc. assessment team was comprised of an architect and engineers specializing in the fields of plumbing, HVAC, and civil engineering. Forty-three buildings/structures, animal enclosures, retaining walls, pavement, roadways and various site improvements were assessed.

Executive Summary

Upon completion of the study, Act 20 directed the DOA to prepare a report detailing the findings of the study. The DFD compiled this document as an executive summary of the full study conducted INSPEC, Inc. The study was reviewed and approved by both Department of Administration and Department of Natural Resources staff.

The Executive Summary is organized by facility type and includes five types of facilities: 1) Infrastructure; 2) Administrative Buildings; 3) Educational Buildings; 4) Operational Buildings and Structures; and 5) Animal Shelters and Enclosures.

The full INSPEC, Inc. report identified an estimated \$4,275,200 of maintenance and repair work at the MacKenzie Environmental Education Center. Please see p. 15 for a more detailed estimated cost breakdown.

Infrastructure

Underground Sanitary

All of the buildings and facilities at the MacKenzie Center are on private septic systems. The age of the system varies with the construction of the building.

Underground Water System

All of the buildings and facilities at the MacKenzie Center are on private wells. The age of the system varies with the construction of the building. All of the wells should be tested for water quality standards compliance.

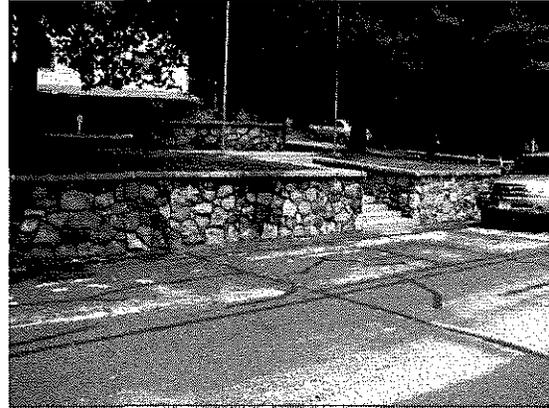
The water well for the animal exhibits is located near the Otter/Raccoon building. The well pressure and tank controls for the animal exhibits are located in the Otter/Raccoon building. Water lines are connected in a series of PVC water pipe to various exhibits. Individual frost-proof water hydrants are located at, or in the proximity of, each exhibit.

Retaining Walls

The retaining walls throughout the site are generally constructed of cobble stones and mortar. The walls vary in condition from good to failed.

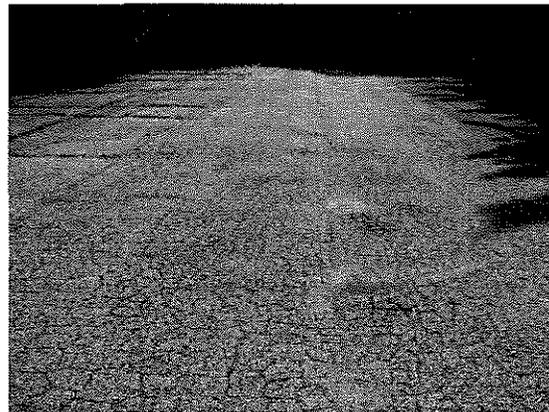
Recommendations vary from tuck-pointing mortar joint to immediate replacement.

The estimated construction cost to repair and maintain the retaining walls is estimated at \$337,500. Approximately \$300,000 of this cost relates to the full reconstruction of 950 linear feet of retaining wall and associated pavement, fencing, and concrete curb at the Administrative Office building.



Pavement

The pavements throughout the site are constructed of either asphalt pavement over base aggregate, asphalt pavement overlay over concrete pavement, or concrete pavement. Past pavement maintenance included crack sealing, slurry sealing, pot hole filling, and asphalt pavement overlays.



Pavements in good condition were recommended to receive routine maintenance. Pavements in poor condition were recommended for reconstruction. The estimated construction cost to repair and maintain these poor areas is \$1,680,000.

Administrative Buildings

Administrative Offices

The Administrative Offices structure was constructed in 1937. The facility is a two-story raised wood-frame structure of approximately 4,320 GSF, including a partially exposed basement.

The building is used for offices and provides the only public, ADA accessible bathrooms. The basement is ADA accessible with at grade access to an office and the bathrooms. The first floor offices are accessed by the original interior stairway and a secondary exterior entrance. The second floor is office space but there is no secondary means of egress.



The building is in structurally sound condition and is sited properly for accessibility and parking. The second floor could provide more office space if a secondary means of egress were provided. The Administrative Offices building provides viable office space options for future consideration.

The estimated construction cost to provide the secondary means of egress and to keep the facility viable for continued use (roof replacement and systems upgrades) is \$131,900.

Badger Den

The Badger Den was constructed in 1937 as an assembly and dining hall facility. It is a two-story wood framed structure of approximately 2,304 GSF with a full basement.

The building is currently used for offices and provides the only dedicated meeting facility for the Center. The first floor is ADA accessible with a ramp at the primary front entrance. The first floor meeting room space has a maximum capacity of 25 occupants and an ADA unisex bathroom.

The second floor is accessed by the original interior stairway and a secondary exterior stairway. The second floor space is divided into seven defined work areas and a unisex bathroom.



The basement area is comprised of a storage area, a well room, mechanical equipment space, two bathrooms, and a shower room. Basement access is from an interior stairway and an exterior stairway.

The building is in structurally sound condition and is sited properly for parking and access. The Badger Den's proximity to the Administrative Building makes it a valuable and adaptable long-term asset for the Center.

The estimated construction cost to keep the facility viable for continued use (roofing, new handrails, systems upgrades, window replacements, etc.) is \$143,050.

Game Farm Office

The Game Farm Office is a two-story wood framed structure of approximately 1,440 GSF. The Game Farm Office was constructed in 1935 to provide offices in conjunction with the game farm operations.

The first floor is currently used for offices and has bathrooms. The second floor is used for storage as it only has one means of ingress/egress. The basement is used for storage and mechanicals and has two means of egress.



The building is in structurally sound condition and is sited properly for accessibility and parking. The Game Farm Office building can provide viable office space for up to 10 occupants depending on task. The bathrooms must be modified to meet accessibility requirements to become ADA compliant.

The estimated construction cost to bring the bathrooms into ADA compliance and keep the facility viable for continued use (window and door replacements, masonry work, and systems upgrades) is \$90,750.

Residence

The Residence was constructed in 1937. It is a two-story wood framed brick veneered structure of approximately 2,660 GSF with a full basement and a single car garage. The building has remained the same as originally constructed except for the conversion of the front porch into an enclosed space.



The Residence is not ADA accessible but this is not an issue because it is used as a private residence. It is constructed at an elevated grade in order to provide access via concrete ramp the basement garage. As a result, access from the driveway to the house entrance is an inclined concrete sidewalk to the entrance stoop with two steps. The drive and walk exceed ADA ramp design pitch. The estimated construction cost to keep the facility viable for continued use (window replacements and systems upgrades) is \$103,700.

Educational Buildings

Lodge Resident Center

The Lodge Resident Center structure was constructed in 1975 as an assembly, dining, and teaching facility. The Lodge Resident Center is a single-story wood frame structure of 10,600 GSF with a partial basement. The building is currently used for offices, kitchen, and multipurpose activity spaces. The first floor is not ADA accessible and the building lacks accessible bathrooms. The partial basement cannot be occupied and houses only mechanical and electrical equipment.

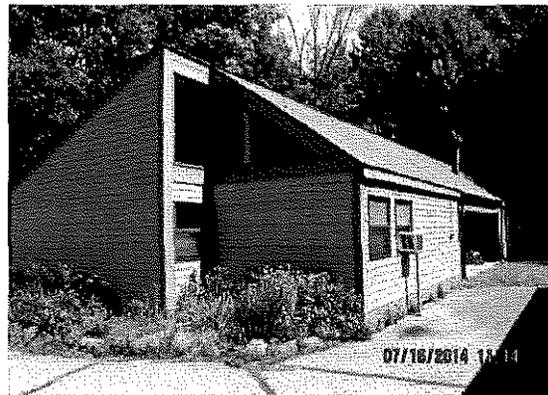


The building was substantially remodeled in 1999 including window replacement, re-siding, and the installation of a new roof. The building is in structurally sound condition. The open plan design makes it very adaptable for future function and use. None of the building entrances are ADA accessible with closers and hardware. One of the entrances should be identified and modified for accessibility.

The estimated construction cost to bring the bathrooms into ADA compliance and keep the facility viable for continued use is \$333,700.

North and South Dormitory

The North and South Dormitory structures were constructed in 1975 in conjunction with the Lodge. The dormitory facilities are single-story slab-on-grade wood-frame structures. Each building has two bunking spaces with vaulted ceilings separated by individual bathrooms. The mechanical equipment is located above the bathrooms in each building.



It is recommended that each building envelope be re-roofed, re-sided, and all window units replaced. The furnaces were replaced in 1999.

Each building is in structurally sound condition. The open design provides an opportunity for building flexibility and function.

The estimated construction cost to bring the bathrooms into ADA compliance and make the recommended upgrades is \$237,700.

Museum

The Museum building is the original barn structure associated with the rabies research operation. It was constructed in 1937. It has been utilized as the museum since 1978. The Museum structure is a two-story post and beam wood structure with an at-grade floor of 2,796 GSF and a loft area of 2,796 GSF. Only the grade level floor is utilized for the museum exhibit area.

Future building utilization is dependent on the specific use or function. There are occupancy and use codes that are affected by the type of building construction and the specific occupancy. Because of these considerations and the need for a controlled interior environment, the current barn structure is not conducive for use as museum occupancy. The future use of this facility as a museum has not been determined.



The estimated construction cost to keep the facility viable for continued current use (roof and siding replacement, and systems upgrades) is \$96,650.

Logging Museum

The Logging Museum structure is an 1880s log cabin that was dismantled and relocated to the MacKenzie Center site. The cabin was reassembled on a new concrete foundation using all original timbers and framing members.

The base of the wood structure bears directly on the concrete foundation. This wood is susceptible to moisture and deterioration. The logs are beginning to show signs of rot. The logs should be treated and flashings should be installed to stabilize the rot condition.



The sawn-wood shake roof shingles have excessive moss growth on them and they are beginning to deteriorate. The wood shingles should be replaced.

The estimated construction cost to make the recommended upgrades to keep the facility viable for continued use is \$17,500.

Maple Syrup Finishing Structure

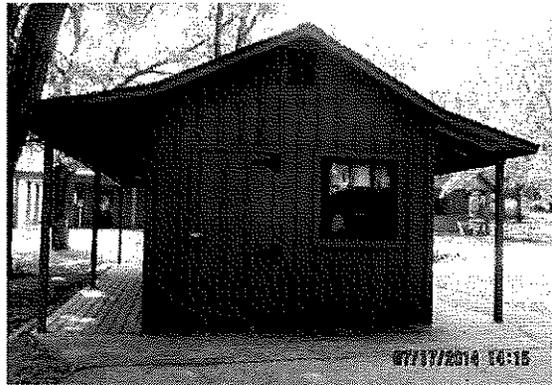
The Maple Syrup Finishing structure was constructed in 2003 and is a pole building with a concrete floor. The roof is a standing seam metal roof and the siding is plywood. The building is insulated and the interior is finished. The building provides electric and water to the adjacent Syrup Storage Building and the Wallen Sugar House.



The building is good overall condition. It could be improved by: insulating water piping; providing emergency egress lighting throughout the egress paths by replacing exist signs with combination exit and emergency battery units; and installing an exhaust fan and wall vent for the janitor closet. The estimated cost for these improvements is \$2,000.

Wallen Sugar House

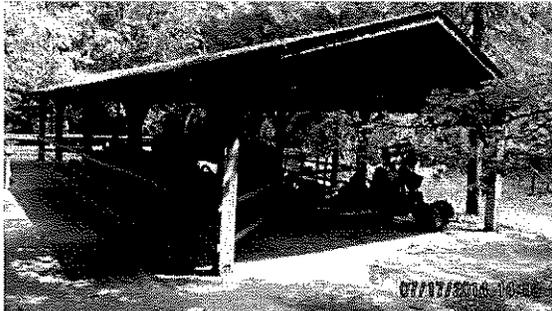
The Wallen Sugar House is a 312 GSF building constructed in 2004. The building is in good condition. The asphalt shingle roof and board and batten cedar siding are original.



The building can be improved by providing emergency egress lighting throughout the egress paths by replacing exist signs with combination exit and emergency battery units. The estimated cost for the improvements is \$1,250.

Saw Mill/Log Shelter

The Saw Mill/Log Shelter structure was constructed in 1964. It is a 1,000 GSF structure that provides shelter for the log saw and ancient log on display.



The shelter structure is unique and dedicated to the log and saw display. No repairs required to the facility.

Operational Buildings and Structures

Barn

The Barn is a post and beam structure that was constructed around 1900. The building is constructed on a stone and masonry foundation in the side of a hill exposing the foundation for access. The 40' x 30' structure has 1,200 GSF for lower level storage, 1,200 GSF of first floor storage and a partial hay loft.

The estimated construction cost to keep the facility viable for continued use (new roof and painting) is \$21,400.



Shop

The Shop building was constructed in 1936 for use with the rabies research operation. It is a single-story structural clay tile/brick structure with 2,736 USF, a partial basement of 546 GSF, and attic of 2,736 GSF. The building is used to house maintenance equipment, a work shop, and for processing food for animals.

The building has extremely limited utilization. While it is constructed well, it will require major modifications to make useable for anything other than its current use.

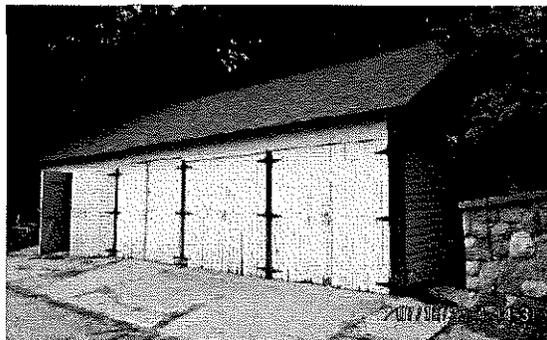


The estimated construction cost to keep the facility viable for continued use (roof and window replacement and systems upgrades) is \$62,500.

Garage

The Garage is a wood frame vehicle storage structure that was constructed in 1937 in conjunction with the other rabies research facilities. The 1,012 GSF four-stall building has been used as a garage and maintenance facility since it was constructed.

The Garage has limited use. Future utilization is limited to storage. If it is determined that the Garage is needed for continued operations, re-roofing, painting, and new overhead sectional doors with operators are recommended. The estimated construction cost to make the recommended upgrades to keep the facility viable is \$17,000.



Power House

The Power House building is a 304 GSF single-story concrete structure constructed in 1937. The purpose of the building is to house electrical equipment and provide separate electric services to the Badger Den, Administrative Offices, and the Residence. The only way the Power House building can be eliminated is to install separate electric services to each building it serves.

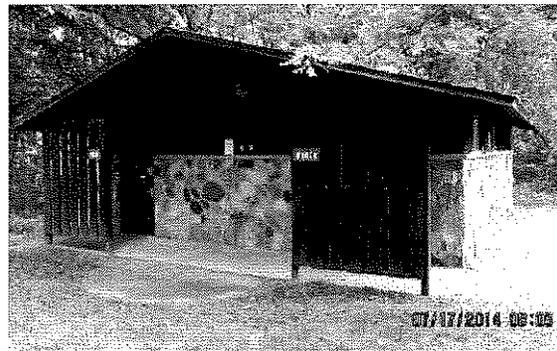


The building has remained substantially unchanged since it was first constructed. The building door is in poor condition and should be replaced.

The estimated construction cost to keep the facility viable for continued use (new roof and doors, masonry repairs, new distribution equipment) is \$14,300.

Seasonal Toilet Facility

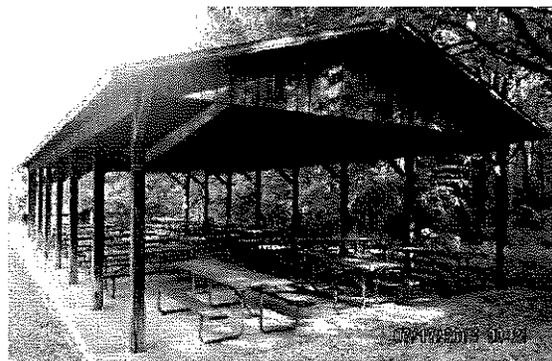
The Seasonal Toilet Facility was constructed in 1972. It houses both men's and women's toilet room facilities. It is not fully accessible and lacks adequately sized toilet enclosures and turning requirements.



Utilization is improved with accessible toilet rooms. The estimated construction cost to bring the facility into ADA compliance is \$42,750.

Recreation Shelter

The Recreation Shelter is 1,200 GSF and was constructed in 1972 in conjunction with the adjacent Toilet Facility. The Shelter has a capacity of 40 people. The Shelter needs a paved pathway to provide an accessible route to the Shelter.



The estimated construction cost to keep the facility viable for continued use is \$8,000.

Fire Control Tower

The Fire Control Tower was constructed in 1950. It is steel framed structure with a height of 90 feet. It was functional until 1970. An observation platform was installed at the 40' height and is now used as an intermediate observation platform.

The tower structure framing is in excellent condition. The galvanized steel frame members show minor degradation. The wood platform is accessible from a steep stairway. The stair treads have been recently replaced to improve safety. All railings are code compliant. No maintenance or repair is necessary.

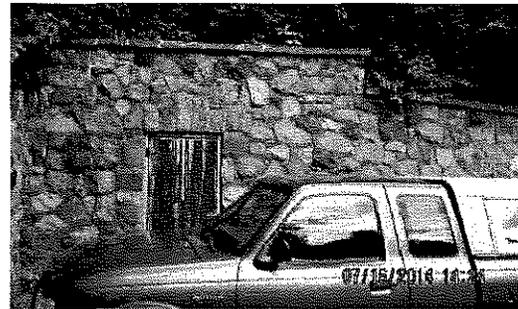


Grain Enclosure

The Grain Enclosure is concrete slab of steel mesh walls and a corrugated domed roof. The enclosure base is 432 GSF. The enclosure was constructed in 1972. No repairs are required.

Storage (In-Hill)

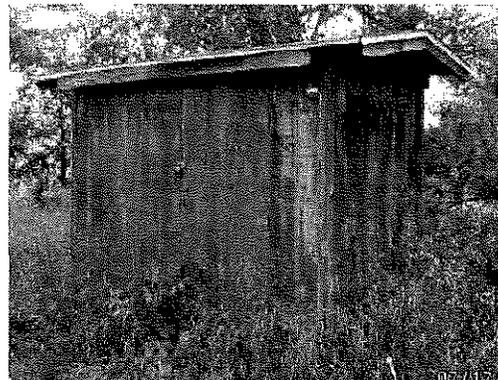
The Storage structure is a 240 GSF concrete structure constructed in 1937 and located in the side of the hill adjacent to the Work Shop. It was constructed for cool storage in conjunction with the adjacent rabies research operations.



The Storage structure has very limited specialized use. No repairs are required.

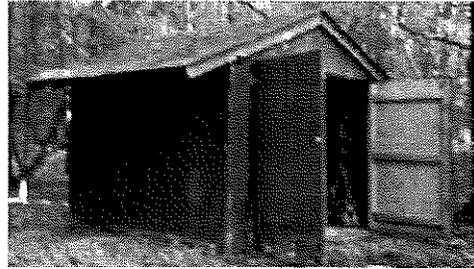
Tool Shed

The Tool Shed is a freestanding wood framed building that houses firefighting gear. The 4' x 8' shed has no foundation, no utilities, and no pathway. The roof is in poor condition and needs replacement. Fascia boards are rotted and missing. The siding and trim need to be painted. The estimated construction cost to make the recommended upgrades to keep the facility viable for continued use is \$1,100.



Storage Shed at Residence

The Storage Building at the Residence is a freestanding 10' x 10' wood framed structure with a gable roof. The siding requires painting and the shingled roof needs repair and replacement. The estimated construction cost to make the recommended upgrades to keep the facility viable for continued use is \$1,800.



Hay Storage Shelter

The Hay Storage Shelter is a 30' x 20' pole building structure. The building was constructed in 1950. The roof is asphalt shingles and the siding is corrugated steel and T-III plywood. It has sliding doors on the south side for complete accessibility. The building is in poor condition and requires re-roofing with fiberglass. The estimated construction cost to make the recommended upgrades to keep the facility viable for continued use is \$4,200.



Animal Shelters and Enclosures

The **Bison Shelter** is a free standing heavy timber structure located in the middle of the bison pasture area. The shelter is 25' x 10' and was constructed in 1977. It has bolted connections and a single slope vegetative roof.



The estimated construction cost to keep the facility viable for continued future use (roof repairs) is \$5,000.

The **Deer Shelter** is a 12' x 9' freestanding shed roof structure constructed within the deer enclosure fencing. The weathered wood shelter was constructed in 1978. The structure is substantial and very well constructed and does not require repair.



Wildlife Enclosures/Shelters

There are separate fence enclosures for the bison, deer, wolves, and coyote. There is also a secondary containment fence for the wolves, coyote, and other wildlife exhibits.

The **bison enclosure** is a combination of wire fencing with wood line posts and galvanized chain link fencing with galvanized steel line posts. The vast majority of the enclosure is the 6' tall wire fencing. The wire fencing has a continuous wire weaved through the fence fabric to provide reinforcement between the wood posts. Intermediate steel stakes have been installed between each post to reinforce the fence base.

The **deer enclosure** adjoins a portion of the bison enclosure and they share a chain-link fence. The fence is 8' tall with top rails and a buried fence bottom that is also anchored to prevent escape. No fence defects were observed.

The **wolves enclosure** is heavy duty and 10' fence with rampart entirely constructed of chain link fencing with top/bottom rails and galvanized posts. The chain link material is buried and anchored at the base to deter digging and escape. The fence and installation is in very good condition. No fence defects were observed.

The **coyote enclosure** is constructed identical to the wolves enclosure. The fence and installation is in good condition. No fence defects were observed.

The **perimeter fence** is 6' tall and constructed with chain link fencing with galvanized posts and top rails. The fence is in good condition. No fence defects were observed.

There are another 13 separate **wildlife enclosures** that were built between 1980 and 1983. Each of these enclosures requires re-roofing, framing, and painting work. The estimated construction cost of these repairs is \$40,500.

Animal Enclosures

There is a fence that divides these 13 separate enclosures from the four specific enclosures enumerated above. This fence requires an estimated \$1,000 in repairs.

Mackenzie Center Cost Estimates					
FACILITY TYPE	Building	Plumbing	Electrical	HVAC	TOTAL
Infrastructure					
Retaining Walls	\$ 337,500	\$ -	\$ -	\$ -	\$ 337,500
Pavement	\$ 1,680,000	\$ -	\$ -	\$ -	\$ 1,680,000
Administrative Buildings					
Administrative Offices	\$ 110,100	\$ 750	\$ 20,500	\$ 550	\$ 131,900
Badger Den	\$ 101,800	\$ 11,950	\$ 23,300	\$ 6,000	\$ 143,050
Game Farm Office	\$ 67,000	\$ 8,750	\$ 13,500	\$ 1,500	\$ 90,750
Residence	\$ 64,000	\$ 26,000	\$ 6,000	\$ 7,700	\$ 103,700
Educational Buildings					
Lodge Resident Center	\$ 249,000	\$ 9,700	\$ 21,500	\$ 53,500	\$ 333,700
South Dormitory	\$ 83,000	\$ 11,000	\$ 7,600	\$ 9,750	\$ 111,350
North Dormitory	\$ 83,000	\$ 11,000	\$ 7,600	\$ 24,750	\$ 126,350
Museum	\$ 70,000	\$ -	\$ 24,500	\$ 2,150	\$ 96,650
Logging Museum	\$ 14,500	\$ -	\$ 3,000	\$ -	\$ 17,500
Maple Syrup Finishing	\$ 200	\$ -	\$ 1,000	\$ 800	\$ 2,000
Wallen Sugar House	\$ -	\$ 250	\$ 1,000	\$ -	\$ 1,250
Saw Mill/Log Shelter	\$ -	\$ -	\$ -	\$ -	\$ -
Operational Buildings/Structures					
Barn	\$ 21,000	\$ -	\$ 400	\$ -	\$ 21,400
Shop	\$ 37,000	\$ 1,500	\$ 20,500	\$ 3,500	\$ 62,500
Garage	\$ 17,000	\$ -	\$ -	\$ -	\$ 17,000
Power House	\$ 7,800	\$ -	\$ 6,500	\$ -	\$ 14,300
Seasonal Toilet Facility	\$ 22,000	\$ 8,250	\$ 9,500	\$ 3,000	\$ 42,750
Recreation Shelter	\$ 8,000	\$ -	\$ -	\$ -	\$ 8,000
Fire Control Tower	\$ -	\$ -	\$ -	\$ -	\$ -
Grain Enclosure	\$ -	\$ -	\$ -	\$ -	\$ -
Storage (In-Hill)	\$ -	\$ -	\$ -	\$ -	\$ -
Tool Shed	\$ 1,100	\$ -	\$ -	\$ -	\$ 1,100
Storage Shed (Residence)	\$ 1,800	\$ -	\$ -	\$ -	\$ 1,800
Hay Storage Shelter	\$ 4,200	\$ -	\$ -	\$ -	\$ 4,200
Animal Shelters/Enclosures					
Bison Shelter	\$ 5,000	\$ -	\$ -	\$ -	\$ 5,000
Deer Shelter	\$ -	\$ -	\$ -	\$ -	\$ -
Wildlife Enclosures/Shelters	\$ 39,500	\$ 1,000	\$ -	\$ -	\$ 40,500
Animal Enclosures	\$ 1,000	\$ -	\$ -	\$ -	\$ 1,000
TOTAL CONSTRUCTION ESTIMATE					\$ 3,395,250
Design/Other Fees					\$ 391,050
Project Mgmt					\$ 149,400
Contingency					\$ 339,500
TOTAL					\$ 4,275,200

STATE OF WISCONSIN

SENATE CHAIR
Alberta Darling

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ASSEMBLY CHAIR
John Nygren

309 East, State Capitol
P.O. Box 8953
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Phone: (608) 266-2343

JOINT COMMITTEE ON FINANCE

MEMORANDUM

To: Members
Joint Committee on Finance

From: Senator Alberta Darling
Representative John Nygren

Date: October 22, 2014

Re: DOA Report to JFC

Attached is a report detailing the findings of a study conducted at the MacKenzie Environmental Education Center from the Department of Administration, pursuant Section 9101(2i) of 2013 Wisconsin Act 20.

This report is being provided for your information only. No action by the Committee is required. Please feel free to contact us if you have any questions.

Attachments

AD:JN;jm