



Department of Administration Space Consolidation Study

DFD Project #2111F

February 1, 2023

Prepared by:



Contents

1. Executive Summary

- 1.1 Consolidation Plan Introduction
- 1.2 Madison DOA Portfolio
- 1.3 Milwaukee DOA Portfolio
- 1.4 Other State-owned DOA Portfolio

2. State-Owned Buildings Overview and Consolidation Plan Options

- 2.1. Madison State-Owned Buildings
- 2.2. Milwaukee Owned Buildings
- 2.3. Other State-Owned Buildings

3. Telework Considerations

Appendix 1

- A1.1 Consolidation Plan Analysis
- A1.2 State Agency Overview
- A1.3 Building Square Footage Analysis and Floor Plans
- A1.4 Test Fit Plans
- A1.5 New Building and Major Renovation Cost Estimates

Appendix 2

- A2.1 Agency Survey Responses and Meeting Notes
- A2.2 Team Meeting Notes

Consolidation Plan Introduction

Executive Summary

Introduction

The State-Owned Office Space Consolidation Real Estate Plan was prepared by the State of Wisconsin (State), and Department of Administration (DOA) in conjunction with the Architectural and Interior Design firm Dimension IV Madison Design Group. It studied the various State agency plans for telework and remote work now and in the future, gave recommendations for changes to current space use, and took the current condition of State owned properties into consideration.

The following options concentrate on optimizing space utilization post-pandemic. This will save taxpayer resources, make government smaller, reduce operational costs, and size the DOA real estate portfolio to meet the needs of employees and the State. Each State agency utilizing DOA state space was surveyed and interviewed for their emerging remote and telework plans based on their business needs.

The State agencies provided background information to confirm the following:

- Current and future space needs of the State agencies
- Location of State agencies within each type of property
- Agency's remote and teleworking plans
- Data regarding projected staff growth and usage of existing workstations and offices

The State Department of Administration also assessed:

- The characteristics of the building (age, size, type, occupancy efficiency, and/or history)
- The debt service remaining on each property
- The appraised value of each property
- The operational costs for each property
- The deferred maintenance plans for each property

Several common themes were established over the course of the study and became the basis for the consolidation of space for numerous agencies in their various office locations:

- This study assumes that telework policies in place in spring of 2022 will remain in place.
- The majority of agencies allow staff to work remotely 3 days per week and in-office 2 days per week, with exceptions for some staff who need to be in-office all or most of the time. A few agencies allow telework for the majority of staff 5 days per week. A few other agencies, based on the type of work performed, require staff to be in-office most or all of the time, and these agencies are not proposed to be consolidated.
- It is assumed that staff that works in-office 3 days per week or more will have their own workstation or office. Staff that works remotely 3 days per week or more will be required to share their workstation, office, or use a hoteling workstation.
- Telework will allow for a lower square footage per employee. The amount of workstation space can be decreased, but there will also be an increased need and demand for collaboration spaces, conference rooms and enclosed rooms for virtual meetings. When staff are in-office there will be increased collaboration and in-person meetings, plus in-office staff will still have the need for virtual meetings.
- As office suites are consolidated, the space allocation for paper filing and record storage can also be re-examined, and in many cases, reduced in size.
- Overall most agencies stated they have not encountered a reduction in productivity due to telework, and some agencies have found an increase in productivity. Many agencies have seen telework as a positive for employee retention and recruitment. Several agencies also noted that the pool of candidates for open positions is increased if a potential employee can work in a different Wisconsin location than the home office for that agency.

Twenty-six Wisconsin state agencies were included as part of this Space Consolidation Study. Online surveys were sent to all agencies in early 2022 with a follow-up meeting/interview in March and April 2022.

Out of these twenty-six agencies, eighteen were identified as one's in which some sort of consolidation of their agency can take place. The consolidation of these agencies can occur because of telework opportunities within the agency and it's location.

Consolidation Summary

Madison Buildings					
59% Consolidation rate (16 of 27 agencies consolidated)	2,077,967 SF <i>Existing occupied SF</i>	–	1,542,232 SF <i>Projected occupied SF</i>	= 535,735 SF <i>Overall consolidation square footage savings</i>	25.8% Potential reduction of SF
Milwaukee Buildings					
40% Consolidation rate (4 of 10 agencies consolidated)	248,076 SF <i>Existing occupied SF</i>	–	177,147 SF <i>Projected occupied SF</i>	= 70,929 SF <i>Overall consolidation square footage savings</i>	28.6% Potential reduction of SF
Other Buildings					
44% Consolidation rate (4 of 9 agencies consolidated)	141,591 SF <i>Existing occupied SF</i>	–	106,410 SF <i>Projected occupied SF</i>	= 35,181 SF <i>Overall consolidation square footage savings</i>	24.8% Potential reduction of SF

*Square footages above are current leaseable square footage occupied by state agencies, and does not include vacant space.

Construction Inflation

Upgrade, renovation and new construction costs included in this study include cost escalation rates per the DFD Inflation Estimator of approximately 36% over 2022 costs for project bidding in the 1st Quarter of 2025.

Per the 2022 U.S Construction Cost Trends Report published by CBRE Research in July 2022, construction cost year-over-year inflation through the end of 2022 is forecasted at 14.1%. CBRE is forecasting construction cost escalation to stabilize to 2% - 4% in 2023 and 2024. This forecast would inflate construction costs to 20% - 23% over 2022 costs for project bidding in 1st Quarter of 2025.

Sustainability

The square footage reductions as part of the consolidation plan options will result in lower energy usage for lights, air conditioning and heat, which will not only save the State expenses, but also reduce the carbon footprint generated from the DOA Office portfolio. The consolidation plans also include major renovations and upgrades to existing buildings and some new construction, which will be an opportunity to follow State sustainable design guidelines, resulting in decreased energy usage from those buildings as compared to older buildings currently part of the DOA portfolio. Another significant benefit from hybrid work, is the positive impact of remote work on the environment through reduced commuting and fossil fuel use.

The Capitol Heat and Power Plant (CHPP)

The Capitol Heat and Power Plant (CHPP) provides steam and chilled water to the downtown Madison facilities proposed as underutilized in this report. The full impact to the CHPP operations depends upon the option selected and may have ramifications to non-state entities that pay a proportionate share of the utilities provided by this plant. Once an option is selected, a study to assess impacts to all entities should be undertaken.

The plan presents multiple options for the Madison, Milwaukee and other Wisconsin location Consolidation plans summarized on the following pages.

The implementation of the best option by DOA would be accomplished in collaboration with the State Building Commission, the Joint Committee on Finance, and State agencies to realize the projected benefits to the agencies, DOA, the taxpayers, and users of the State's services.

This study incorporates current agency tenants in DOA buildings, vacancies and space/vacancy requests as of August 1, 2022.

Study Sources

- Vision 2030 for Wisconsin State Government Facilities and Workforce, Wisconsin Department of Administration
- Office Space and General Facility Design Standard, Wisconsin Department of Administration, Division of State Facilities, Updated April 2011
- Milwaukee State Office Building Advanced Planning Study, DFD Project #18C2E, prepared by Continuum Architects and Smith Group, September 14, 2021
- GEF Complex Office Building Maximization Study, DFD Project #20H2B, prepared by HGA, November 2, 2020
- 1 West Wilson Street Building Assessment and Recommendations Study, DFD Project #2112J, prepared by HGA, May 10, 2022
- 2022 U.S Construction Cost Trends Report published by CBRE Research, July 2022
- 2023/25 Capital Budget Inflation Estimator, Wisconsin DOA/DFD
- The New Era of Hybrid Work, Steelcase Global Report, February 2022
- How States are Future-fitting their Real Estate Portfolios - Insights from 23 States, prepared by JLL and the National Association of State Chief Administrators, 2021
- Seven Predictions for the Future of Work, white paper prepared by Herman Miller

DOA Core Team

Ted Crawford
Heather Gionta
Marcel Maul
Jason Rittel
Paula Veltum
Megan Wolf

Dimension IV Team

Kate Cook, IIDA
Caitlin Geurts
Tina Gordon, NCIDQ, IIDA
Alicia Lex
Mary Torine
Ray White, AIA

Oakbrook Team

Chris Caulum
Katie West

*Madison
DOA
Portfolio*

Existing Madison DOA Portfolio



STATE HUMAN SERVICES BUILDING

Department of Administration
Department of Health Services



STATE LABOR BUILDING (GEF 1)

Department of Administration
Department of Workforce Development



THE STATE NATURAL RESOURCES BUILDING (GEF 2)

Department of Administration
Department of Natural Resources



STATE EDUCATION BUILDING (GEF 3)

Department of Administration
Department of Public Instruction
Child Abuse & Neglect Prevention Board
Department of Natural Resources
Office of the Commissioner of Insurance



STATE ADMINISTRATION BUILDING

Department of Administration
Ethics Commission
Board of Commissioners of Public Lands
Tax Appeals
Board for People with Developmental Disabilities
WI Women's Council



TOMMY G. THOMPSON CENTER

Department of Administration
Department of Children and Families
Elections Commission
Wisconsin Economic Development Corp (WEDC)



RISSER JUSTICE CENTER

Department of Administration
Department of Justice
Wisconsin State Assembly
Wisconsin State Senate
Director of State Courts
UW Systems



STATE REVENUE BUILDING

Department of Administration
Department of Revenue
Department of Veterans Affairs



HILL FARMS STATE OFFICE BUILDING

Department of Administration
Department of Financial Institutions
Department of Transportation
Public Service Commission
Higher Education Aids Boards
Employee Trust Funds
Department of Safety and Professional Services Families



WISCONSIN PUBLIC BROADCASTING CENTER

Department of Administration
Department of Tourism
Educational Communications Board



HILL FARMS DEL COMPLEX - BUILDINGS D, E AND L

Department of Administration
Department of Justice
Wisconsin Technical College System Board
UW State Lab of Hygiene



STATE AGRICULTURE BUILDING

Department of Administration
Department of Agriculture Trade and Consumer Protection
United States Department of Agriculture (USDA)

Summary of Existing Madison DOA Portfolio		
12 Buildings in DOA Portfolio	2,922,110 SF Gross Square Footage Prior to Consolidation	
154,574 SF Available Growth Space	5.3% Growth Space	\$37,528,337 TCO



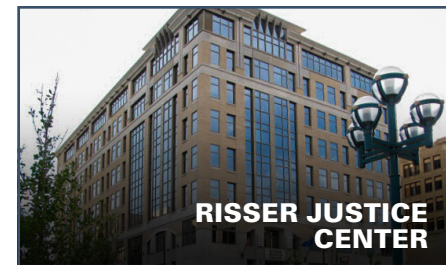
Department of Administration
Department of Health Services
Department of Workforce Development
Renovation Cost: \$228,735,997



Department of Administration
Ethics Commission
Board of Commissioners of Public Lands
Office of the Commissioner of Insurance
Board for People with Developmental Disabilities
WI Women's Council
Tax Appeals
Renovation Cost: \$52,040,821



Department of Administration
Department of Children and Families
Elections Commission
Wisconsin Economic Development Corp (WEDC)
Child Abuse & Neglect Prevention Board
Department of Public Instruction



Department of Administration
Department of Justice
Wisconsin State Assembly
Wisconsin State Senate
Director of State Courts
UW Systems



Department of Administration
Department of Revenue
Department of Veterans Affairs



Department of Administration
Department of Financial Institutions
Public Service Commission
Higher Education Aids Boards
Employee Trust Funds
Department of Transportation
Department of Safety and Professional Services Families
Wisconsin Technical College System Board
Department of Natural Resources



Department of Administration
Department of Tourism
Educational Communications Board



Department of Administration
Department of Justice
UW State Lab of Hygiene



Department of Administration
Department of Agriculture Trade and Consumer Protection
United States Department of Agriculture (USDA)
UW State Lab of Hygiene

KEY

Green	= Agency moves into listed building to occupy space	Blue	= Renovation or Project Cost
White	= Agency to remain in existing building	TCO	= Total Cost of Occupancy (Annual Debt Service + Operations)

Summary of Madison Option 1 DOA Portfolio					
9		2,922,110 SF	-	2,263,612 SF	= 658,498 SF
Buildings in DOA Portfolio		Gross Square Footage Prior to Consolidation		Gross Square Footage After Consolidation	Gross Square Footage Reduction
119,924 SF	5.3%	\$31,654,422	+	\$22,530,258	= \$54,184,680
Available Growth Space	Growth Space	Existing TCO		New Estimated TCO	Total Estimated TCO

Underutilized/Vacated Facilities

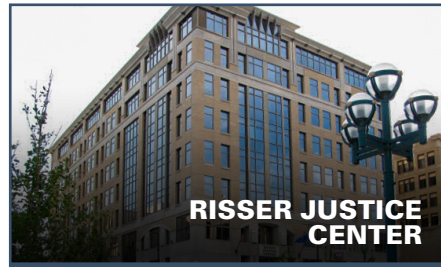


\$102,940,000	\$5,873,915	\$365,587,729
Total Appraised Value of Underutilized Properties	TCO Annual Savings	Upgrade and Renovation Cost Advance



TOMMY G. THOMPSON CENTER

Department of Administration
Department of Children and Families
Elections Commission
Wisconsin Economic Development Corp (WEDC)
Child Abuse & Neglect Prevention Board
Department of Public Instruction



RISSER JUSTICE CENTER

Department of Administration
Department of Justice
Wisconsin State Assembly
Wisconsin State Senate
Director of State Courts
UW Systems



STATE REVENUE BUILDING

Department of Administration
Department of Revenue
Department of Veterans Affairs



HILL FARMS STATE OFFICE BUILDING

Department of Administration
Department of Financial Institutions
Public Service Commission
Higher Education Aids Boards
Employee Trust Funds
Department of Transportation
Department of Safety and Professional Services Families
Wisconsin Technical College System Board
Department of Natural Resources



WISCONSIN PUBLIC BROADCASTING CENTER

Department of Administration
Department of Tourism
Educational Communications Board



HILL FARMS DEL COMPLEX-BUILDINGS D, E AND L

Department of Administration
Department of Justice
UW State Lab of Hygiene



STATE AGRICULTURE BUILDING

Department of Administration
Department of Agriculture Trade and Consumer Protection
United States Department of Agriculture (USDA)
UW State Lab of Hygiene



PROPOSED NEW BUILDING GEF 2 + 3 SITE

Department of Administration
Department of Health Services
Ethics Commission
Department of Workforce Development
Office of the Commissioner of Insurance
Board of the Commissioners of Public Lands
Board for People with Developmental Disabilities
WI Women's Council
Tax Appeals
<i>Project Cost: \$453,360,917</i>
<i>530,456 GSF (interior)</i>

KEY

<i>Green</i>	= Agency moves into listed building to occupy space	<i>Blue</i>	= Renovation or Project Cost
<i>White</i>	= Agency to remain in existing building	<i>TCO</i>	= Total Cost of Occupancy (Annual Debt Service + Operations)

Summary of Madison Option 2A DOA Portfolio

8 Buildings in DOA Portfolio	2,922,110 SF Gross Square Footage Prior to Consolidation	-	2,167,715 SF Gross Square Footage After Consolidation	=	754,395 SF Gross Square Footage Reduction
121,794 SF Available Growth Space	5.6% Growth Space	+	\$27,926,067 Existing TCO	+	\$36,378,853 Estimated New TCO
			=	\$64,304,920 Total Estimated TCO	

Underutilized/Vacated Facilities



STATE HUMAN SERVICES BUILDING



STATE LABOR BUILDING (GEF 1)



THE STATE NATURAL RESOURCES BUILDING (GEF 2)



STATE EDUCATION BUILDING (GEF 3)



STATE ADMINISTRATION BUILDING

\$174,850,000 Total Appraised Value of Underutilized Properties	\$646,364,547 Upgrade and Renovation Cost Avoidance
\$11,193,638 TCO Annual Savings	



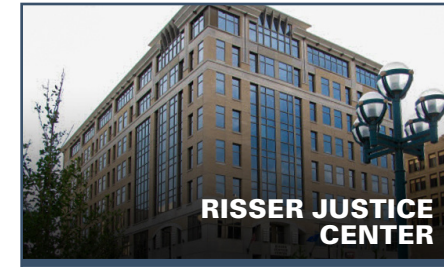
Department of Administration
Department of Workforce Development
Department of Health Services
Renovation Cost: \$148,216,610



Department of Administration
Ethics Commission
Board of Commissioners of Public Lands
Office of the Commissioner of Insurance
Board for People with Developmental Disabilities
WI Women's Council
Tax Appeals
No major renovations in this option



Department of Administration
Department of Children and Families
Elections Commission
Wisconsin Economic Development Corp (WEDC)
Child Abuse & Neglect Prevention Board
Department of Public Instruction



Department of Administration
Department of Justice
Wisconsin State Assembly
Wisconsin State Senate
Director of State Courts
UW Systems



Department of Administration
Department of Revenue
Department of Veterans Affairs



Department of Administration
Department of Financial Institutions
Department of Transportation
Public Service Commission
Higher Education Aids Boards
Employee Trust Funds
Department of Safety and Professional Services Families
Wisconsin Technical College System Board
Department of Natural Resources



Department of Administration
Department of Tourism
Educational Communications Board



Department of Administration
Department of Justice
UW State Lab of Hygiene



Department of Administration
Department of Agriculture Trade and Consumer Protection
United States Department of Agriculture (USDA)
UW State Lab of Hygiene

KEY

Green	= Agency moves into listed building to occupy space	Blue	= Renovation or Project Cost
White	= Agency to remain in existing building	TCO	= Total Cost of Occupancy (Annual Debt Service + Operations)

Summary of Madison Option 2B DOA Portfolio					
9		2,922,110 SF	-	2,109,018 SF	= 813,092 SF
Buildings in DOA Portfolio		Gross Square Footage Prior to Consolidation		Gross Square Footage After Consolidation	Gross Square Footage Reduction
119,924 SF	5.7%	\$30,085,087	+	\$11,893,284	= \$41,978,372
Available Growth Space	Growth Space	Existing TCO		Estimated New TCO	Total Estimated TCO

Underutilized/Vacated Facilities



\$97,940,000	\$7,443,249	\$446,107,116
Total Appraised Value of Underutilized Properties	TCO Annual Savings	Upgrade and Renovation Cost Avoidance



Department of Administration
Department of Health Services
Renovation Cost: \$228,735,997



Department of Administration
Department of Workforce Development
Renovation Cost: \$148,216,610



Department of Administration
Department of Natural Resources
Renovation Cost: \$124,074,666



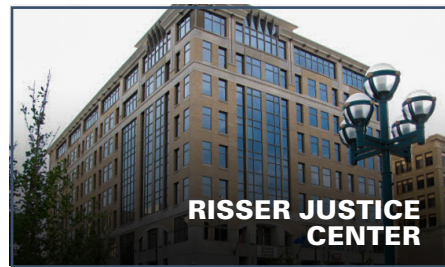
Department of Administration
Department of Public Instruction
Child Abuse & Neglect Prevention Board
Office of the Commissioner of Insurance
Renovation Cost: \$93,296,453



Department of Administration
Ethics Commission
Board of Commissioners of Public Lands
Board for People with Developmental Disabilities
WI Women's Council
Tax Appeals
Renovation Cost: \$52,040,821



Department of Administration
Department of Children and Families
Elections Commission
Wisconsin Economic Development Corp (WEDC)



Department of Administration
Department of Justice
Wisconsin State Assembly
Wisconsin State Senate
Director of State Courts
UW Systems



Department of Administration
Department of Revenue
Department of Veterans Affairs



Department of Administration
Department of Financial Institutions
Department of Transportation
Public Service Commission
Higher Education Aids Boards
Employee Trust Funds
Department of Safety and Professional Services Families
Wisconsin Technical College System Board



Department of Administration
Department of Tourism
Educational Communications Board



Department of Administration
Department of Justice
UW State Lab of Hygiene



Department of Administration
Department of Agriculture Trade and Consumer Protection
United States Department of Agriculture (USDA)
UW State Lab of Hygiene

KEY

Green	= Agency moves into listed building to occupy space	Blue	= Renovation or Project Cost
White	= Agency to remain in existing building	TCO	= Total Cost of Occupancy (Annual Debt Service + Operations)

Underutilized/ Vacated Facilities

\$0 Total Appraised Value of Underutilized Properties	\$0 TCO Annual Savings
---	----------------------------------

Summary of Madison Option 3 DOA Portfolio					
12 Buildings in DOA Portfolio	2,922,110 SF Gross Square Footage Prior to Consolidation	-	2,922,110 SF Gross Square Footage After Consolidation	=	0 SF Gross Square Footage Reduction
658,779 SF Available Growth Space	22.5% Growth Space	\$37,528,337 Existing TCO	+	\$51,865,964 Estimated New TCO	= \$89,394,301 Total Estimated TCO

*Milwaukee
DOA
Portfolio*



**LEE SHERMAN DREYFUS
STATE OFFICE BUILDING**

Department of Administration
Department of Children and Families
Department of Health Services
Department of Natural Resources
Department of Transportation
Department of Safety & Professional Services



**MILWAUKEE STATE
OFFICE BUILDING**

Department of Administration
Department of Corrections
Department of Health Services
Office of the State Public Defender
Department of Revenue
Department of Transportation
Department of Workforce Development
Department of Children and Families



**MILWAUKEE WISCRAFT
WORKSHOP AND
ADMINISTRATION
BUILDING A**

Beyond Vision



**MILWAUKEE WISCRAFT
WORKSHOP AND
ADMINISTRATION
BUILDING B**

Beyond Vision



**S.E. REGIONAL
MILWAUKEE CRIME
LABORATORY**

Department of Justice

Summary of Existing Milwaukee DOA Portfolio		
5 Buildings in DOA Portfolio	450,072 SF Gross Square Footage Prior to Consolidation	
8,229 SF Available Growth Space	2.0% Growth Space	\$4,025,453 TCO



LEE SHERMAN DREYFUS STATE OFFICE BUILDING

Department of Administration
Department of Children and Families
Department of Health Services
Department of Natural Resources
Department of Transportation
Department of Safety & Professional Services



NEW MILWAUKEE STATE OFFICE BUILDING

Department of Administration
Department of Health Services
Department of Revenue
Department of Transportation
Department of Workforce Development
<i>Leased building from private developer.</i>

KEY

<i>Green</i>	= Agency moves into listed building to occupy space	<i>Blue</i>	= Renovation or Project Cost
<i>White</i>	= Agency to remain in existing building	<i>TCO</i>	= Total Cost of Occupancy (Annual Debt Service + Operations)

Summary of Milwaukee Option 1 DOA Portfolio					
2 Buildings in DOA Portfolio		450,072 SF Gross Square Footage Prior to Consolidation	-	323,323 SF Gross Square Footage After Consolidation	= 126,749 SF Gross Square Footage Reduction
44,548 SF Available Growth Space	14% Growth Space	\$1,852,738 Existing TCO	+	\$0 Estimated New TCO	= \$1,852,738 Total Estimated TCO

Underutilized/ Vacated Facilities



S.E. REGIONAL MILWAUKEE CRIME LABORATORY



MILWAUKEE WISCRAFT BUILDING A



MILWAUKEE WISCRAFT BUILDING B



MILWAUKEE STATE OFFICE BUILDING

\$7,970,000 Total Appraised Value of Underutilized Properties	\$2,172,715 TCO Annual Savings	\$95,690,085 Upgrade and Renovation Cost Avoidance
---	--	--



LEE SHERMAN DREYFUS STATE OFFICE BUILDING

Department of Administration
Department of Children and Families
Department of Health Services
Department of Natural Resources
Department of Transportation
Department of Safety & Professional Services



MILWAUKEE STATE OFFICE BUILDING

Department of Administration
Department of Corrections
Department of Health Services
Office of the State Public Defender
Department of Revenue
Department of Transportation
Department of Workforce Development
Department of Children and Families
<i>Renovation Cost: \$95,690,085</i>

KEY

<i>Green</i>	= Agency moves into listed building to occupy space	<i>Blue</i>	= Renovation or Project Cost
<i>White</i>	= Agency to remain in existing building	<i>TCO</i>	= Total Cost of Occupancy (Annual Debt Service + Operations)

Summary of Milwaukee Option 2 DOA Portfolio					
2 Buildings in DOA Portfolio		450,072 SF Gross Square Footage Prior to Consolidation	-	371,176 SF Gross Square Footage After Consolidation	= 78,896 SF Gross Square Footage Reduction
61,976 SF Available Growth Space	16.7% Growth Space	\$3,556,902 Existing TCO	+	\$7,678,420 Estimated New TCO	= \$11,235,322 Total Estimated TCO

Underutilized/ Vacated Facilities



S.E. REGIONAL MILWAUKEE CRIME LABORATORY



MILWAUKEE WISCRAFT BUILDING A



MILWAUKEE WISCRAFT BUILDING B

\$2,480,000 Total Appraised Value of Underutilized Properties	\$468,551 TCO Annual Savings
---	--

*Other
State-Owned
DOA Portfolio*

Existing Other Locations DOA Portfolio



EAU CLAIRE STATE OFFICE BUILDING
Department of Administration
Department of Revenue
Department of Transportation
Department of Workforce Development
Department of Agriculture, Trade and Consumer Protection



GREEN BAY STATE OFFICE BUILDING
Department of Administration
Department of Corrections
Department of Children and Families
Department of Health Services
Department of Revenue



LA CROSSE STATE OFFICE BUILDING
Department of Administration
Department of Natural Resources
Department of Children and Families
Department of Transportation



WISCONSIN RAPIDS STATE OFFICE BUILDING
Department of Children and Families
Department of Transportation

Summary of Existing Other Locations DOA Portfolio		
4 Buildings in DOA Portfolio	231,108 SF Gross Square Footage Prior to Consolidation	
9,453 SF Available Growth Space	4.0% Growth Space	N/A TCO

Note: No significant change at these facilities. The DOA will use available space to consolidate leases, adding common and hoteling spaces for agencies.

*Madison
State-Owned
Buildings
Overview and
Consolidation
Plan Options*



STATE HUMAN SERVICES BUILDING

1 West Wilson, Madison

Tenants

The Department of Health Services	274,473 SF
The Department of Administration	16,119 SF
CURRENT VACANCY	4,509 SF
PROJECTED VACANCY (After consolidation)	41, 594 SF

About

The State Human Services Building occupies approximately 422,087 GSF of space on 2.808 acres of land in downtown Madison on Lake Monona. It has 11 stories above ground and 4 below ground having partial exposure on the Lake Monona elevations. It is a historic facility that was constructed in three distinct phases, or units, between 1930 and 1959. Unit 1 was constructed in 1930, Unit 2 in 1938 and Unit 3 in 1959.

Existing Information

\$38,770,000

Appraised value (as of May 2021)

\$9.39 / SF

Total Cost of Occupancy (TCO) 2021 including debt service

\$228,735,997

Projected upgrade and renovation costs 2025-2027

Consolidation Plan

Option 1

1 West Wilson is retained in the DOA portfolio and renovated

The Department of Health Services temporarily relocates to GEF1 while 1 West Wilson renovations are completed. When renovations are complete both the Department of Health Services and The Department of Workforce Development are relocated from GEF 1 to 1 West Wilson. The Department of Health Services is consolidated due to remote/telework, allowing the Department of Workforce Development to fit into vacated space. Additional conference and training rooms are provided at ground floor.

Option 2A

1 West Wilson is vacated, underutilized, and marketed for sale

The Department of Health Services is relocated to a new state office building built on the GEF 2/3 site.

Option 2B

1 West Wilson is vacated, underutilized, and marketed for sale

The Department of Health Services is relocated to the GEF 1 building.

Option 3

1 West Wilson is retained in the DOA Portfolio and renovated

The Department of Health Services remains in the State Human Services building.



STATE LABOR BUILDING (GEF 1)

201 East Washington Avenue, Madison

Tenants

The Department of Workforce Development	160,422 SF
The Department of Administration	17,622 SF
CURRENT VACANCY	59,691 SF
PROJECTED VACANCY (After consolidation)	194,673 SF

About

The GEF 1 was constructed in 1971-1972. It has 267,493 GSF of office space on four above ground levels with 175,615 GSF on two underground parking levels. The last major renovation was completed in 2002. In 2010, a comprehensive project was done to replace unsound concrete in the parking area, plaza and stairs, and building envelope. In February 2015, the State Building Commission approved an entire roof replacement project.

Existing Information

\$43,770,000

Appraised value (As of September 2020)

\$8.95 / SF

Total Cost of Occupancy (TCO) 2021 including debt service

\$148,216,610

Projected upgrade and renovation costs 2025-2027

Consolidation Plan

Option 1

GEF 1 is vacated, underutilized, and marketed for sale in the future

The Department of Health Services temporarily relocates to GEF1 while 1 West Wilson renovations are completed. When 1 West Wilson renovations are complete, both the Department of Health Services and the Department of Workforce Development are relocated from GEF 1 to 1 West Wilson, and GEF 1 is vacated.

Option 2A

GEF 1 is vacated, underutilized, and marketed for sale

The Department of Workforce Development is relocated to a new state office building on the GEF 2 / 3 site.

Option 2B

GEF 1 is retained in the Department of Administration portfolio and renovated

The Department of Workforce Development remains in GEF 1, and The Department of Health Services occupies the vacant space.

Option 3

GEF 1 is retained in the Department of Administration Portfolio and renovated

The Department of Workforce Development remains in GEF 1 and a potential new tenant occupies the remaining vacant space.

The Department of Workforce Development has an equity interest in this facility that will need consideration in any of the options concerning this facility.

Consolidation Plan

THE STATE NATURAL RESOURCES BUILDING (GEF 2)

101 South Webster Street, Madison

Tenants

The Department of Natural Resources	175,277 SF
The Department of Administration	4,478 SF
CURRENT VACANCY	0 SF
PROJECTED VACANCY (After consolidation)	63,197 SF

About

This facility provides administrative office space for the Department of Natural Resources. The GEF 2 building was constructed in 1978 and occupied in April of 1980. This 223,270 GSF building has 6 stories above ground and two basement levels. It was renovated in phases from 2001 – 2009.

Existing Information

\$33,080,000

Appraised value (As of May 10, 2022)

\$7.66 / SF

Total Cost of Occupancy (TCO) 2021 including debt service

\$124,074,666

Projected upgrade and renovation costs 2025-2027

Option 1

GEF 2 is vacated, underutilized, and marketed for sale

The Department of Natural Resources is relocated to vacant space at the Hill Farms State Office Building.

Option 2A

GEF 2 is razed and a new State Office Building constructed on the site

The Department of Natural Resources is relocated to vacant space within the Hill Farms State Office Building.

Option 2B

GEF 2 is vacated, underutilized, and marketed for sale

The Department of Natural Resources is relocated to vacant space at the Hill Farms State Office Building.

Option 3

GEF 2 is retained in the Department of Administration portfolio and renovated

The Department of Natural Resources remains as the primary tenant.



STATE EDUCATION BUILDING (GEF 3)

125 South Webster Street, Madison, WI

Tenants

The Department of Public Instruction	70,349 SF
The Office of the Commissioner on Insurance	51,064 SF
Child Abuse & Neglect Prevention Board	1,937 SF
The Department of Natural Resources	1,003 SF
The Department of Administration	4,207 SF
CURRENT VACANCY	6,222 SF
PROJECTED VACANCY (After consolidation)	70,122 SF

About

This facility provides administrative office space for the Department of Public Instruction, the Office of the Commissioner of Insurance, and the Child Abuse & Neglect Prevention Board. Other occupants of this facility include the Department of Administration and the Department of Natural Resources mail-room. The GEF 3 was constructed in 1978 and occupied in 1980. It contains 167,735 GSF on 6 levels above ground and 86,117 GSF on two basement parking levels. Renovations to the building were completed between 2000 and 2010.

Existing Information

\$26,090,000

Appraised value
(As of May 10, 2022)

\$10.55/ SF

Total Cost of Occupancy (TCO) 2021
including debt service

\$93,296,453

Projected upgrade and
renovation costs 2025-2027

Consolidation Plan

Option 1

GEF 3 is vacated, underutilized, and marketed for sale

The Office of the Commissioner of Insurance is relocated to vacant space at the Administration Building. The Department of Public Instruction is relocated to vacant space at the Tommy G. Thompson Center building.

Option 2A

GEF 3 is razed, and a new State Office Building constructed on the site

The Office of the Commissioner of Insurance is relocated to the new state office building constructed at the GEF 2 / 3 site. The Department of Public Instruction is relocated to vacant space at the Tommy G. Thompson Center building.

Option 2B

GEF 3 is vacated, underutilized, and marketed for sale

The Office of the Commissioner of Insurance is relocated to vacant space at the Administration Building. The Department of Public Instruction is relocated to vacant space at the Tommy G. Thompson Center building.

Option 3

GEF 3 is retained in the Department of Administration portfolio and renovated

The Office of the Commissioner of Insurance, Child Abuse Neglect and Prevention Board, and the Department of Public Instruction consolidate but remain tenants of the building.



STATE ADMINISTRATION BUILDING

101 East Wilson Street, Madison

Tenants

The Department of Administration	136,634 SF
Board for People with Developmental Disabilities	3,047 SF
The Wisconsin Ethics Commission	1,772 SF
Board of Commissioners of Public Lands	3,460 SF
The Tax Appeals Commission	2,416 SF
WI Women's Council	232 SF
CURRENT VACANCY	822 SF
PROJECTED VACANCY (After consolidation)	44,868 SF

About

The facility provides administrative office space for the headquarters of the Department of Administration, the Board of Commissioners of Public Lands, the Wisconsin Ethics Commission, and the Board for Persons with Developmental Disabilities. The Administration Building was constructed in 1991 and occupied in 1992. It contains 204,266 GSF of office and data center on 10 levels with 79,921 square feet of parking on 5 basement parking levels.

Existing Information

\$33,140,000

Appraised value
(As of May 2021)

\$6.64 / SF

Total Cost of Occupancy (TCO) 2021
including debt service

\$52,040,821

Projected upgrade and
renovation costs 2025-2027

Consolidation Plan

Option 1

The Administration building is retained in the Department of Administration portfolio

The building is re-stacked and consolidated due to telework/remote work. The Division of Enterprise Technology relocates to the Femrite Data Center. Vacant space is occupied by the Office of the Commissioner of Insurance.

Option 2A

The Administration building is vacated, underutilized and marketed for sale

The Department of Administration, Board for People with Developmental Disabilities, WI Women's Council, Tax Appeals, Ethics Commission, and Board of Commissioners of Public Lands would be relocated to a new state office building to be constructed at the GEF 2 / 3 building site.

This option is consistent with the Vision 2030 Plan.

Option 2B

The Administration building is retained in the Department of Administration portfolio

The building is re-stacked and consolidated due to telework/remote work. The Division of Enterprise Technology relocates to the Femrite Data Center. Vacant space is occupied by the Office of the Commissioner of Insurance.

Option 3

The Administration building is retained in the Department of Administration portfolio

The Office of the Commissioner of Insurance remains in GEF 3, which leaves a vacant floor in the State Administration Building to be filled by future tenants.

This option is consistent with the Vision 2030 Plan.

Consolidation Plan

The Tommy G. Thompson Building is retained in the Department of Administration portfolio.

The Department of Public Instruction occupies space vacated by WHEDA in February of 2022. The Department of Children and Families remains on the 3rd, 4th and 5th floors. Remaining space is occupied by the Wisconsin Economic Development Corporation, Elections Commission, and Child Abuse Neglect & Prevention Board (Option 1, 2A and 2B).

Note: In Madison Consolidation Option 3, The Department of Public Instruction remains at GEF 3, resulting in more vacant space available for future tenant(s).



TOMMY G. THOMPSON CENTER

201 West Washington Avenue, Madison

Tenants

The Department of Administration	1,064 SF
The Department of Children and Families	48,152 SF
The Wisconsin Elections Commission	9,175 SF
Wisconsin Economic Development Corp (WEDC)	19,522 SF
CURRENT VACANCY	31,048 SF
PROJECTED VACANCY (After consolidation)	34,445 SF

About

This facility provides office space for the Department of Children and Families, the Wisconsin Economic Development Corp (WEDC), The Wisconsin Elections Commission and the Department of Administration.

The Department of Administration acquired the building, in March 2018. The building was built in 1996 and contains 149,879 GSF of office space on 8 levels with a penthouse, and 96,615 square feet over 4 basement parking levels.

Existing Information

\$29,650,000

Appraised value (As of December 2017)

\$24.20 / SF

Total Cost of Occupancy (TCO) 2021 including debt service

Consolidation Plan



RISSER JUSTICE CENTER

17 West Main/120 Martin Luther King Jr. Blvd., Madison

The Risser Justice Center is retained in the Department of Administration portfolio

The Justice Department stays on the 3rd, and 6th-8th floors. The 5th floor will be vacated and remodeled to accommodate a different agency/ tenant, preferably one with computer center needs. This will align with the computer room remaining on the 5th floor to accommodate a different agency. Vacant space is occupied by future tenant(s).

The Legislative Technology Services Board has provided notice to vacate the Risser Justice Center as of October 2022.

Tenants

The Department of Administration	11,357 SF
The Department of Justice	116,034 SF
Wisconsin State Assembly	4,237 SF
Wisconsin State Senate	1,692 SF
Director of State Courts	32,067 SF
UW Systems	942 SF
CURRENT VACANCY	12,014 SF
PROJECTED VACANCY (After consolidation)	35,643 SF

About

The Risser Justice Center facility provides administrative office space for the Department of Justice, Offices of the Chief Clerk of the Assembly, the Legislative Technical Services Bureau, and the State Capitol Police. In addition, the State Law Library is housed within the building.

Construction of this facility was completed in 2001. It has eight stories with 228,023 GSF plus 141,894 GSF of parking on four basement levels.

Existing Information

\$71,491,916

Appraised value
(As of 2022)

\$15.87 / SF

Total Cost of Occupancy (TCO) 2021
including debt service

Consolidation Plan



STATE REVENUE BUILDING

2135 Rimrock Road, Madison

The State Revenue Building is retained in the Department of Administration portfolio

The Department of Revenue is consolidated, and the Department of Children and Families is relocated to its Madison hub in the Tommy G. Thompson Center. The Department of Veterans Affairs remains in the State Revenue Building. Vacant space is then occupied by future tenant(s) with some first floor space converted to shared conference and training rooms.

Tenants

The Department of Administration	6,601 SF
The Department of Revenue	171,403 SF
The Department of Veterans Affairs	19,913 SF
CURRENT VACANCY	9,537 SF
PROJECTED VACANCY (After consolidation)	18,890 SF

About

The State Revenue Building provides office space for the Department of Revenue, the Department of Children and Families, the Department of Veterans Affairs, and the Department of Administration.

Construction of the State Revenue Building was completed in 2000. The facility has 6 stories above ground and contains approximately 247,224 GSF of space. Parking is a surface lot.

Existing Information

\$42,730,000

Appraised value
(As of September 2020)

\$12.20 / SF

Total Cost of Occupancy (TCO) 2021
including debt service

Consolidation Plan

HILL FARMS STATE OFFICE BUILDING

4822 Madison Yards Way, Madison

The Hill Farms State Office Building is retained in the Department of Administration portfolio

Space vacated by the consolidation of the Department of Transportation, Employee Trust Funds, Higher Education Aids Board, Department of Financial Institutions, and the Department of Safety and Professional Services to be backfilled with the Department of Natural Resources (from GEF 2) and the Wisconsin Technical College System Board (from Hill Farms, Building E). The Public Service Commission will remain at Hill Farms.

Note: In Madison Consolidation Option 3, The Department of Natural Resources remains at GEF 3, resulting in more vacant space available for future tenants.

Tenants

The Department of Administration	31,020 SF
The Department of Safety and Professional Services Families	45,856 SF
The Department of Financial Institutions	34,966 SF
The Department of Transportation	227,702 SF
Public Service Commission	31,868 SF
Higher Education Aids Boards	2,934 SF
Employee Trust Funds	71,084 SF
CURRENT VACANCY	5,849 SF
PROJECTED VACANCY (After consolidation)	134,763 SF

About

The Hill Farms State Office Building provides office space for the Department of Transportation, the Department of Financial Institutions, Employee Trust Funds, the Department of Administration (Division of Enterprise Technology and Hearings and Appeals), the Public Service Commission, the Higher Educational Aids Board, and the Department of Safety and Professional Services.

The building is the most recently constructed state office building and was occupied in 2018. The building includes 585,664 GSF within nine stories plus a partial basement. Parking is within an adjacent 1,700 stall parking structure.

Existing Information

\$156,000,000

Purchased value (As of February 2018)

\$17.36 / SF

Total Cost of Occupancy (TCO) 2021 including debt service

Consolidation Plan

WISCONSIN PUBLIC BROADCASTING CENTER

3319 West Beltline Highway, Madison

The Wisconsin Public Broadcasting Center is retained in the Department of Administration portfolio

The Department of Administration Division of Gaming is consolidated. The Department of Tourism, Educational Communications Board, DOA Department of Facilities Development and Labor and Review Commission will remain at the Wisconsin Public Broadcasting Center building. Vacant space is occupied by future tenant(s).

Tenants

The Department of Administration	9,928 SF
The Department of Tourism	8,179 SF
Educational Communications Board	9,921 SF
Wisconsin Labor and Review Commission	6,421 SF
CURRENT VACANCY	3,851 SF
PROJECTED VACANCY (After consolidation)	8,719 SF

About

The Wisconsin Public Broadcasting Center (also known as Educational Communications Board Building - ECB) is a special use facility; it provides office space and a public broadcasting platform for the Educational Communications Board (ECB). The facility also provides office space for the Department of Administration (Divisions of Gaming and Facilities Development), the Department of Tourism, the Department of Health Services and the Wisconsin Labor and Industry Review Commission.

The building was completed in 1974 and purchased by the State in 1992. It contains 48,241 GSF on 4 floors above-grade and a basement level. Parking is a surface lot and there is a detached garage on the property used for shop space and storage.

Existing Information

\$3,385,000

Appraised value
(As of September 2020)

\$24.23 / SF

Total Cost of Occupancy (TCO) 2021
including debt service



Consolidation Plan

The Hill Farms DEL Complex is retained in the Department of Administration portfolio

The Wisconsin Technical College System Board will vacate Building E and move to the Hill Farms State Office Building allowing the DOJ Crime Lab to expand. The Department of Administration, UW State Lab of Hygiene, and Department of Justice Crime Lab and Records Storage will remain. Other vacant space to be backfilled with the UW State Lab of Hygiene NADP Lab.

Tenants

The Department of Administration	64,753 SF
The Department of Justice	66,636 SF
Wisconsin Technical College System Board	19,851 SF
UW State Lab of Hygiene	3,653 SF
CURRENT VACANCY	20,567 SF
PROJECTED VACANCY (After consolidation)	29,918 SF

About

This Hill Farms State Office Facility consists of three buildings: Buildings D, E, and L. Each facility was built at different times from 1961 to 1969. The DEL Complex has approximately 260,219 GSF of space, The overall complex is 3 stories high with 2 basement levels. The floors and floor level configurations are different for each building. Building “D” has 51,934 GSF; Building “E” has 41,531 GSF and Building “L” has 166,773 GSF. The buildings contain lab and office space for the Department of Justice, State Crime Lab, Record Center, mail and trades space for the Department of Administration, Lab space for the UW Lab of Hygiene and office space for the Wisconsin Technical College System Board.

Existing Information

N/A
Appraised value
(As of September 2020)

\$14.77 / SF
Total Cost of Occupancy (TCO) 2021
including debt service

Consolidation Plan

The State Agriculture Building is retained in the Department of Administration portfolio

The Department of Agriculture, Trade and Consumer Protection is consolidated, vacating tenant space on the first floor. Vacant space is occupied by the UW State Lab of Hygiene.

STATE AGRICULTURE BUILDING

2811 Agriculture Drive, Madison

Tenants

The Department of Administration	1,388 SF
The Department of Agriculture Trade and Consumer Protection	84,108 SF
United States Department of Agriculture (USDA)	2,293 SF
CURRENT VACANCY	464 SF
PROJECTED VACANCY (After consolidation)	13,462 SF

About

The State Agriculture Building facility provides office space for the Department of Agriculture, Trade and Consumer Protection.

The building was constructed in 1993-1994 and contains 118,009 square feet of space on 4 floors above grade and a partial basement. Parking is a surface lot positioned on a 36-acre site.

Existing Information

\$7.57 / SF

Total Cost of Occupancy (TCO) 2021 including debt service

Madison Option 2A Plan



PROPOSED NEW BUILDING GEF 2 / 3 SITE

101 and 125 South Webster Street, Madison

GEF Complex Office Building Maximization study dated November 2, 2020, Prepared by HGA.

Tenants

Proposed building, no existing tenants

About

This proposed new office building is from the GEF Complex Office Building Maximization Study prepared by HGA dated November 2, 2020, based on Sketch Option 5. The proposed building as part of this study includes 530,456 GSF (interior) in 6 stories. Three levels of basement parking are proposed with approximately 860 parking stalls.

Information

\$453,360,917

Total Project Costs
(Extrapolated from HGA study)

GEF 2 and 3 are razed and a new State Office Building constructed on the site

The occupants of this new building would be the Department of Health Services, Department of Workforce Development, Department of Administration, Board for People with Development Disabilities, WI Women's Council, Tax Appeals, Ethics Commission, Board of Commissioners of Public Lands, and Office of the Commissioner of Insurance.

If additional tenants are interested in relocating to this proposed new building, the building could be increased in size by 1-3 stories with 1 or 2 additional levels of parking. Other possible occupants currently in leases to be considered include the Board on Aging and Long Term Care, Department of Health Services DDB, and the Wisconsin Court System.



Rounding the turn from Doty onto Webster

Rendering of Proposed New Building GEF 2 / 3 Site from GEF Complex Office Building Maximization study dated November 2, 2020, Prepared by HGA.

*Milwaukee
State-Owned
Buildings
Overview and
Consolidation
Plan Options*

Consolidation Plan



LEE SHERMAN DREYFUS STATE OFFICE BUILDING

141 Northwest Barstow Street, Waukesha

The Lee Sherman Dreyfus State Office Building is retained in the Department of Administration portfolio

Department of Administration, Department of Safety & Professional Services, Department of Health Services, and Department of Natural Resources tenants will remain in their existing spaces, not consolidating space. Department of Transportation will consolidate and remain on the 1st, 2nd, and 4th floors. Vacant space in the building will be a small 1st floor space and the entire 3rd floor. Additional common meeting spaces will be added on the 1st floor along with Department of Children & Families and Department of Health Services hoteling spaces.

Tenants

The Department of Administration	1,938 SF
The Department of Health Services	5,780 SF
The Department of Natural Resources	11,701 SF
The Department of Transportation	83,262 SF
The Department of Safety and Professional Services	5,091 SF
The Department of Children and Families	7,410 SF
CURRENT VACANCY	0 SF
PROJECTED VACANCY (After consolidation)	47,561 SF

About

The facility provides office space for multiple state agencies – including the Departments of Transportation, Health Services, Children and Families, Natural Resources, Safety and Professional Services, and Administration.

The Lee Sherman Dreyfus (Waukesha) State Office Building was originally built in 1981. A 70,000 SF addition was constructed in 2002. The current facility has four above-ground stories with 169,976 GSF. Parking is an on-site surface lot.

Existing Information

\$10,700,000

Appraised value
(As of September 2006)

\$10.90 / SF

Total Cost of Occupancy (TCO) 2021
including debt service

Consolidation Plan

MILWAUKEE STATE OFFICE BUILDING

819 North 6th Street, Milwaukee

Tenants

The Department of Administration	17,460 SF
The Department of Corrections	24,978 SF
The Department of Children and Families	13,942 SF
The Department of Health Services	12,134 SF
The Department of Revenue	24,821 SF
The Department of Transportation	3,319 SF
The Department of Workforce Development	11,498 SF
The Office of the State Public Defender	24,742 SF
CURRENT VACANCY	8,229 SF
PROJECTED VACANCY (After consolidation)	24,828 SF

About

The Milwaukee State Office Building provides office space for multiple state agencies, including the Departments of Corrections, Revenue, Children and Families, Health Services, Workforce Development, Administration, Transportation, and the Offices of the State Public Defender.

Construction of the approximately 201,200 GSF Milwaukee State Office Building was completed in 1963. It has 9 stories above ground, 1 basement level, and 44 on-site surface parking stalls. The building is dated, in need of renovation, and lacks parking.

Option 1

The Milwaukee State Office Building will be vacated, underutilized, and marketed for sale

The Department of Administration enters into a development agreement to build a new state office facility on land it purchased at 27th Street and Wisconsin Avenue in Milwaukee. The Department of Children and Families will be consolidating staff to its Milwaukee hub at 26th street and the Office of the State Public Defender will relocate to office space closer to the county courthouse. The Department of Corrections will relocate to a location in proximity to its clients. Upon completion the state would sell the property to the developer to facilitate private development opportunities and would lease the completed building.

Option 2

The Milwaukee State Office Building is retained in the DOA portfolio and renovated

The Milwaukee State Office Building will undergo a full renovation and will continue to house State agencies at this location. The Department of Children and Families will be consolidating staff to its Milwaukee hub at 26th street.

The State commissioned mosaic murals for the MSOB in 1961 and the art project was completed in 1963. Ms. Marjorie E. Kreilick, Associate Professor of Art at the University of Wisconsin, created the ten murals in Roma, Italy while on a two-year Prix de Rome Fellowship at the American Academy of Art. These murals will need consideration in any of the options concerning this facility.

Existing Information

\$5,490,000

Appraised value
(As of May 2018)

\$8.47 / SF

Total Cost of Occupancy (TCO) 2021
including debt service

\$95,690,085

Projected upgrade and
renovation costs 2025-2027

MILWAUKEE WISCRAFT WORKSHOP AND ADMINISTRATION BUILDINGS

Consolidation Plan

The Wiscraft Building at 5504 West State Street and 5316 West State Street will be vacated, underutilized, and marketed for sale

Beyond Vision has purchased a new facility and will move after the completion of renovations. Beyond Vision is expected to vacate the Wiscraft buildings between 2023-2024.

Note: Environmental concerns exist at these properties that will need to be disclosed for any asset sales.

A 5316 West State Street, Milwaukee

B 5504 West State Street, Milwaukee

Building A Tenants

Beyond Vision	39,129 SF
CURRENT VACANCY	0 SF
PROJECTED VACANCY	39,129 SF

Building B Tenants

Beyond Vision	6,020 SF
CURRENT VACANCY	0 SF
PROJECTED VACANCY	6,020 SF

About

The Department of Administration currently leases these two facilities to WisCraft (aka Beyond Vision), which operates a sheltered workshop for the visually impaired. The facility at 5316 W. State Street is a mixed-use office/warehouse containing 39,139 GSF constructed in 1946 on 1.2 acres. The facility at 5504 W. State Street is also mixed-use office/warehouse and contains 6,020 GSF. The State purchased the two facilities in 1964.

In May 2020 DOA entered into a 10-year lease agreement with WisCraft for each location, with terms beginning July 1, 2020 and ending June 30, 2030. The proposed leases provide no renewal options, contain a right to terminate, and require a 180-day notice by WisCraft or a 365-day notice by DOA to terminate.

Building A Information

\$1,055,000

Appraised value of 5316 W. State St. (As of June 2022)

\$0.93 / SF

Total Cost of Occupancy (TCO) 2021 including debt service

N/A

Projected upgrade and renovation costs 2025-2027

Building B Information

\$295,000

Appraised value of 5504 W. State St (As of June 2022)

\$0.93 / SF

Total Cost of Occupancy (TCO) 2021 including debt service

N/A

Projected upgrade and renovation costs 2025-2027



S.E. REGIONAL MILWAUKEE CRIME LABORATORY

1578 South 11th Street, Milwaukee

Consolidation Plan

Option 1

The SE Regional Milwaukee Crime Lab building will be vacated, underutilized, and marketed for sale

The Department of Justice is projected to move into a new facility in 2025.

Option 2

Construct new Milwaukee Crime Lab facility at a location to be determined

If a new facility contract falls through, a new Milwaukee Crime Laboratory could be constructed once a site is selected utilizing an existing approved enumeration. If the Milwaukee State Office Building were to be renovated as contemplated in Option 2, the land purchased at 27th Street and Wisconsin Avenue for the new State Office Building would be available.

Tenants

The Department of Justice	33,747 SF
CURRENT VACANCY	0 SF
PROJECTED VACANCY	33,747 SF

About

This facility provides laboratory space for the Department of Justice (DOJ) – Milwaukee Crime Laboratory.

The building was constructed in 1983 with an addition in 1992-1993. It contains 60,645 square feet of office, mechanical rooms, and laboratory space on two levels.

Existing Information

\$1,130,000

Appraised value
(As of January 2018)

\$12.64 / SF

Total Cost of Occupancy (TCO) 2021
including debt service

Consolidation Plan

Option 1

The existing Milwaukee State Office Building will be vacated, underutilized, and marketed for sale and a new State Office Building will be constructed.

The Department of Administration issues an RFP via ground lease to enter into a development agreement build to suite a new leased office facility on the land it purchased at 27th Street and Wisconsin Avenue in Milwaukee. The occupants of this new building would be the Department of Health Services, Department of Revenue, Department of Workforce Development, Department of Transportation, and the Department of Administration. The facility and land would be sold to the developer upon substantial completion facilitating additional private development on the site. The state would lease the office building.

NEW MILWAUKEE STATE OFFICE BUILDING

W. Wisconsin Avenue and North 27th Street, Milwaukee

Rendering of Proposed New Milwaukee State Office Building from Milwaukee State Office Building Advanced Planning Study dated September 14, 2021, Prepared by Continuum and SmithGroup.

Tenants

Proposed building, no existing tenants

About

This proposed new office building is from the Milwaukee State Office Building Advanced Planning Study prepared by Continuum Architects and Smith Group dated September 14, 2021. The proposed building, as part of this study, includes 130,550 GSF in 3 to 5 stories and structured parking of approximately 570 stalls.

Information

Project would be a sale upon completion and lease.

Other State- Owned Buildings



EAU CLAIRE STATE OFFICE BUILDING

718 West Clairemont Avenue, Eau Claire

Consolidation Plan

The Eau Claire State Office Building is retained in the Department of Administration portfolio

The agencies in this facility will remain, but consolidate and remaining vacant space will be occupied by state agencies currently in leased space.

Tenants

Department of Administration	2,230 SF
Department of Transportation	27,605 SF
Department of Revenue	5,924 SF
Department of Agriculture, Trade, and Consumer Protection	1,457 SF
Department of Workforce Development	160 SF
CURRENT VACANCY	139 SF
PROJECTED VACANCY (After consolidation)	10,404 SF

About

The Eau Claire State Office Building was constructed between 1962-1963. It is 3 stories high and has 52,206 GSF.

Existing Information

\$12.18 / SF

Total Cost of Occupancy (TCO) 2021 including debt service

Consolidation Plan

The Green Bay State Office Building is retained in the Department of Administration portfolio.

The Department of Corrections, Department of Health Services, and Department of Revenue remain. The Department of Children & Families is consolidated, vacating space. Vacant space is then occupied by future tenant(s).

GREEN BAY STATE OFFICE BUILDING

200 N Jefferson St, Green Bay

Tenants

The Department of Administration	960 SF
Department of Health Services	8,644 SF
Department of Corrections	14,831 SF
Department of Revenue	8,398 SF
Department of Children and Families	7,699 SF
CURRENT VACANCY	5,806 SF
PROJECTED VACANCY (After consolidation)	10,817 SF

About

The Green Bay State Office Building was constructed in 1983. It has six floors above ground and contains 69,519 GSF.

Existing Information

\$8.87 / SF

Total Cost of Occupancy (TCO) 2021 including debt service

Consolidation Plan

The La Crosse State Office Building is retained in the Department of Administration portfolio

The Department of Administration, Department of Natural Resources, and Department of Children and Families remain as tenants. The Department of Transportation is consolidated, vacating space. Vacant space is then occupied by future tenant(s).



Tenants

Department of Administration	1,056 SF
Department of Children & Families	101 SF
Department of Transportation Southwest Regional Office	20,124 SF
Department of Natural Resources Service Center	9,604 SF
CURRENT VACANCY	0 SF
PROJECTED VACANCY (After consolidation)	6,369 SF

About

The facility was built in 1960 and occupied beginning in 1961. It contains 45,965 GSF on 2 floors above ground, and a basement.

Existing Information

\$12.08 / SF

Total Cost of Occupancy (TCO) 2021 including debt service

Consolidation Plan

The Wisconsin Rapids State Office Building is retained in the Department of Administration portfolio

The Department of Children and Families remains in the Wisconsin Rapids State Office building. The Department of Transportation is consolidated, vacating space. Vacant space is then occupied by future tenant(s).

WISCONSIN RAPIDS STATE OFFICE BUILDING

1681 2nd Ave S, Wisconsin Rapids

Tenants

North Central District office of the Wisconsin Department of Transportation	31,719 SF
Department of Children and Families	1,079 SF
CURRENT VACANCY	3,508 SF
PROJECTED VACANCY (After consolidation)	17,202 SF

About

The Wisconsin Rapids State Office Building was originally constructed in 1960 and occupied in 1961. The facility was then expanded in 2002. It now contains 59,418 GSF of space on two (2) floors above ground, plus a basement.

Existing Information

\$7.15 / SF

Total Cost of Occupancy (TCO) 2021 including debt service

Telework Considerations

Telework Considerations

Introduction

It is important to remember the users of the workspaces within the DOA Office Building Portfolio. People want to feel valued, have a sense of belonging to their organization, and be part of the larger community of their fellow employees. Telework creates new challenges for the workplace but also provides employees with more choice and control over where, when and how they work. More than ever, people will be more engaged in the workplace if they can move about, have privacy when they need it, and have access to spaces where they can connect with their coworkers.

Steelcase has conducted global research on the impacts of remote work and shared the results with key findings below:

- When people like working from their office, they are more engaged, more productive, connected to the organization's culture and more likely to stay with that employer.
- People want their office to help them collaborate, and private space to help them focus.
- People want their own workspace, but they also want the autonomy and flexibility of hybrid work.

The hybrid workplace should foster community and help the employee to feel a sense of belonging and purpose. Providing a pleasant and thriving work environment that supports collaboration and social interaction will bring people back into the office – remote work and technology-based communication does not completely fulfill the human need for social interaction.

As telework is implemented into office environments for State agencies, the office layout, shared spaces and individual workstations need to be reconsidered to better meet this new way of working. As many State employees work in the office only two days a week, space can be consolidated to save rent and to avoid “ghost-town” offices. This new way of working will also need to be organized for various meeting set-ups, touch-down workspaces, and shared workstations to better support employees when they are working in the office.

For staff that is in the office three days or more per week, they will continue to have private offices or personal workstations as assigned to them as part of the State Design Guidelines. In general these employees will not have changes to their existing workspaces. Where possible, these staff who are in-office the majority of the time could be shifted to window-facing workspaces.

For staff that is in the office two days or less per week, they will lose their existing workspace unless a dedicated workspace is deemed operationally required. These staff would either share a workspace or use a hoteling station.

Common spaces need to support employees to collaborate, focus and create a sense of community, creating a work neighborhood for employees that effectively meets their needs when they are in the office.

Telework Impact on Space Needs:

As agencies adopt telework policies and workspaces are redesigned to accommodate this new model of hybrid work, the number of workstations per employee will decrease but more collaboration space is anticipated. The consolidation plan starting point was to look at 175 SF/staff as compared to the current average of 225 SF/staff. This anticipates approximately 8 workstations per 10 employees and an increase of collaboration space within each agency space and a slight decrease in support spaces. For agencies with a high percentage of workstation cubicles or a high number of staff working remotely 4 or 5 days per week, various SF consolidation formulas were considered. Prior to consolidation, relocation or redesign, it is recommended that each agency go through a detailed programming analysis to confirm actual square footage and workstation needs.

Other Considerations:

- For staff that is in the office three days or more per week, they will have no changes to their existing parking subscriptions.
- For staff that is in the office two days or less per week, they will need to participate in a formal or informal parking stall share program to park within the State parking facilities requiring a subscription.
- Staff is requesting the use of locker rooms and wellness rooms in all state office buildings, similar to the use of DOA Common Hoteling spaces. There will be a need to balance flexibility and security; Capitol Police would need to provide access permissions to all State employees.

Telework Considerations

The following spaces could be part of the office environment, depending on each agency's needs and requirements:

Enclosed Collaboration/Huddle/Conference Rooms:

Conference space for team members to have meetings and work sessions together, with some team members virtual and some in the offices. These are enclosed spaces that allow acoustical separation and privacy from others in the office. They could be of various sizes and would provide the following:

- Technology for virtual connection, display, and camera set-up
- Movable marker boards
- Flexible furniture
- Large conference table(s)
- Ergonomic seating

Open Collaboration/Huddle Spaces:

These spaces are open to the office environment, but are flexible to support a variety of ways to collaborate with team members and provide more relaxed seating than in enclosed spaces:

- Soft seating that is easy to move around
- Flexible tables for personal or group use
- Technology plug-in areas
- Elements to create boundaries, such as movable marker boards, screens, etc.
- Team storage

Shared Office Neighborhood Elements:

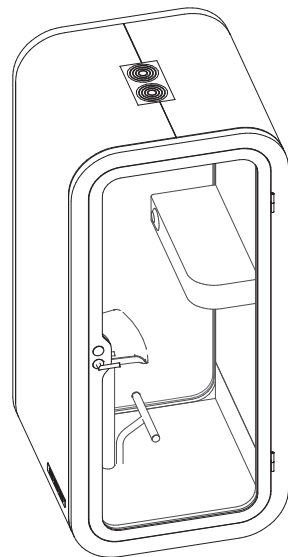
The office will continue to have support spaces for all team members to use, whether they are in the office 5 days a week, 2 days a week or just periodically. These spaces are essential to keep for printing/copying, file storage, reference materials, and other shared resources:

- Print/copy area
- Mailroom
- Trash/recycle
- File Room
- Reference materials/library
- Locker units for staff utilizing hoteling stations. Consider if these should be centralized as they are at the Hill Farms State Office Building.

Phone Booths/ Focus Room:

These small rooms will provide acoustical privacy for virtual meetings or heads-down space for those working at open workstations:

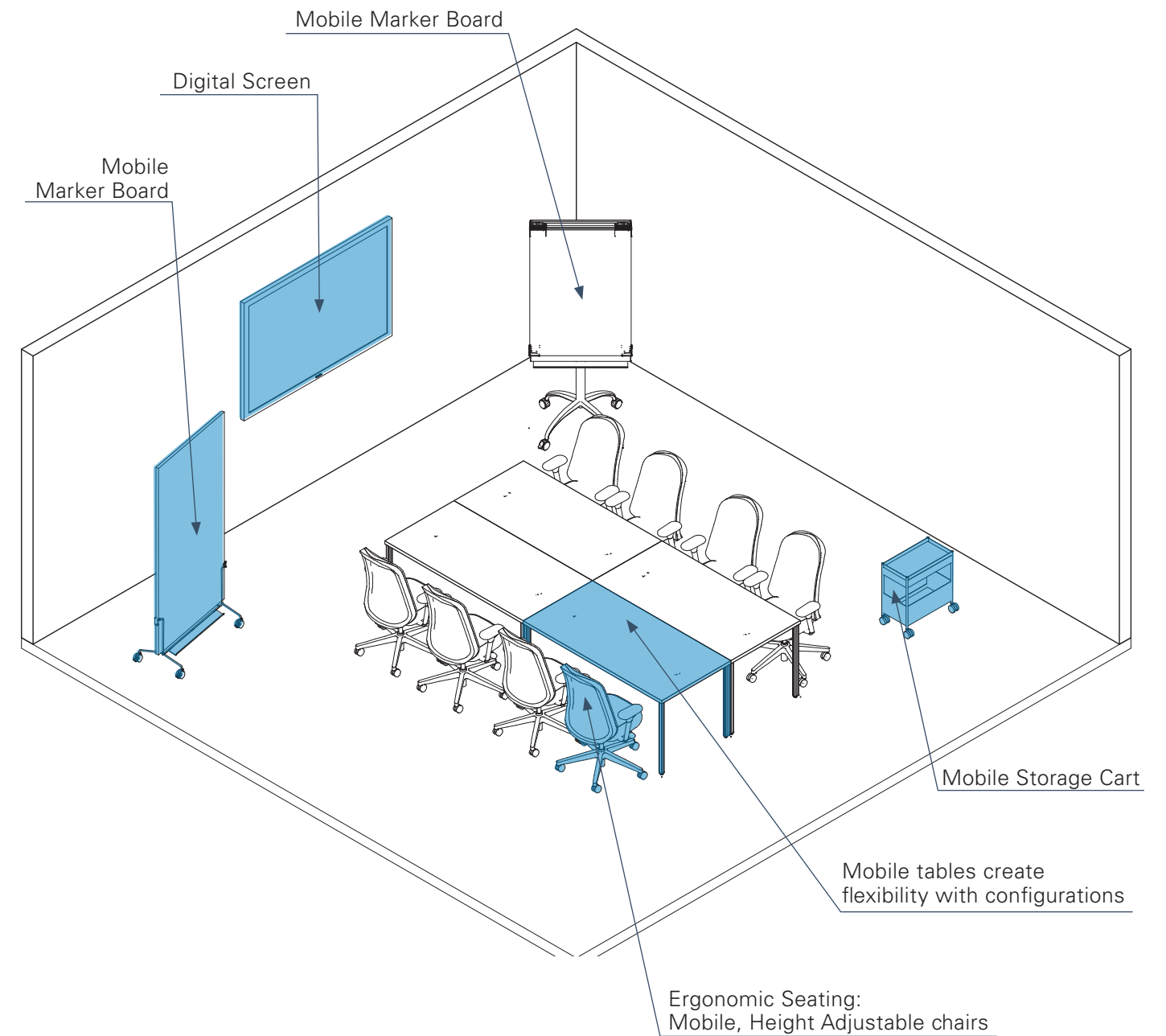
- Sit to stand desk
- Technology
- Ergonomic seating
- Adjustable lighting
- Acoustical enclosure



Focus Room

- 1 Occupant Booth
 - Ergonomic Seating
 - Adjustable Lighting
 - Acoustical Enclosure
 - Technology

Enclosed Collaboration

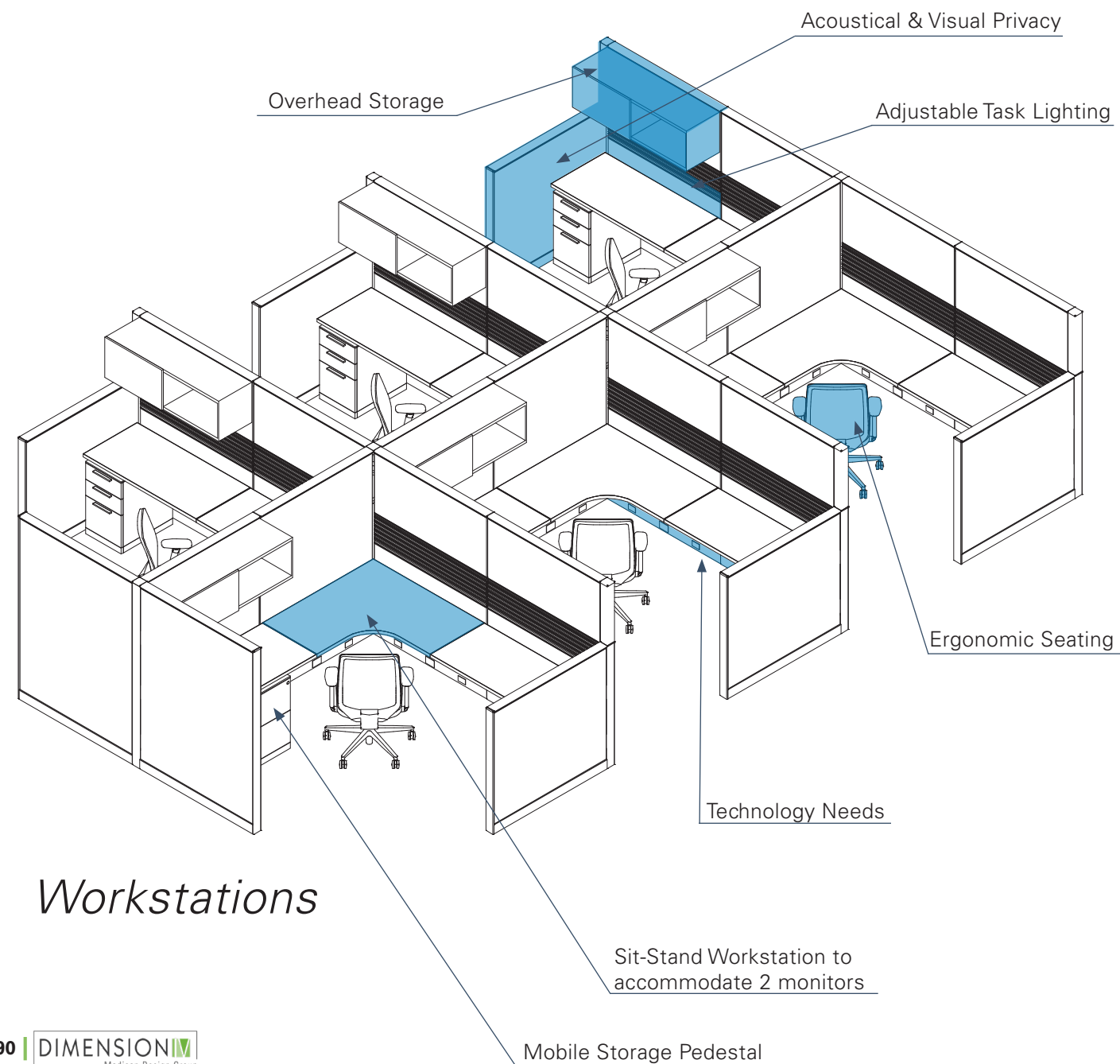


Telework Considerations

Workstations:

Telework team members will need a space to call home when they are in the office. Access to team members will be important along with feeling a sense of belonging to the office. These spaces could be a shared workstation or hoteling/hot desk. Both arrangements would incorporate the following into the workstations:

- Technology for computer, phone, and virtual meetings
- Height adjustable desk, ergonomic chair, and adjustable lighting
- Sanitation protocols of providing a clean workstation after each use
- Acoustical and visual privacy furniture components
- Shared workstations could be smaller (6'x6') than the standard non-shared workstations (8'x8') in facilities with new furniture systems.

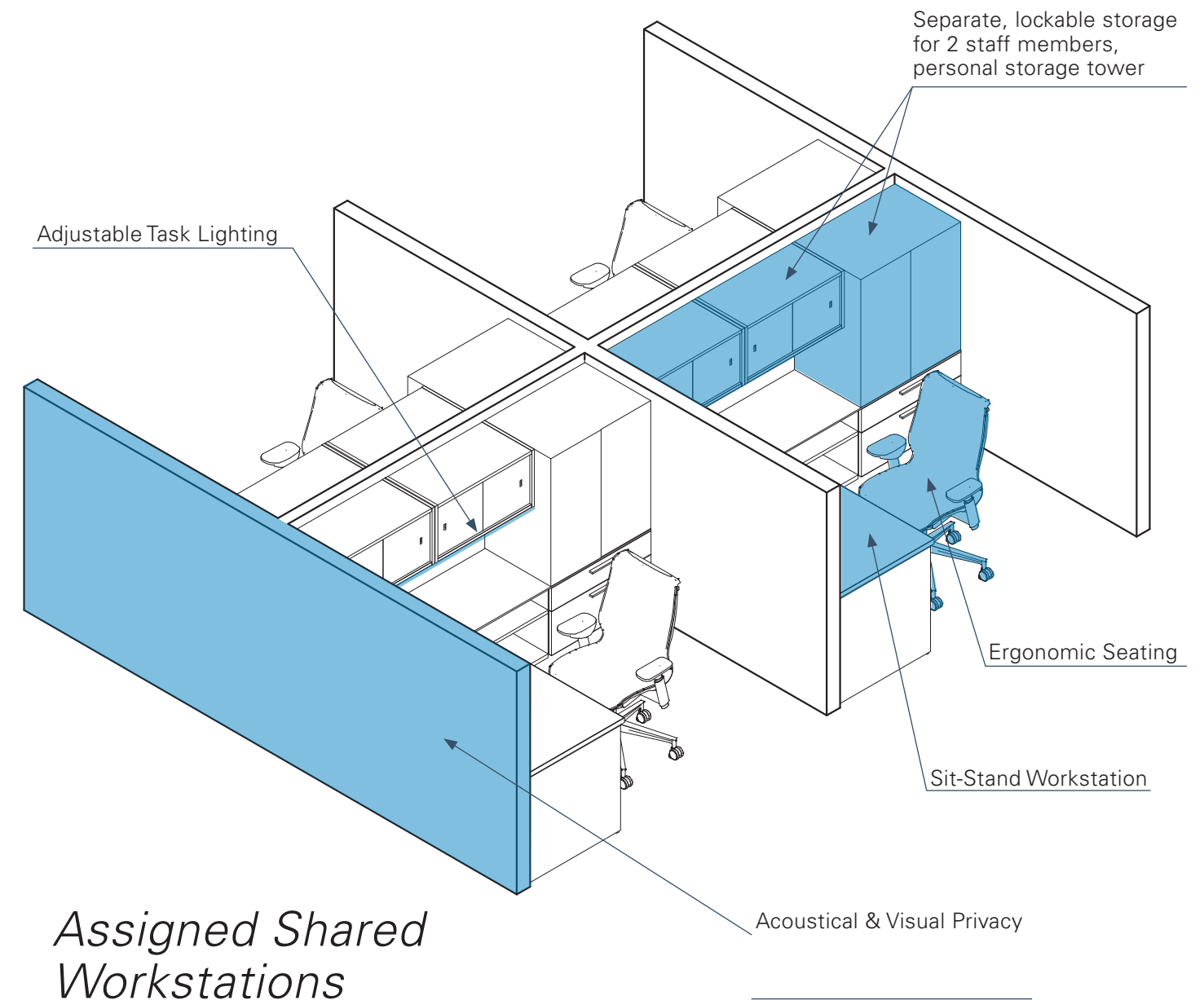


Workstations

Assigned Shared Workstations:

Shared workstations will be provided for staff who work in-office 2 or fewer days per week, allowing for assigned workstations to be shared by two staff members who are in the office on opposite days. Employees could be allowed to select workstation partners to allow for compatible personalities and work habits. In addition to the above workstation elements the following would be incorporated into these assigned telework stations:

- Storage for two staff members, lockable at all components
 - Overhead storage
 - Filing cabinets/drawers
 - Personal storage tower
- Personalization
 - No permanent personal items on desk surface, integrated within storage components



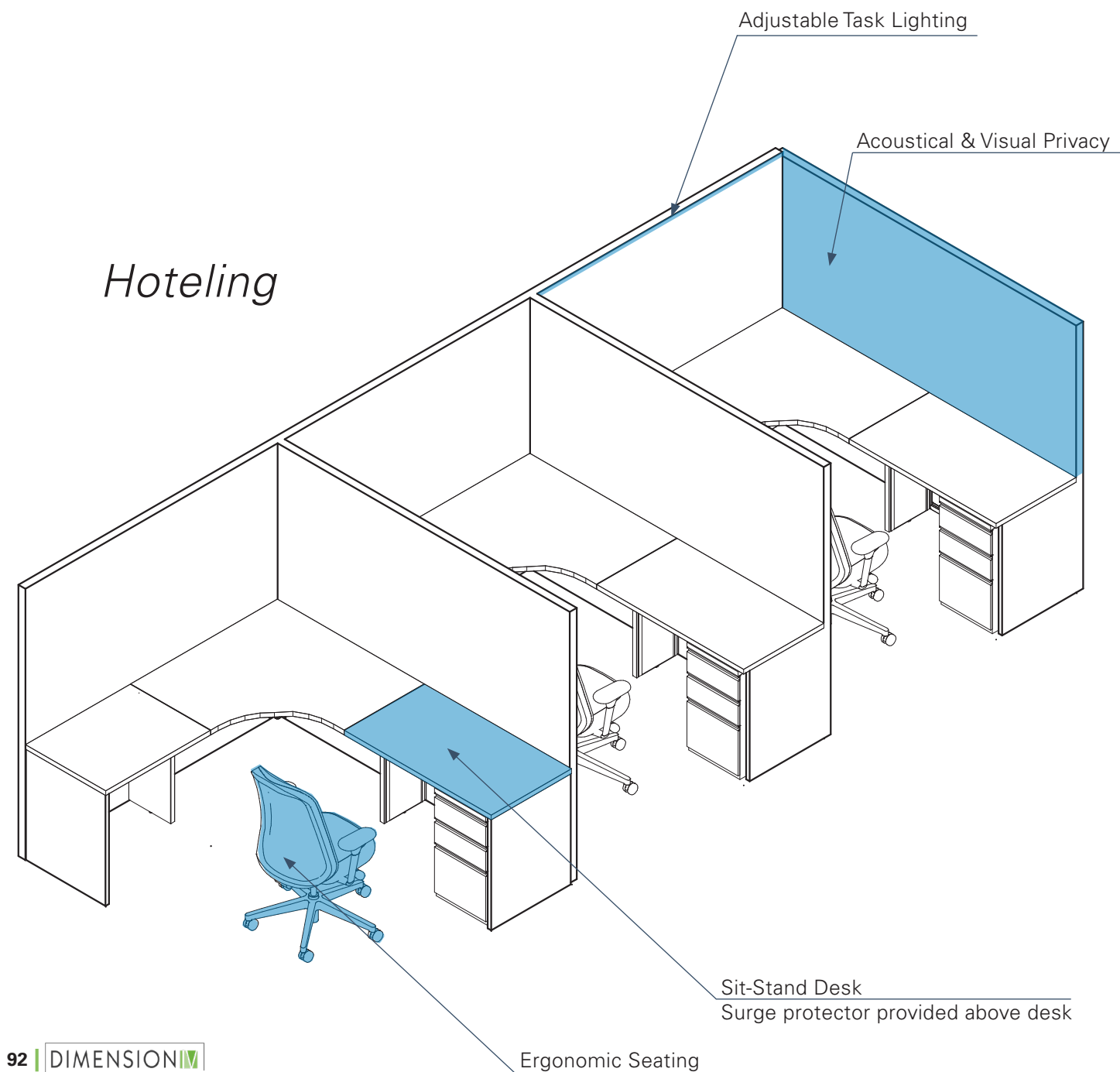
Assigned Shared Workstations

Telework Considerations

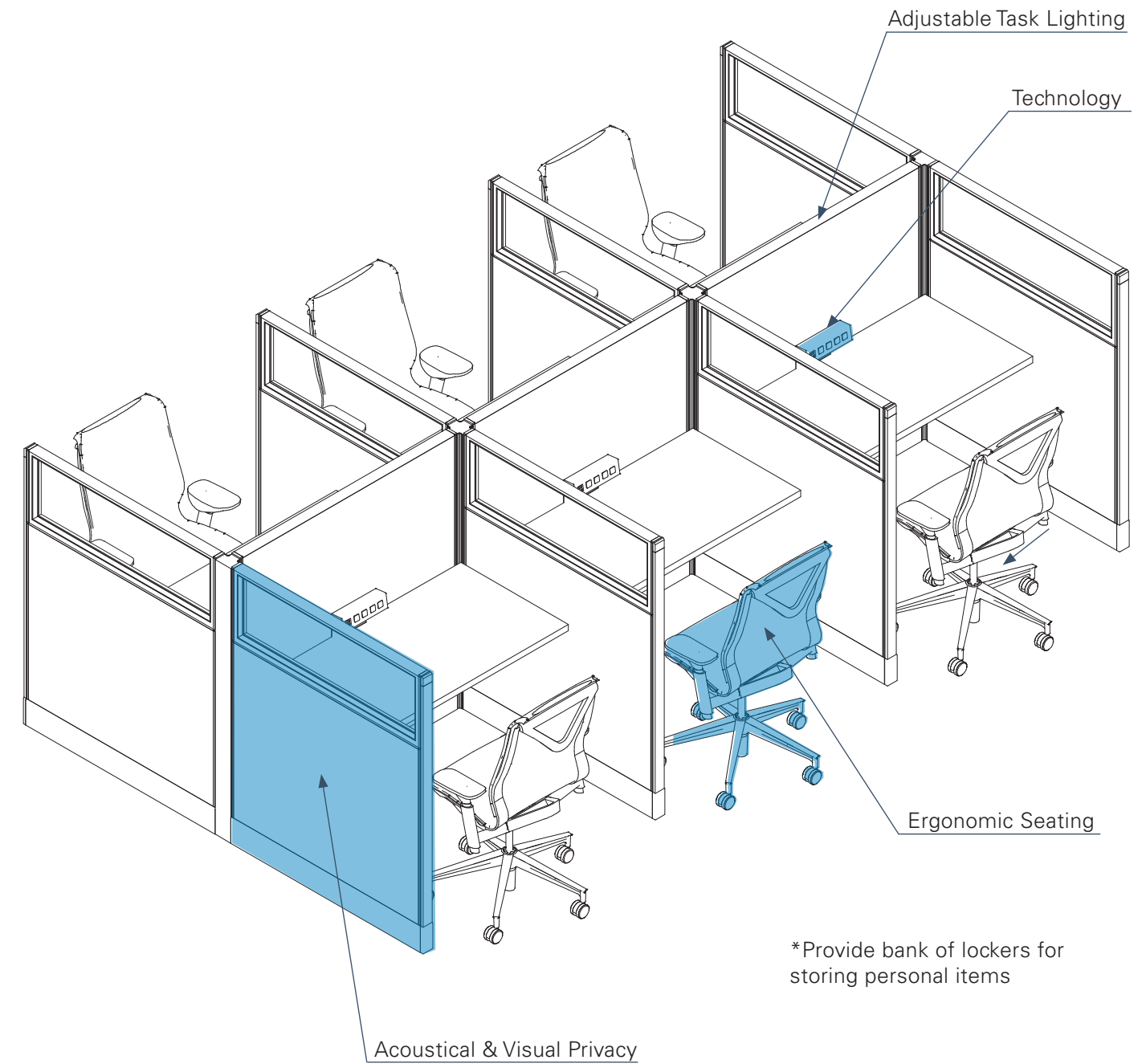
Unassigned Shared Workstations:

Unassigned workstations will be provided for staff working in the office one to two days a week or staff working at an office space elsewhere in the state. These will be unassigned spaces that staff can touch down and work at if they are open when they arrive at the office. The above workstation elements will be incorporated along with the following:

- Print/copy area
- Hoteling stations are reservable by software selected by Agency. Hoteling stations can be located within each agency, with a hoteling suite available to all state employees in larger office buildings.
- Hot Desk Protocol: Use available desk that is open, no need to reserve space. These workstations are typically within the agencies and within divisions of larger agencies.



Hot Desk



*Provide bank of lockers for storing personal items