

ENVIRONMENTAL ASSESSMENT

**INFIRMARY BUILDING ADDITION
TAYCHEEDAH CORRECTIONAL INSTITUTION
DFD DOC Project #14B1T**

Prepared for

**State of Wisconsin
Department of Administration
Division of Facilities Development**

March 2015

Prepared by

GRAEF
One Honey Creek Corporate Center
125 South 84th Street, Suite 401
Milwaukee, WI 53214-1470
Telephone: (414) 259-1500
FAX: (414) 259-0037

GRAEF Project No. 2014-0451.00

**Infirmiry Building Addition
Environmental Assessment**

**Taycheedah Correctional Institution
DFD DOC Project #14B1T**

Prepared for: Department of Administration
Division of Facilities Development
101 E. Wilson Street
P.O. Box 7866
Madison, WI 53702

Site Address: 751 County Road K
Fond du Lac, WI 54936-1947

Prepared By: GRAEF
One Honey Creek Corporate Center
125 South 84th Street, Suite 401
Milwaukee, WI 53214-1470
(414) 259-1500

Laura A.B. Giese, PhD
Environmental Scientist

Brian Schneider, PE
Project Manager

TABLE OF CONTENTS

| | |
|--|----|
| EXECUTIVE SUMMARY..... | 1 |
| Introduction | 1 |
| General Project Description | 1 |
| Environmental Assessment (EA) Process | 1 |
| | |
| I. DESCRIPTION OF PROPOSED ACTION..... | 3 |
| A. Title of Proposal | 3 |
| B. Location | 3 |
| C. Project | 3 |
| 1. Description | 3 |
| 2. Purpose and Need | 3 |
| D. Estimated Cost and Funding Source | 4 |
| E. Time Schedule..... | 4 |
| | |
| II. EXISTING ENVIRONMENT | 4 |
| A. Physical | 4 |
| B. Biological | 5 |
| 1. Flora | 5 |
| 2. Fauna..... | 5 |
| C. Social | 5 |
| D. Economic..... | 6 |
| E. Other | 7 |
| | |
| III. PROPOSED ENVIRONMENTAL CHANGE..... | 7 |
| A. Manipulation of Terrestrial Resources | 7 |
| B. Manipulation of Aquatic Resources | 7 |
| C. Structures | 7 |
| D. Other | 8 |
| E. Attachments..... | 9 |
| | |
| IV. PROBABLE ADVERSE AND BENEFICIAL IMPACTS..... | 9 |
| A. Physical Impacts | 9 |
| B. Biological Impacts | 10 |
| C. Socioeconomic Impacts | 10 |
| 1. Social..... | 10 |
| 2. Economic | 11 |
| D. Sustainability Features..... | 14 |
| E. Cumulative Impacts | 14 |
| F. Other | 12 |
| | |
| V. PROBABLE ADVERSE IMPACTS THAT CANNOT BE AVOIDED | 12 |

| | |
|---|----|
| VI. RELATIONSHIP BETWEEN SHORT - TERM USES OF THE ENVIRONMENT AND THE MAINTENANCE AND ENHANCEMENT OF LONG - TERM PRODUCTIVITY | 12 |
| VII. IRREVERSIBLE OR IRRETRIEVABLE COMMITMENTS OF RESOURCES | 13 |
| A. Energy | 13 |
| B. Archaeological and historic features or sites | 13 |
| C. Other | 13 |
| VIII. ALTERNATIVES | 13 |
| IX. EVALUATION | 14 |
| X. LIST OF AGENCIES, GROUPS AND INDIVIDUALS CONTACTED REGARDING THIS PROJECT | 15 |
| RECOMMENDATION | 16 |

LIST OF APPENDICES

- APPENDIX A: EA Project Kickoff Meeting Minutes**
- APPENDIX B: Distribution List**
- APPENDIX C: Preliminary Project Plans**
- APPENDIX D: WDNR Endangered Resource Review**
- APPENDIX E: Cultural Resources Review**
- APPENDIX F: Recommended Major Capital Projects**
- APPENDIX G: Draft EA Public Notice**

LIST OF FIGURES

- Figure 1 Site Location Map with USGS Topography**
- Figure 2 2010 Aerial Imagery**
- Figure 3 WDNR Watershed Map**
- Figure 4 FEMA Floodplain Map**
- Figure 5 National Wetland Inventory Map**
- Figure 6 Soil Survey Map**

LIST OF ACRONYMS

| | |
|---------------|--|
| BITP/A | Broad Incidental Take Permit/Authorization |
| CMU | Concrete Masonry Unit |
| dB | Decibel |
| DCI | Dodge Correctional Institution |
| DFD | Department of Facilities Development |
| DOC | Department of Corrections |
| EA | Environmental Assessment |
| EPDM | Ethylene Propylene Diene Monomer |
| FEMA | Federal Emergency Management Agency |
| FONSI | Finding of No Significant Impact |
| FTE | Full Time Employee |
| GSF | Gross Square Footage |
| HSU | Health Services Unit |
| LEED | Leadership in Energy and Environmental Design |
| NWI | National Wetland Inventory |
| TCI | Taycheedah Correctional Institution |
| TSS | Total Suspended Solids |
| USGS | United States Geological Service |
| WCCS | Wisconsin Women's Correctional System |
| WCI | Waupun Correctional Institution |
| WDNR | Wisconsin Department of Natural Resources |
| WEPA | Wisconsin Environmental Policy Act |
| WHPD | Wisconsin Historic Preservation Database |
| WRAPP | Water Resources Application for Project Permits |

EXECUTIVE SUMMARY

Introduction

The State of Wisconsin's Department of Administration, Division of Facilities Development retained GRAEF-USA to prepare an Environmental Assessment (EA) for the proposed Infirmary Building Addition to the existing Health Service Unit within the Taycheedah Correctional Institution (TCI) in Fond du Lac, Wisconsin. The EA is required by Wisconsin Administrative Code, Chapter DOC 335 in compliance with the Wisconsin Environmental Policy Act (WEPA). The purpose of the EA is to assess the potential environmental effects of the proposed project relative to the quality of the human environment. The Division of Facilities Development is the EA project manager.

General Project Description

The Health Services Unit, located in Gower Hall, provides medical care for all the TCI inmates. The infirmary addition is a 15-foot tall, single story structure with a penthouse and will be constructed on the north side of the existing Health Services Unit. The building footprint is 10,014 gross square feet (gsf), and with the penthouse level, the addition is 11,187 gsf. The infirmary building addition will provide a safe place to blend health services for the aging, dementia, chronic health conditions, and fragile female offenders with lengthy prison sentences. Currently, this type of environment does not exist on site, and these services are provided at off site locations at a significant cost. The infirmary will be able to accommodate up to 24 patients and provide 24-hour care. In addition to 24 beds, the building will include office space for support services, a separate dayroom, outside courtyard space, medical storage, and security cameras with recording device. The expectation is for each room and the building itself to look and feel like other professional infirmary or Hospice Care facilities.

A temporary construction entrance and guard shack will be needed to access the construction site. Temporary fencing will be installed around the perimeter of the construction area. Construction worker parking and trailer parking will be located outside of the existing secure perimeter fence.

Funding for the project is being provided through General Fund Supported Borrowing. The current schedule targets March 2016 to begin construction with substantial completion anticipated March 2017.

Environmental Assessment (EA) Process

The EA process began January 2015 with authorization to prepare a Type II Environmental Assessment. A Kickoff Meeting was held on January 8, 2015 for the EA team members. The meeting included an overview of the project and identified potential environmental impacts. A copy of the Kickoff Meeting minutes can be found in Appendix A.

A public notice will be made available for posting on the Fond du Lac City Hall bulletin board on March 11, 2015 to advertise the availability of the Draft EA report. A public meeting will not be held. The Draft EA will be made available for public review on March 11, 2015 at Fond du Lac City Hall and public library and online at the Department of Correction's website (<http://doc.wi.gov/about/data-and-research/budget-information>). The deadline for comments will be March 26, 2015. The distribution list and public notice can be found in Appendices B and G, respectively.

Based on the findings of the Draft EA and public comments, a recommendation will be made whether further investigation is warranted, or a Finding of No Significant Impact (FONSI) will be issued.

**ENVIRONMENTAL ASSESSMENT
TYPE II ACTION
WISCONSIN ADMINISTRATIVE CODE
DEPARTMENT OF CORRECTIONS Chapter DOC 335**

I. DESCRIPTION OF PROPOSED ACTION

A. Title of Proposal: Infirmery Building Addition
Taycheedah Correctional Institution
DOC #14B1T

B. Location: Taycheedah Correctional Institution
751 County Road K
Fond du Lac, WI 54936-1947

County: Fond du Lac

Political Town: City of Fond du Lac

C. Project: Define Proposed Action

1. Description (type of facility or action): The Health Services Unit (HSU), located in Gower Hall, provides medical care for all the TCI inmates. The proposed infirmery addition is a 15-foot tall, single story structure with a penthouse and will be constructed on the north side of the existing Health Services Unit. The building footprint is 10,014 gsf, and with the penthouse level, the addition is 11,187 gsf. The infirmery building addition will provide a safe place to blend health services for the aging, dementia, chronic health conditions, and fragile female offenders with lengthy prison sentences. Currently, this type of environment does not exist within TCI. The infirmery will be able to accommodate up to 24 patients and provide 24-hour care. In addition to 24 beds, the building will include office space for support services, a separate dayroom, outside courtyard space, medical storage, and security cameras with recording device. Expectation is for each room and the building itself to look and feel like other professional infirmery or Hospice Care facilities.

A temporary construction entrance and guard shack will be established to access the construction site. Temporary fencing will be installed around the perimeter of the construction area. Construction worker parking and trailer parking will be located outside of the existing secure perimeter fence and along the patrol road (see Appendix C Preliminary Project Plans).

The current schedule targets March 2016 to begin construction with substantial completion anticipated March 2017.

2. Purpose and Need (brief statement of project objective, history & background): Currently, Taycheedah Correctional Institute has no space for inmates that need 24 hour health care services. At this time, these types of services are provided by the Dodge Correctional Institution (DCI) Health Services Unit facilities. An eight bed wing at DCI must be dedicated to women when only one female is admitted, to maintain a secure separation between men and women, since it is a male facility. This significantly

reduces the number of beds available for male inmates. The entire facility has only 64 beds and must service inmates from all state facilities. In addition, female inmates brought to DCI are isolated, socially deprived, and have no access to outdoor day space. The use of off-site non-Department of Corrections locations for infirmary services is limited in availability, and incurs the additional costs of providing 24-hour security.

The existing HSU (located in the Gower building at TCI) was constructed in 1981 as a Visitor/Treatment/Segregation building to serve a growing female offender population. In 2002, a new segregation building was constructed and the existing HSU space remodeled and expanded to serve 600 adult female inmates. Currently, there are approximately 800 inmates. TCI has an aging population with greater than 78 inmates over the age of 51, which is a significant increase from 54 inmates two years prior. These numbers are anticipated to increase as well as the need for specialized medical care for the aging inmates. The existing HSU does not lend itself to the inclusion of infirmary beds. The infirmary building addition will assist both TCI and DCI with meeting the health services needs of their respective inmates by adding needed beds and health services to TCI, while relieving the burden on DCI.

D. Estimated Cost and Funding Source:

The total project budget is \$4,500,000 using General Fund Supported Borrowing.

Project Budget Summary:

| | |
|------------------------------|-------------|
| General Construction | \$3,310,500 |
| Construction Contingency | \$ 248,300 |
| Design | \$ 287,000 |
| DFD Management | \$ 142,400 |
| Equipment | \$ 300,000 |
| Other Fees | \$ 211,800 |
| Estimated Total Project Cost | \$4,500,000 |

E. Proposed Time Schedule:

| | |
|------------------------|--------------|
| Design Report | March 2015 |
| Bid Date | January 2016 |
| Start Construction | March 2016 |
| Substantial Completion | March 2017 |

II. EXISTING ENVIRONMENT

A. Physical (Topography - soils - air - wetland types):

TCI, located on 50 acres in Fond du Lac County, is a maximum and medium security correctional institution for females operated by the Wisconsin Department of Corrections. The layout for TCI is shown in Appendix C. It is located in the Eastern Ridges and Lowlands Geographical Province of Wisconsin. Located on the western margin of the Niagara Escarpment, a bedrock outcrop known locally as the "ledge", drainage through the site is influenced by this geological feature. Through the majority of the site topography is relatively level and gently slopes east to west toward Lake Winnebago (Figure 1).

Lake Winnebago is located approximately one mile northwest of TCI. Locally TCI is situated within the drainage basin of an unnamed tributary to Taycheedah Creek, which flows northwesterly into Lake Winnebago; and within the larger watershed of Lake Winnebago-East (Figure 3). Springs are common along the escarpment with spring-fed stream flow toward the west away from the escarpment. The FEMA Floodplain Map indicates the site is not located within a regulatory floodplain (Figure 4). According to the National Wetland Inventory (Figure 5), no wetlands are located on the project site. However, an emergent wetland is mapped near the northern extent of TCI.

The project site is primarily comprised of existing buildings with supporting infrastructure, parking and several maintained grassy areas. The soil survey of Fond du Lac County identifies the near surface soils within the project site as Poygan silty clay loam 0 to 2 percent slopes, drained (Py) (Figure 6). Poygan soils consist of very deep, poorly drained soils formed on clayey till on ground moraines and in lacustrine deposits. This soil corresponds to hydrologic soil group D, which have very low permeability, slow infiltration rate and high runoff potential. These poorly drained soils have a tendency to pond stormwater and have a seasonal perched high water table for extended periods. These soils are very limited for small commercial buildings due to ponding, depth to saturated zone, and shrink-swell potential; and limitation due to corrosion of concrete is low, but steel is moderate.

B. Biological:

1. Flora

The project takes place adjacent to an existing building. Environs within and surrounding the building addition footprint, are dominated by grasses with a few developed areas. The proposed location of the building has been utilized as a garden/nursery. An Endangered Resources Review (Appendix D) documents that the proposed project is covered under Activity 1-A6 (Building Construction) of the Broad Incidental Take Permit/Authorization for No/Low Impact Activities (BITP/A).

2. Fauna

Within the secure perimeter fence, the area is a mix of development and maintained grassy fields with a few scattered trees. Fauna anticipated to utilize the site include small mammals (i.e., mice), birds, and insects. The project site is too small to support larger wildlife species. An Endangered Resources Review (Appendix D) documents that the proposed project is covered under Activity 1-A6 (Building Construction) of the Broad Incidental Take Permit/Authorization for No/Low Impact Activities (BITP/A).

C. Social:

The mission of the Taycheedah Correctional Institution is to “protect the public, using a well-trained and professional workforce through the construction management of offenders, reducing criminal behavior, and restoring a sense of safety to the community”. Opportunities offered to offenders include education, programming, work and other constructive activities that encourage positive personal growth and independence. TCI prides itself on its ability to provide the female offender health care that is consistent with professional, community, and correctional health care standards.

Taycheedah Correctional Institution is located on the grounds where Governor James Doty established a home. The home remains on the institution grounds today. The history of female incarceration in Wisconsin is woven amongst several facilities. Originally female offenders were housed at the Wisconsin State Prison (Waupun Correctional Institution (WCI)). In 1921 women who had committed lesser crimes were sent to a new facility in Fond du Lac called the Wisconsin Industrial Home. In 1933 with construction complete on the Wisconsin Prison for Women, which was adjacent to the Industrial Home, female inmates from WCI were transferred here. In 1945 the two separate facilities were consolidated and renamed; and in 1975 the name was changed to the Taycheedah Correctional Institution.

In 1995 a maximum security unit costing \$5.7 million was built to provide housing for 184 inmates, nearly doubling the capacity since 1933. TCI continued to expand with the addition of a 150 bed barracks in 1997; 64-bed mental health unit and 68-bed segregation unit building in 2002, as well as, a 240-bed building for medium security inmates. August 2005 was the official establishment of the Wisconsin Women's Correction System (WWCS) and all women's institutions and community correctional centers became incorporated under the administration of TCI.

The current bed capacity is for 752 females and current population is approximately 800 inmates. It is anticipated that half of the infirmary beds will be for long-term care, and half will be used for short term. The will provide needed health care for the inmates.

D. Economic:

Uniformed and non-uniformed staff, including permanent, business health services, and limited term employees, totals 388. Expenditure information for TCI, the Milwaukee Women's Correctional Center, and Robert E. Ellsworth Correction Center is included in the Table below.

| Category | TCI and Centers FY 2014 |
|---|-------------------------|
| Annual Operating Expenditures | |
| General Operating Budget (including salaries) | \$34,097,271 |
| Supplies and Services | \$ 1,411,999 |
| Capital | \$ 123,590 |
| Fuel and Utilities | \$ 1,577,918 |
| Repair and Maintenance | \$ 260,288 |
| Institution Food | \$ 1,154,616 |
| Purchase of Services (Programming) | \$ 228,599 |
| Obligations/Collections | |
| Child Support | \$ 39,050 |
| Court Ordered | \$ 30,375 |
| VWS/DNA | \$ 44,430 |
| Institution Restitution | \$ 4,225 |
| Room | \$ 166,730 |
| Board | \$ 52,795 |
| Transportation | \$ 136,970 |
| Inmate Revenue Accounts | |
| Telephone Commission (184) | \$ 43,331 |
| Other 166 Accounts | \$ 93,983 |
| Various Purchases | \$ 99,820 |

E. Other (include archaeological, historical, etc.):

A review of the Wisconsin Historic Preservation Database (WHPD) and Architecture History Inventory, which is a component of the WHPD, indicates a known archaeological/burial site adjacent to the west boundary of TCI, one cemetery on the TCI property, and a cluster of structures (machine shed, house, coal bunkers, and silo), which are likely associated with the home of Governor James Doty. See Appendix E for an exhibit showing the WHPD of significant sites within the project vicinity.

III. PROPOSED ENVIRONMENTAL CHANGE

A. Manipulation of Terrestrial Resources (include quantities --sq. ft., cu. yds., etc.):

Construction limits of 187,300 sf will include the new infirmary building footprint and staging areas (see Appendix C Preliminary Project Plans). Temporary security fencing will be installed around the construction limits. Earthwork associated with the project will include grading for the construction of the new infirmary building addition.

The existing bioswale north of the HSU building will remain following completion of the infirmary building addition. Efforts will be made during construction to prevent encroachment upon the bioswale, and Best Management Practices implemented to minimize sediment runoff into the bioswale.

Parking for construction workers will be located on the existing perimeter patrol road. No earthwork is anticipated to park the construction trailer on the north side of the existing perimeter patrol road.

B. Manipulation of Aquatic Resources (include quantities --cfs, acre feet, MGD, etc.):

Surface runoff will continue to flow with the existing drainage pattern after completion of the project. Approximately, 1,500 sf of impervious surface is anticipated. Current 15-inch stormwater utility will be rerouted north of the building addition. Two 48-inch manholes will be added to accommodate the reroute and reconnection to the bioswale outlet pipe. The limits of disturbance are less than one acre. Therefore, the project is exempt from post-construction performance standards: peak, total suspended solids (TSS), and infiltration. If necessary the bioswale will be modified to detain the peak flow, based on evaluation of final building design.

Water usage and sanitary flows are expected to increase with additional staff and inmate patients.

Based on the National Wetland Inventory (NWI) wetland are present north of the TCI perimeter patrol road. The proposed location for the construction trailer parking is near the boundary of the mapped wetland: however, impacts to wetlands are not anticipated.

C. Structures:

The infirmary addition is a 15-foot tall, single story structure with a penthouse. Building footprint is 10,014 gsf, and with the penthouse level, the addition is 11,187 gsf. The

infirmery addition will be connected on the north side of the existing Health Services Unit building. Ten feet of exterior wall demolition will occur to create a corridor connection between the existing and new buildings.

There are no known issues with the performance of the existing wall system of the HSU. It is anticipated that any existing brick to be removed as part of the addition connection will be salvaged for reuse where patching is required. The new exterior wall system will mimic the aesthetic and color of the existing HSU, but will be a 12-inch thick insulated precast concrete sandwich panel in lieu of brick veneer. The sandwich panel will contain 3 inches of rigid insulation, and the interior face of the precast will be exposed to the inside of the building. The penthouse will receive a metal panel wall system consisting of 6 inch metal studs with 5/8 inch gypsum sheathing, building membrane; 3 inch rigid insulation; 7/8 inch hat channel and metal panel (see Appendix C Preliminary Project Plans).

Most interior partitions will be metal stud and gypsum board with a CMU base. A small area for the Segregation and Observation Rooms will receive CMU walls. The addition will include new fully adhered EPDM roofing with modifications/patching of the existing building roof in areas of tie in and new penetrations. Thermally broken aluminum frame windows with 10-minute attack rated insulated glass with Low-E coatings will be installed.

The current design of the infirmery addition will comply with all applicable provisions of the Wisconsin Commercial Building Code and by reference the International Building Code. The occupancy will be 1-3 Institutional, and the class of construction is to be Type IIB, non-combustible. A fire sprinkler system complying with NFPA 13 will also be installed. A fire barrier is to be constructed as a separation between the existing and new portions of the building.

Current floor plan proposes 10 staff spaces, 10 single infirmery rooms, six double infirmery rooms, two secure infirmery rooms with additional support space, five inmate support spaces, and several areas for building support and storage (see Appendix C Preliminary Project Plans).

A single exterior lighting pole will be removed. No additional lighting will be provided other than building mounted lighting.

D. Other:

Maintaining security throughout the construction process will be addressed through construction access and staging. On the north side of the security perimeter, an opening will be made in the fence in a location that was previously used as a construction entrance. At the temporary entrance, TCI will provide a gatehouse to let construction workers into the site. A Correctional Officer will be physically present and control the operation of the construction gate. Anyone accessing the site will need to complete a criminal background check. A temporary security fence will be installed to enclose the construction area, and the detection system will be modified accordingly. The fence will be 10 feet high with razor coil at the top. Within the secure construction area, workers are to follow proper protocol to ensure tools and equipment are locked when not in use. The physical connection between the new addition and the existing HSU should be one of the last tasks to be completed, and will require careful planning with TCI.

Several sustainable features will be incorporated into the installation and operation of the new infirmary building (see DSF Sustainable Facilities Standards Checklist; Appendix C). Regional manufacturers will be utilized to the extent practicable, as well as recycled materials. Low emitting materials will be specified.

The limits of disturbance are less than one acre. Therefore, the project is exempt from having to complete a Water Resources Application for Project Permit (WRAPP) form for stormwater management. Construction site best management practices will be implemented to comply with NR 151.105.

In accordance with State of Wisconsin, Department of Administration, Division of Facilities Development "General Conditions of the General Prime Contractor Contract" Article 8, a;; permits necessary for the execution of the contract and performance of the work shall be obtained before commencement of work.

E. Attach maps, plans, photographs and other descriptive material.

Figure 1: Site Location on USGS Topographic Map

Figure 2: 2010 Aerial Imagery

Figure 3: Watershed Map

Figure 4: FEMA Map

Figure 5: National Wetland Inventory Map

Figure 6: Soil Survey Map

Appendix C: Preliminary Project Plans

Appendix D: WDNR Endangered Resource Review

Appendix E: Wisconsin State Historical Societies inventory of significant sites

IV. PROBABLE ADVERSE AND BENEFICIAL IMPACTS (Include Indirect and Secondary Impacts)

A. Physical Impacts:

No long-term adverse impacts are expected as a result of this project. There will be little change to the existing topography to build the new infirmary addition. There will be a total impervious increase of 1,500 sf. Stormwater runoff due to the increase in impervious surface will be addressed with rerouting current 15-inch stormwater utility north of the building addition. Two 48-inch manholes will be added to accommodate the reroute and reconnection to the bioswale outlet pipe. Therefore, stormwater quality is not expected to change.

Utility needs and connections for the new infirmary addition will not result in adverse impacts since there will be minimal infrastructure with the infirmary addition tying into existing utility systems for electric and water. Approximately three inch cold water and four inch fire protection water piping will tie into the existing systems in the current penthouse and route through the existing building to the infirmary addition. An approximately 2 ½ inch cold soft water will tie into the existing underground main and route to the infirmary addition. Natural gas will tie into existing main on the site and route to the infirmary addition. Sanitary will exit the infirmary addition at the far east wing and tap into the existing manhole with an approximately six inch lateral.

The existing HSU has intake and exhaust fans on the rooftop penthouse, which may be affected by construction. Two new condensing boilers approximating 1500 MBH total; and one new 35 ton air cooled condensing unit will be installed to provide heating and cooling. The estimated connected load of the new building addition will be 100KW.

Asbestos in the existing HSU building was remediated in 2005 and there are no known hazardous materials on the site.

DFD standards to encourage noise control at the state and community level require interior noise levels to be less than 65 dBs. Noise between 65 and 75 dBs will require measures for noise mitigation, and over 75 dBs are not acceptable. It is not anticipated that the infirmary addition will require noise mitigation because the site is not located near a highway, railroad, airport, or industrial facility.

NR151 and NR216 guidelines will be followed for erosion control. The project will incorporate inlet protection and silt fencing during construction.

B. Biological Impacts:

No adverse biological impacts are expected. An Endangered Resources Review (Appendix D) documents that the proposed project is covered under Activity 1-A6 (Building Construction) of the Broad Incidental Take Permit/Authorization for No/Low Impact Activities (BITP/A). The BITP/A covers projects that the DNR has determined will have no impact or a minimal impact to endangered and threatened species in the state. Because of this, there are no actions that need to be taken to comply with state and/or federal endangered species laws. Additional conditions for an 1-A6 project require activities to be conducted >300 feet away from undisturbed/unmanicured habitat or between September 1st and February 28th to avoid causing bird nest abandonment.

Existing trees will be preserved and protected with construction fencing. Water quality impacts and construction dust will be controlled through the use of construction Best Management Practices. Landscape restoration will be undertaken after completion of any ground disturbance.

C. Socioeconomic Impacts:

1. Social

The new infirmary addition will provide a health service currently not present at TCI. These new health services will specifically benefit many of the elderly inmates. Providing these health services onsite will significantly reduce the need for transportation to offsite health service facilities, and in some cases the need for additional security, leading to a lower cost for these health services.

The new infirmary addition will not adversely affect current parking. The existing parking lot is sized to accommodate the additional 20.45 FTEs, which will be spread out over three shifts.

No pedestrian traffic impacts are anticipated. Construction traffic will follow the patrol road and will be alerted to watch for pedestrians when traversing the staff parking lot.

Normal operations will be temporarily disrupted to provide access to the construction site. TCI will provide a gatehouse at the temporary construction entrance to let construction workers into the site. Anyone accessing the site will need to complete a criminal background check. Within the secure construction area, workers are to follow proper protocol to ensure tools and equipment are locked when not in use. A tool inventory will not be required.

Utilities (i.e., water, electric) may be temporarily disrupted during construction and connection of new infrastructure to existing utilities.

2. Economic

The estimated total project cost is \$4,500,000 which will be funded with general fund supported borrowing. The direct adverse economic impact includes the initial expenditure for the completion of the project. Start up costs are estimated to be \$99,400 and the annual operating budget increase is estimated to be \$1,961,700. Included in the operating budget are estimated fuel and utility costs of \$43,200 and repair and maintenance costs of \$10,400. The equipment and furnishings budget for the project is estimated at \$300,000, and included in the total project budget. Costs associated with transportation of inmates to off-site health care facilities, as well as, staffing support will be significantly reduced with health services provided at the new infirmary. The majority of the cost reduction relates to eliminating the need for staffing at the DCI infirmary that currently houses long term TCI patients. Anticipated increase in workforce to staff the infirmary is approximately 20.45 additional FTEs spread out over three shifts. The additional staff are not included in the 2015-2017 operating budget. The 2017-2019 operating budget will include the staff funding.

The initial project expenditures will benefit employees in construction and related industries. The portion of the total project cost that contributes to construction wages is expected to have a multiplied economic benefit. Based on a 2011 study titled *The Impact of Construction on the Wisconsin Economy*, every \$1 million spent directly on construction projects generates 17 jobs throughout the economy. These include construction jobs and indirect jobs, such as service sector employment created by the economic activity of the construction workers. Based on that information, this project is estimated to create approximately 77 temporary jobs for the duration of the construction project. Additionally, the same study indicates that every \$1 spent directly on construction projects produces an overall economic impact of approximately \$1.92. Using the 1.92 multiplier to forecast economic impact, the estimated cost of \$4.5 million could result in stimulating approximately \$8.64 million in activity related to employment, purchases of supplies, and services.

D. Sustainability Features (Also indicate whether LEED Certification is being pursued.):

LEED certification is not being pursued; however, several sustainable features will be incorporated into the installation and operation of the new infirmary building (see DSF Sustainable Facilities Standards Checklist; Appendix C). Regional manufacturers will be utilized to the extent practicable, as well as recycled materials. Low emitting materials will be specified.

E. Cumulative Impacts:

In the immediate future there are no plans to expand TCI; however, there is need for a new generator to supply the Gower Building since the existing generator is in need of an upgrade. The "Ten-Year Correctional Facility System Development Plan" prepared by Mead and Hunt (January 2009) recommends several major capital projects for TCI which include building renovations; utility/services upgrades; and additional security housing. See Appendix F for a list of proposed projects and their potential location within TCI.

F. Other (Include archaeological, historical, etc.) (If none, so indicate):

A review of the Wisconsin Historic Preservation Database (WHPD) and Architecture History Inventory, which is a component of the WHPD, indicates a known archaeological/burial site adjacent to the west boundary of TCI, one cemetery on the TCI property, and a cluster of structures (machine shed, house, coal bunkers, and silo), which are likely associated with the home of Governor James Doty. The known archaeological/burial site is outside the TCI boundaries and will not be affected by the project. The onsite cemetery is active and not near the project area; therefore, impacts are not anticipated. The cluster of structures are not listed on the National Register of Historic Places and do not appear to be on the state register of historic places. The structures are not near the project area; therefore, impacts are not anticipated. See Appendix E for an exhibit showing the WHPD of significant sites within the project vicinity.

V. PROBABLE ADVERSE IMPACTS THAT CANNOT BE AVOIDED

Adverse impacts include a one-time financial commitment of approximately \$4,500,000 and the use of resources associated with construction of a new infirmary building. Annual operating expenses are estimated to be \$1,961,700.

Construction noise and dust during deconstruction of the wall of the existing HSU building to create the connection with the new infirmary building; and construction of the new infirmary building will temporarily affect the surrounding area. The deconstruction debris, to the extent that it is not recycled, will use landfill space. There will also be a temporary increase in vehicle traffic during portions of the construction activities.

VI. RELATIONSHIP BETWEEN SHORT - TERM USES OF THE ENVIRONMENT AND THE MAINTENANCE AND ENHANCEMENT OF LONG - TERM PRODUCTIVITY

In the short term there will be adverse impacts associated with construction noise and dust during deconstruction and there may be temporary disruption of security operations attributed to construction access and staging. Positive short-term impacts include an increase in employment and associated expenditures relating to the project that will benefit the local economy.

The long-term benefits include reduced transportation to escort inmates to off-site health services facilities; and an increase in full-time employment for approximately 20 staff. Overall, the short-term impacts to the environment will lead to a greater capacity to provide health care services in a more efficient manner for elderly inmates at TCI.

VII. IRREVERSIBLE OR IRRETRIEVABLE COMMITMENTS OF RESOURCES IF ACTION IS IMPLEMENTED

A. Energy:

The energy used to complete the project will be generated using standard fuel and materials and is irretrievable. Recycling of any materials generated as a result of establishing the corridor connection between the existing HSU building and the new infirmary addition will be implemented where possible. Electricity demand is expected to increase, but not significantly compared to the energy demands of the entire TCI. Overall air pollution will decrease because of less transportation need to escort inmates to offsite health service facilities.

B. Archaeological and historic features or sites:

A review of the Wisconsin Historic Preservation Database (WHPD) and Architecture History Inventory, which is a component of the WHPD, indicates a known archaeological/burial site adjacent to the west boundary of TCI, one cemetery on the TCI property, and a cluster of structures (machine shed, house, coal bunkers, and silo), which are likely associated with the home of Governor James Doty. The known archaeological/burial site is outside the TCI boundaries and will not be affected by the project. The onsite cemetery is active and not near the project area; therefore, impacts are not anticipated. The cluster of structures are not listed on the National Register of Historic Places and do not appear to be on the state register of historic places. The structures are not near the project area; therefore, impacts are not anticipated. See Appendix E for an exhibit showing the WHPD of significant sites within the project vicinity.

C. Other: none

VIII. ALTERNATIVES: (No Action-Enlarge-Reduce-Modify-Other Locations and/or Methods. Discuss and describe fully with particular attention to alternatives which might avoid some or all adverse environmental effects.)

ALTERNATIVE 1: No action:

The No Action alternative would eliminate the one-time expenditure of \$4,500,000 for the project, but would not accomplish meeting the health service needs for TCI. This alternative also would not reduce the strain on TCI staff; interruption of other DOC facilities as well as non-DOC health services facilities during the transportation of TCI inmates to receive certain health services not currently offered at TCI.

ALTERNATIVE 2: Infirmary addition to a different TCI building

Each existing building within TCI fulfills a specific need or use, and many would not be suitable or compatible with health services for aging and 24-hour care. This alternative would significantly disrupt the current operating procedures and have the potential to generate additional security and staffing issues. This alternative would also be significantly more expensive.

ALTERNATIVE 3: New independent building

Construction of a new building would likely cost more than an addition to an existing building. More physical land disturbance, additional infrastructure, and reorganization of current operating procedures will likely occur with this alternative.

IX. EVALUATION (Discuss each category. Attach additional sheets and other pertinent information if necessary)

- A. As a result of this action, is it likely that other events or actions will happen which may significantly affect the environment? If so, list and discuss. (Secondary effects)

Providing health services for aging inmates on site will result in a decrease in vehicular traffic.

- B. Does the action alter the environment so a new physical, biological, or socioeconomic environment would exist? (New environmental effect)

The new infirmary addition will add approximately 1,500 sf of impervious surface. However, stormwater quality or quantity is not anticipated to significantly increase; and will be addressed with minimal changes to existing infrastructure. Significant alteration to the biological environment is not anticipated since this project is located in a relatively developed area and considered redevelopment. The new infirmary addition will provide full time employment to approximately 20.45 staff. Based on the scale of the project, the economic environment may significantly increase through a temporary boost in jobs during construction.

- C. Are the existing environmental features which would be affected by the proposed action scarce, either locally or statewide? If so, list and describe. (Geographically scarce)

No scarce environmental features exist that would be affected by the proposed action.

- D. Does the action and its effects require a decision which would result in influencing future decision? Describe. Is the decision precedent setting?

The project could impact future decisions regarding expansion of TCI. The implementation of this project would reduce the need for increased health service units in the future and additional buildings to house the growing inmate population. The decision is not precedent setting and is similar to the types of decisions made in the past regarding facility capacity and capability.

- E. Discuss and describe concerns which indicate a serious controversy? (Highly controversial)

No concerns regarding a serious controversy have been identified with this project.

- F. Does the action conflict with official agency plans or with any local, state or national policy? If so, how? (Is the action inconsistent with long-range plans or policies)

The project does not conflict with local, state, or national policy.

- G. While the action by itself may be limited in scope, would repeated actions of this type result in major or significant impacts to the environment? (Cumulative impacts)

Additional projects that provide needed health services to elderly incarcerated individuals will improve the overall atmosphere of correctional institutions. It is unlikely that similar projects at the facility in aggregate would have a significant negative impact on the environment.

- H. Will the action modify or destroy any historical, scientific or archaeological site?

A review of the Wisconsin Historic Preservation Database (WHPD) and Architecture History Inventory, which is a component of the WHPD, indicates a known archaeological/burial site adjacent to the west boundary of TCI, one cemetery on the TCI property, and a cluster of structures (machine shed, house, coal bunkers, and silo), which are likely associated with the home of Governor James Doty. The known archaeological/burial site is outside the TCI boundaries and will not be affected by the project. The onsite cemetery is active and not near the project area; therefore, impacts are not anticipated. The cluster of structures are not listed on the National Register of Historic Places and do not appear to be on the state register of historic places. The structures are not near the project area; therefore, impacts are not anticipated. See Appendix E for an exhibit showing the WHPD of significant sites within the project vicinity.

- I. Is the action irreversible? Will it commit a resource for the foreseeable future? (Does it foreclose future options?)

The project is reversible, but it does consume materials and financial resources that could not be recovered without an investment in labor and financial resources. Other committed resources include electricity, natural gas, and water.

- J. Will action result in direct or indirect impacts on ethnic or cultural groups or alter social patterns? (Social-cultural impacts)

No adverse impacts are expected.

- K. Other: none

X. LIST OF AGENCIES, GROUPS AND INDIVIDUALS CONTACTED REGARDING THIS PROJECT

See Appendix B for the Distribution List

RECOMMENDATION

EIS Not Required..... 

Analysis of the expected impact of this proposal is of sufficient scope and detail to conclude that this is not a major action which would significantly affect the quality of the human environment. In my opinion therefore, an environmental impact statement is not required before the board undertakes this action.

Major and Significant Action: PREPARE EIS..... 

Additional factors, if any, affecting the evaluator's recommendation:

| | |
|---|-------|
| CERTIFIED TO BE IN COMPLIANCE WITH WEPA - Public Notice Completed (include copy of public notice for permanent record) | |
| Robert Hoffmann, Project Manager, Division of Facilities Development | Date: |

| | |
|--|-------|
| Approved | |
| Randall Mattison, Department of Corrections; Division of Management Services; Bureau of Budget and Facilities Management | Date: |

This decision is not final until approved by the appropriate Director.

APPENDICES

| | |
|------------|------------------------------------|
| Appendix A | EA Project Kickoff Meeting Minutes |
| Appendix B | Distribution List |
| Appendix C | Preliminary Project Plans |
| Appendix D | WDNR Endangered Resources Review |
| Appendix E | Cultural Resources Review |
| Appendix F | Recommended Major Capital Projects |
| Appendix G | Draft EA Public Notice |

FIGURES

| | |
|----------|--|
| Figure 1 | Site Location Map with USGS Topography |
| Figure 2 | 2010 Aerial Imagery |
| Figure 3 | WDNR Watershed Map |
| Figure 4 | FEMA Floodplain Map |
| Figure 5 | National Wetland Inventory Map |
| Figure 6 | Soil Survey Map |

APPENDIX A

EA Project Kickoff Meeting Minutes



collaborate / formulate / innovate

MEMORANDUM

TO: EA Team

FROM: Laura Giese and Brian Schneider

DATE: January 28, 2015

SUBJECT: Kickoff Meeting Minutes
January 12, 2015 2:30 – 3:30
Infirmary Building Addition – Taycheedah Correctional Institution
Environmental Assessment (EA)
DOC Project # 14B1T

Kickoff Meeting Minutes

1. Participants and Roles

- Robert Hoffmann – DFD Project Manager
- Randall Mattison – DOC Project Manager
- Thomas Hanley – A/E Project Manager (BWBR)
- Mark Ludgatis – A/E Project Architect (BWBR) (Absent)
- Laura Giese – GRAEF
- Brian Schneider – GRAEF

2. Schedules

- Proposed Project Schedule
 - November 2014 – Design Kick-off
 - February 2015 – Submission of Design Report
 - March 2015 – Environmental Assessment Review
 - April 2015 – Project Approval
 - August 2015 – Final Design Submission
 - December 2015 – Bids Opening
 - April 2016 – Construction Start
 - April 2017 – Substantial Construction

The proposed project schedule is pushed back about a month, but the timing should not affect the EA schedule.

- Proposed EA Schedule
 - Kickoff meeting 1/12/15
 - Scoping/Data Analysis/Evaluation Process 1/9/15
 - Release Draft EA for Internal Review 2/11/15
 - Release Draft EA for Public Review 3/9/15
 - Closing Date for Public Comment Period 3/24/15
 - Submit Final EA for Internal Review 4/1/15
 - Release Final EA and Record of Decision 4/20/15

The proposed EA schedule will meet the timing for project review by the Building Commission.

3. Communications

- Scoping Distribution List will be prepared by GRAEF and include relevant local and state agencies. Robert and Randy will review list prior to distribution of public notices.
- Local Media – Public notices are not required to be published in a local newspaper. Public notices will be located on the Fond du Lac City Hall Bulletin Board and DOC website.
- The Draft EA will be available for public review at the Fond du Lac City Hall, Fond du Lac Public Library, and posted on the DOC website. EA Public meetings are not required.

4. Project Overview

- Scope: The Infirmary will be an addition of approximately 11,000 gsf to the existing Health Service Unit in Gower Hall. The new infirmary will be a 24-hour long-term care facility able to accommodate the needs of up to 25 patients.
- General Issues
 - Current options are for patients to be transported to the Dodge Correctional Institution, which is a male facility, or transported to a local hospital. These options incur additional costs such as transportation, vigil, and overtime.
 - No staff or community concerns are anticipated. Staff consider this project to have overall positive effects.
 - No environmental concerns are anticipated. There is a storm drain that will likely be relocated due to location of the building addition.

- The prison is located on the homestead of Governor James Doty. The house is still located within the prison boundaries, but no ground disturbance is proposed in this area; therefore archeological, or historical concerns are not anticipated.
- The current project budget is \$4,500,000.

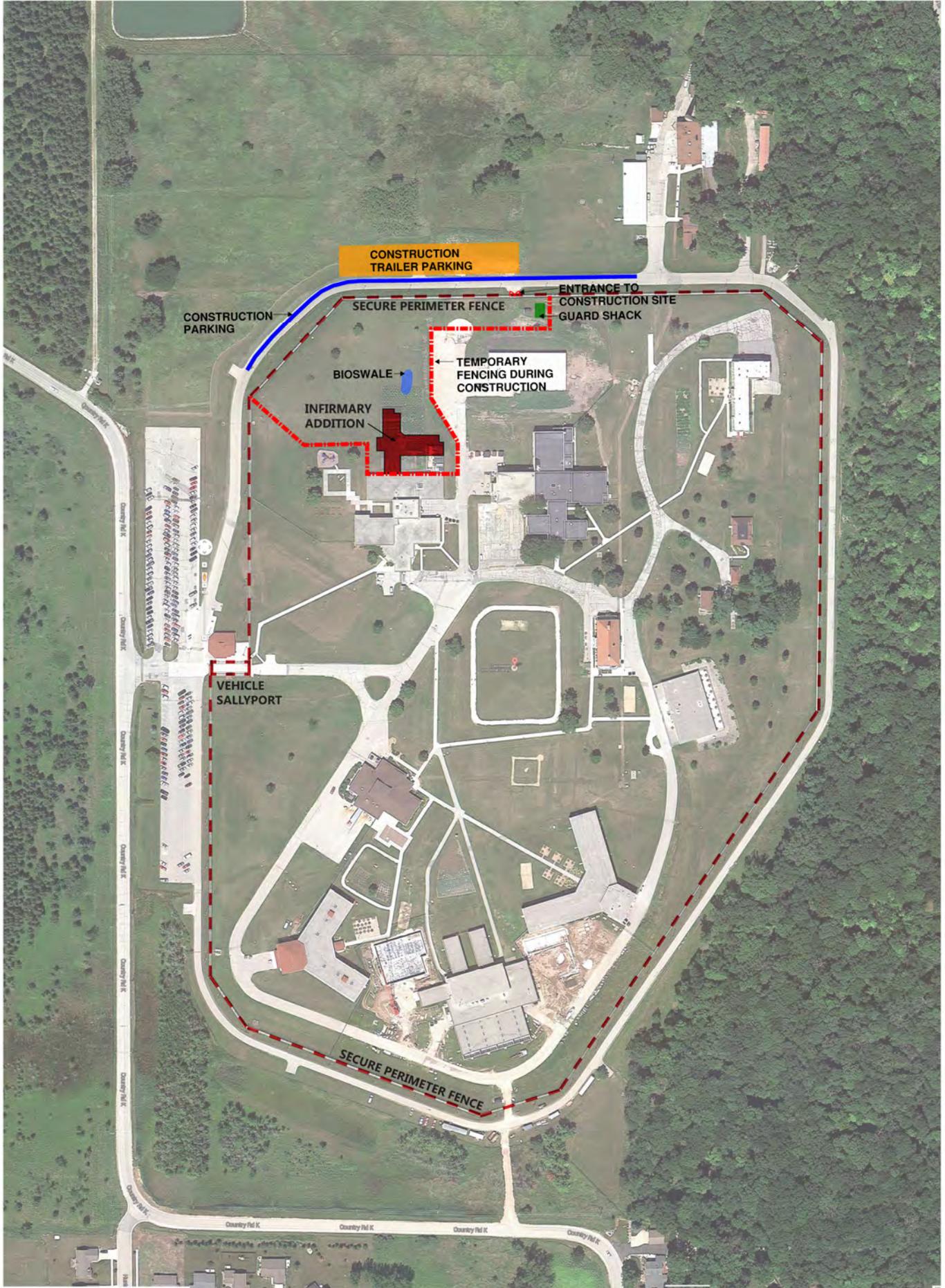
- Action Items
 - Randy will send GRAEF a cost-benefit analysis that was prepared for a relatively recent DOC project.
 - GRAEF will prepare a Scoping Distribution List
 - GRAEF will prepare a list of questions regarding project specifics to be distributed amongst the team.

APPENDIX B

Distribution List

APPENDIX C

Preliminary Project Plans



FLOOR PLAN 1/8"

- EXISTING HSU
- HSU TREATMENT ROOM
- BUILDING SUPPORT & STORAGE
- STAFF SPACES
- INMATE SUPPORT SPACES
- SINGLE INFIRMARY ROOMS
- DOUBLE INFIRMARY ROOMS
- SECURE INFIRMARY ROOMS



**Taycheedah Correctional Institution- New Infirmary
DFD# 14B1T**

Architectural Systems Overview

Description

The new Infirmary addition will be constructed on the north side of the existing Health Services Unit. The footprint of the building is 10,014 GSF, and with the penthouse level the total area of the addition is 11,187 GSF. The addition is a single story structure with a penthouse. The height of the building is 15'-0".

Roofing

This project will include new fully adhered EPDM roofing for the addition and modifications/patching of the existing in areas of tie/in and new penetrations.

Existing Exterior Wall Treatment

There are no known issues with the performance of the existing wall system of the Health Services Unit. It is anticipated that any existing brick to be removed as part of the addition connection will be salvaged for reuse where patching is required.

Photos of the existing Health Services Unit are shown below for reference:



New Exterior Wall Systems

The new exterior wall system will mimic the aesthetic and color of the existing HSU building, but the system will be a 12" thick insulated precast sandwich panel in lieu of brick veneer. The sandwich panel will contain 3" of rigid insulation, and the interior face of the precast will be exposed to the inside of the building.

The penthouse will receive a metal panel wall system consisting 6" metal studs with 5/8" gypsum sheathing, building membrane, 3" rigid insulation, 7/8" hat channel and metal panel.

Interior Partitions

Most interior partitions will be metal stud and gypsum board partitions with a CMU base. There is a small area for the Segregation and Observation Rooms that will receive CMU walls.

Windows

Thermally broken aluminum frame windows with 10-minute attack rated insulated glass with Low-E coating.

Project
 Project No.
 Project Stage
 Checklist Author

New Infirmery - Taycheedah Correctional Institution

14B1T

Design

BWBR Architects, Inc.

7-Jul-14

| Applicable? | Requirements | Primary Responsibility | Remarks Note any: Reason if Unknown or Not Applicable, Any goals beyond Min. Req'ts., Other comments |
|---|---|------------------------|--|
| 1. Portfolio Management & Assessment of Need | | | |
| Yes | ** Portfolio Management & Assessment of Need | A | |
| 2. Program Development | | | |
| Yes | ** Program Development | A | |
| 3. Integrated Design | | | |
| Yes | ** Integrated Design | D, DSF | |
| 4. Sustainable Site Requirements | | | |
| Yes | SS W1/P1 * Construction Site Erosion & Sedimentation Control | D/C | |
| No | SS C1 Site Selection | A | |
| No | SS C2 Development Density & Community Connectivity | A | |
| No | SS C3 Brownfield Redevelopment | A | |
| No | SS C4.1 Alternative Transportation Public Transportation Access | A | |
| No | SS C4.2 * Alternative Transportation Bicycle Storage & Changing Rooms | D | |
| No | SS C4.3 * Alternative Transportation Low Emitting & Fuel Efficient Vehicles | D | |
| No | SS C4.4 Alternative Transportation Parking Capacity | A | |
| No | SS C5.1 Site Development, Protect or Restore Habitat | A/D | |
| ? | SS C5.2 Reduced Site Disturbance Development Footprint | A/D | |
| ? | SS C6.1 Permanent Stormwater Management (Discharge Rate & Vol - DNR 151) | D | |
| ? | SS C6.2 * Permanent Stormwater Management (Quality Treatment - DNR 151) | D | |
| No | SS C7.1 Heat Island Effect: Non-Roof | D | |
| | SS C7.2 LEED Credit Not Used | | |
| ? | SS C8 Light Pollution Reduction | D | |
| 5. Water Efficiency Requirements | | | |
| | WE C1.1 Incorporated into WE C1.2 | | |
| ? | WE C1.2 Water Efficient Landscaping No Potable Use or No Irrigation | D | |
| | WE C2 LEED Credit Not Used | | |
| Yes | WE C3.1 Water Use Reduction, 20% Reduction | D | |
| | WE C3.2 LEED Credit Not Used | | |
| 6. Energy & Atmosphere Requirements | | | |
| Yes | EA P1 * Commissioning | D, C | Indicate DSF Level 1 or Level 2 |
| Yes | EA P2 Minimum Energy Performance | D | |
| No | EA P3 * CFC Reduction in HVAC&R Equipment | D | |
| Yes | EA C1 * Optimize Energy Performance for Projects > \$2 million | D | |
| No | EA C2 * Renewable Energy | D | |
| | EA C3 Incorporated into EA P1 | | |
| | EA C4 LEED Credit Not Used | | |
| No | EA C5 * Measurement & Verification | D, O | |
| No | EA C6 Green Power | A, O | |

| DSF Requirement / LEED Credit Comparison | Primary Responsibility | |
|---|------------------------|----------------------------------|
| | | A |
| Same as LEED 2.1 or 2.2 Credit | D | Architect/Engineer |
| * DSF variation of LEED 2.1 or 2.2 Credit | DSF | Division of State Facilities |
| ** DSF only Standard | C | Contractor |
| LEED Credit Not Used, Incorporated into another Standard or not supported | O | Agency - Operation & Maintenance |

| 14B1T | | New Infirmary - Taycheedah Correctional Institution | | 41827 |
|---|--------------|--|-------------------------------|--|
| Applicable? | Requirements | | Primary Responsibility | Remarks Note any: Reason if Unknown or Not Applicable, Any goals beyond Min. Req'ts., Other comments |
| 7. Materials & Resources Requirements | | | | |
| ? | MR P1 | Storage & Collection of Recyclables | D | |
| No | MR C1.1 | Building Reuse | A | |
| | MR C1.2 | Incorporated into MR C1.1 | | |
| | MR C1.3 | LEED Credit Not Used | | |
| Yes | MR C2.1 | Construction Waste Management | C | |
| | MR C2.2 | Incorporated into MR C2.1 | | |
| No | MR C3.1 | Resource Reuse | D | |
| | MR C3.2 | Incorporated into MR C3.1 | | |
| ? | MR C4.1 | Recycled Content | D | |
| | MR C4.2 | Incorporated into MR C4.1 | | |
| ? | MR C5.1 | Local/Regional Materials | D | |
| | MR C5.2 | LEED Credit Not Used | | |
| ? | MR C6 | Rapidly Renewable Materials | D | |
| ? | MR C7 | * Certified Wood | D | |
| ? | MR W1 | ** Durable Buildings | D | |
| 8. Indoor Environmental Quality Requirements | | | | |
| Yes | EQ P1 | Minimum IAQ Performance | D | |
| Yes | EQ P2 | * Environmental Tobacco Smoke (ETS) Control | O | |
| | EQ C1 | LEED Credit Not Used | | |
| | EQ C2 | LEED Credit Not Used | | |
| Yes | EQ C3.1 | Construction IAQ Management Plan During Construction | C | |
| Yes | EQ C3.2 | Construction IAQ Management Plan Before Occupancy | C | |
| Yes | EQ C4.1 | Low-Emitting Materials Adhesives & Sealants | D | |
| Yes | EQ C4.2 | Low-Emitting Materials Paints | D | |
| Yes | EQ C4.3 | Low-Emitting Materials Carpet | D | |
| ? | EQ C4.4 | Low-Emitting Materials Composite Wood | D | |
| ? | EQ C5 | Indoor Chemical & Pollutant Source Control | D | |
| | EQ C6.1 | LEED Credit Not Used | | |
| | EQ C6.2 | LEED Credit Not Used | | |
| | EQ C7.1 | LEED Credit Not Used | | |
| | EQ C7.2 | LEED Credit Not Used | | |
| ? | EQ C8.1 | * Daylight & Views | D | |
| | EQ C8.2 | LEED Credit Not Used | | |
| 9. Operation & Maintenance Requirements | | | | |
| Yes | | ** Operation & Maintenance | O | |
| 10. Purchasing of Furniture, Fixtures and Equipment Requirements | | | | |
| ? | | ** Purchasing of Furniture, Fixtures and Equipment | A | |
| 11. Accountability, Verification, and Reporting Requirements | | | | |
| ? | AR 1 | ** Accountability for Sustainability | DSF | |
| ? | AR 2 | ** Verification during Project Design | DSF | |
| ? | AR 3 | ** Verification during Project Construction | DSF | |
| ? | AR 4 | ** Verification following Construction | DSF | |
| ? | AR 5 | ** Reporting on Construction Results | DSF | |
| LEED Goals | | | | |
| No | | Seeking LEED Certification | A | |
| Yes | LEED EB | (Agency Operations Equal to LEED Existing Building) | A | |
| | | | Primary Responsibility | |
| DSF Requirement / LEED Credit Comparison | | | A | Agency - Planning, Budget Analyst |
| Same as LEED 2.1 or 2.2 Credit | | | D | Architect/Engineer |
| * DSF variation of LEED 2.1 or 2.2 Credit | | | DSF | Division of State Facilities |
| ** DSF only Standard | | | C | Contractor |
| LEED Credit Not Used, Incorporated into another Standard or not supported | | | O | Agency - Operation & Maintenance |

| Revisions: | | |
|------------|------|-------------|
| Item | Date | Description |
| | | |
| | | |
| | | |
| | | |
| | | |
| | | |
| | | |
| | | |
| | | |
| | | |

Graphic Scale



DFD Number 3.2014140.00

Set Type Project Status

Date Issued 02/02/2015

Sheet Number 512



A
B
C
D
E
F
G
H

1 2 3 4 5 6 7

APPENDIX D

WDNR Endangered Resource Review



State of Wisconsin \ DEPARTMENT OF NATURAL RESOURCES

Scott Walker, Governor
Cathy Stepp, Secretary

101 S. Webster St.
Box 7921
Madison, Wisconsin 53707-7921
Telephone 608-266-2621
FAX 608-267-3579
TTY 608-267-6897

February 2, 2015

Laura Giese
GRAEF
125 S. 84th Street, Suite 401
Milwaukee, WI 53214

SUBJECT: Notice of Broad Incidental Take Permit/Authorization Coverage
DOC #14B1T TCI Infirmary Building Action, City of Fond Du Lac, Fond Du Lac
County, WI (15N 18E 06)

Dear Ms. Giese:

This letter serves as notice that the proposed project as described in your Endangered Resources Review Request dated January 29, 2015, is covered under (Activity 1-A6) in Table 1 of the Broad Incidental Take Permit/Authorization for No/Low Impact Activities (BITP/A) (see document at <http://dnr.wi.gov/topic/ERReview/ITNoLowImpact.html>) authorized on October 4, 2013, revised on August 22, 2014. This BITP/A covers projects that the DNR has determined will have no impact or a minimal impact to endangered and threatened species in the state. Because of this, **there are no actions that need to be taken to comply with state and/or federal endangered species laws, any take that may result from the proposed project is permitted/authorized, and the ER Review fee is waived.**

Please note that a formal ER Review is not required for a project that meets the requirements of the BITP/A for No/Low Impact Activities as outlined in the introduction to the BITP/A. For future projects of this nature, instead of getting an ER Review Request, you should complete an ER Review Verification Form (<http://dnr.wi.gov/files/PDF/forms/1700/1700-079.pdf>) to keep on file and submit with any other necessary DNR permit applications to indicate that the Endangered Resources requirements have been met. As a review has already been completed for this project, it is acceptable to include a copy of this letter with any applications you submit for other DNR permits instead of the ER Review Verification Form.

All commercial, governmental or non-profit entities that conduct projects covered under the BITP/A for No/Low Impact Activities must place documentation in the project file when the BITP/A is utilized. They must also submit an annual report (<http://dnr.wi.gov/files/PDF/forms/1700/1700-078.pdf>) to the Bureau of Natural Heritage Conservation (BNHC) documenting that their activities were performed in accordance with the specifications, definitions and conditions defined within the permit/authorization.

This notice only addresses endangered resources issues. This notice does not constitute DNR authorization of the proposed project and does not exempt the project from securing necessary permits and approvals from the DNR and/or other permitting authorities.

Please contact me at (608) 261-6449 or via email at megan.turner@wisconsin.gov if you have any questions about this notice.

Sincerely,

Megan Turner
Endangered Resources Review Program

APPENDIX E

Cultural Resources Review



Archaeological Services, Inc.

February 19, 2015

Brian Schneider
GRAEF
One Honey Creek Corporate Center
125 South 84th Street, Suite 401
Milwaukee, WI 53214-1470

Re: *Literature and Archives Research To Determine If Archaeological Sites Exist
Within the Project Area at Taycheedah Correctional Institution, Fond du Lac County,
Wisconsin.*

Dear Mr. Schneider:

Per your request, we conducted research in the Wisconsin Historic Preservation Database (WHPD) for a parcel located in the NE $\frac{1}{4}$ and SE $\frac{1}{4}$ of section 6 in T15N, R18E section 6; and in the NW $\frac{1}{4}$ and SW $\frac{1}{4}$ of section 5 in T15N, R18E in Fond du Lac Township, Fond du Lac County, Wisconsin (Map 1).

There is one known archaeological/burial site adjacent to the west boundary of the parcel, site 47FD341/BFD-0182. There is also one cemetery on the property, BFD-0127, also known as the Taycheedah Prison Graves. Map 2 shows the locations of the two sites.

47FD341/BFD-0182

This site, also known as the Scattered Schwartz Site, is described in the Wisconsin Historic Preservation Database (WHPD) as follows:

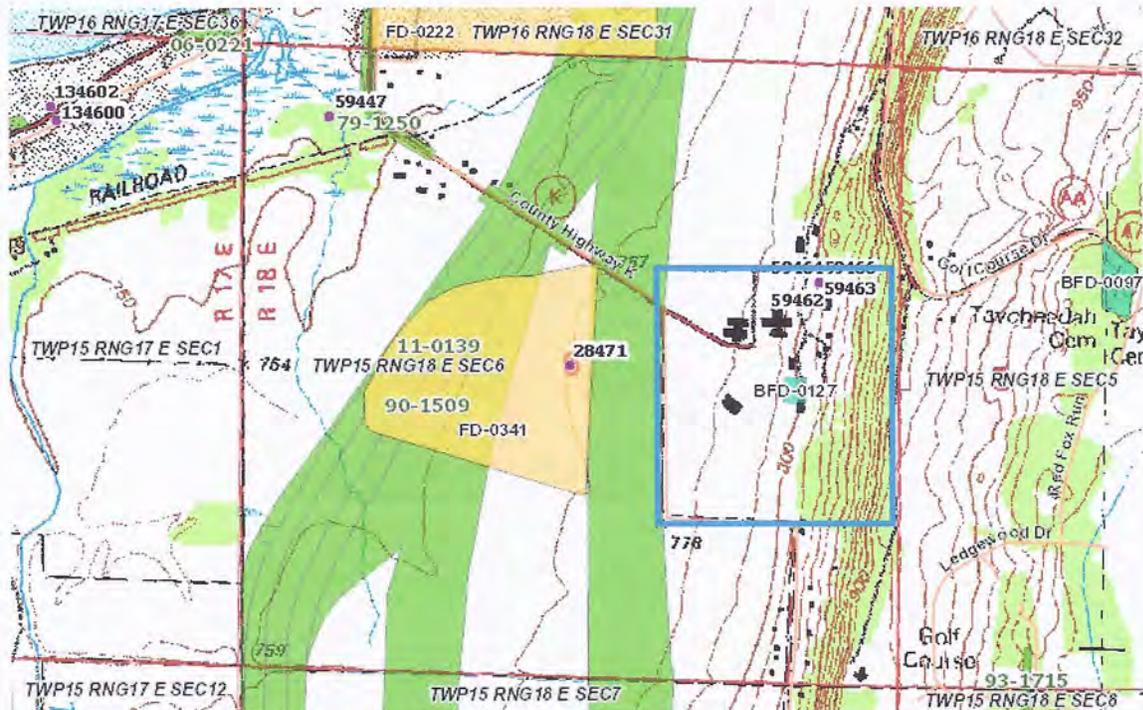
Site lies near sharp curve on CTH "K"; between 45 meters and 590 meters south of CTH "K" and between 221 meters and 716 meters west of CTH "K". Also west of property line with Taycheedah Correctional Facility property.

The site consists of an extremely sparse scatter of lithics across a corn and a bean field. The land form has a slightly undulating surface with traces of former drainages crossing the area. However, the cultural materials do not seem to occupy a particular elevation or drainage. This site may represent an area of frequent reoccupation due to the

proximity to Lake Winnebago.

Updated 01/29/1996: The landowners report that there once was an earthen mound on their property. This mound has since been plowed away.

Update 2002 (ALR): GLARC relocated a light concentration of lithics, including five diagnostics, on the western edge of the reported site area. The diagnostics appear to be Middle to Late Woodland in affiliation (ASI #22364).



Map 2: Approximate Project Area (blue), Archaeological Site (orange), Cemetery (teal). Source - Wisconsin Historic Preservation Database.

This archaeological site is outside of the project area and will not be affected by the project.

BFD-0127 (Taycheedah Prison Graves)

This location is described in the WHPD as follows:

The site is a cemetery located on the prison grounds near the orchard.

This site consists of a cemetery serving the population of the Taycheedah Correctional Institute. Thirty-seven graves are reportedly located here. Many graves in this cemetery contain remains relocated from the original prison cemetery in the 1930's. Recently (1988) cleaned up by prison administration. The site was marked with a wire fence which was replaced with a wooden fence in 1988.

The WHPD also adds that the cemetery is "active" and it is not catalogued. This cemetery may be within the proposed project area.

In the northeast corner of the property (Map 2) is a cluster of numbered structures. The Wisconsin Architecture History Inventory (AHI) lists them as follows:

59463 – machine shed
59464 – house
59462 – coal bunkers
59466 – silo

The structures were reported in 1979. None of them are listed on the National Register of Historic Places. The following additional information is in the AHI.

A 'site file' exists for this property. It contains additional information such as correspondence, newspaper clippings, or historical information. It is a public record and may be viewed in person at the State Historical Society, Division of Historic Preservation. Proposed for demolition. Machine shed #2105. Map code: SF 8/29-37.

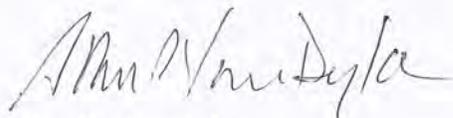
These structures may be in the project area.

The 1837 General Land Office Survey Plat Map (GLO) does not show anything of cultural significance in the PA (Map 3). A 1937 aerial photograph (Photo 1) shows the PA as agricultural fields and structures.

Based on this research, there are potential historical resources that might be disturbed, depending on what the project plans show. The cemetery is within the project area as are the structures. Cemeteries are protected under *Wis. Stats. § 157.70* and any need to conduct excavation in or adjacent to a cemetery will require consultation with the State Historic Preservation Office. The cluster of structures are not listed on the National Register of Historic Places and do not appear to be on the state register of historic places. Since the location has not been surveyed for archaeological sites, we do not know if there are prehistoric remains on the grounds. There is one prehistoric site very nearby.

If you have any questions, I can be reached by telephone at 262-878-9960 or by email at allenvandyke@gmail.com.

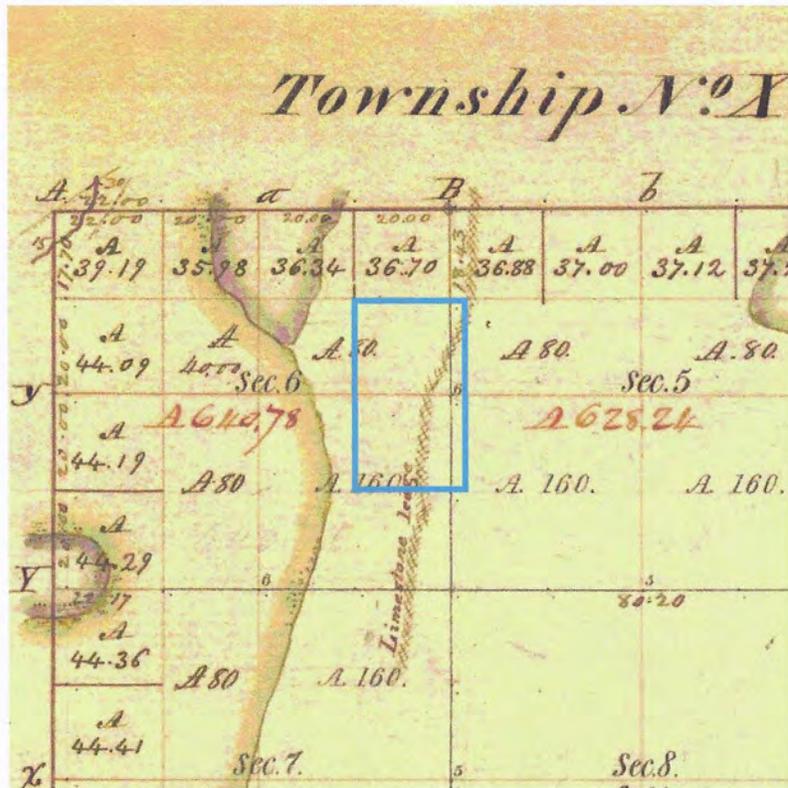
Sincerely,



Allen P. Van Dyke
AVD/rlk

MAPS CONSULTED

- 1834 General Land Office Survey Plat Maps. <http://digicoll.library.wisc.edu/SurveyNotes/>.
Accessed September 24, 2014.
- 1937 Wisconsin Historic Aerial Image Finder. <http://maps.sco.wisc.edu/WHAIFinder/>.
Accessed September 24, 2014.



Map 3: 1834-35 General Land Office Survey Map, approximate project location.

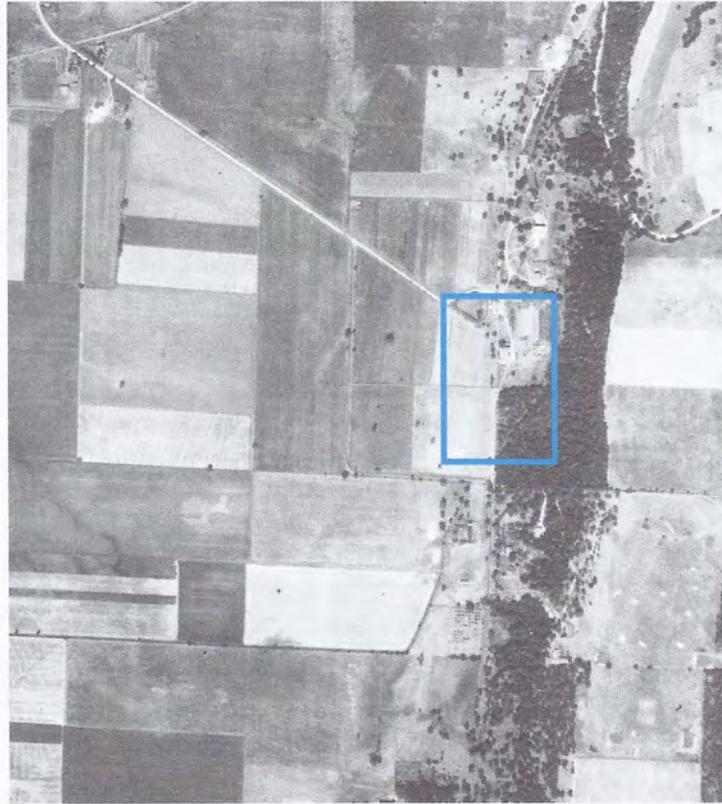
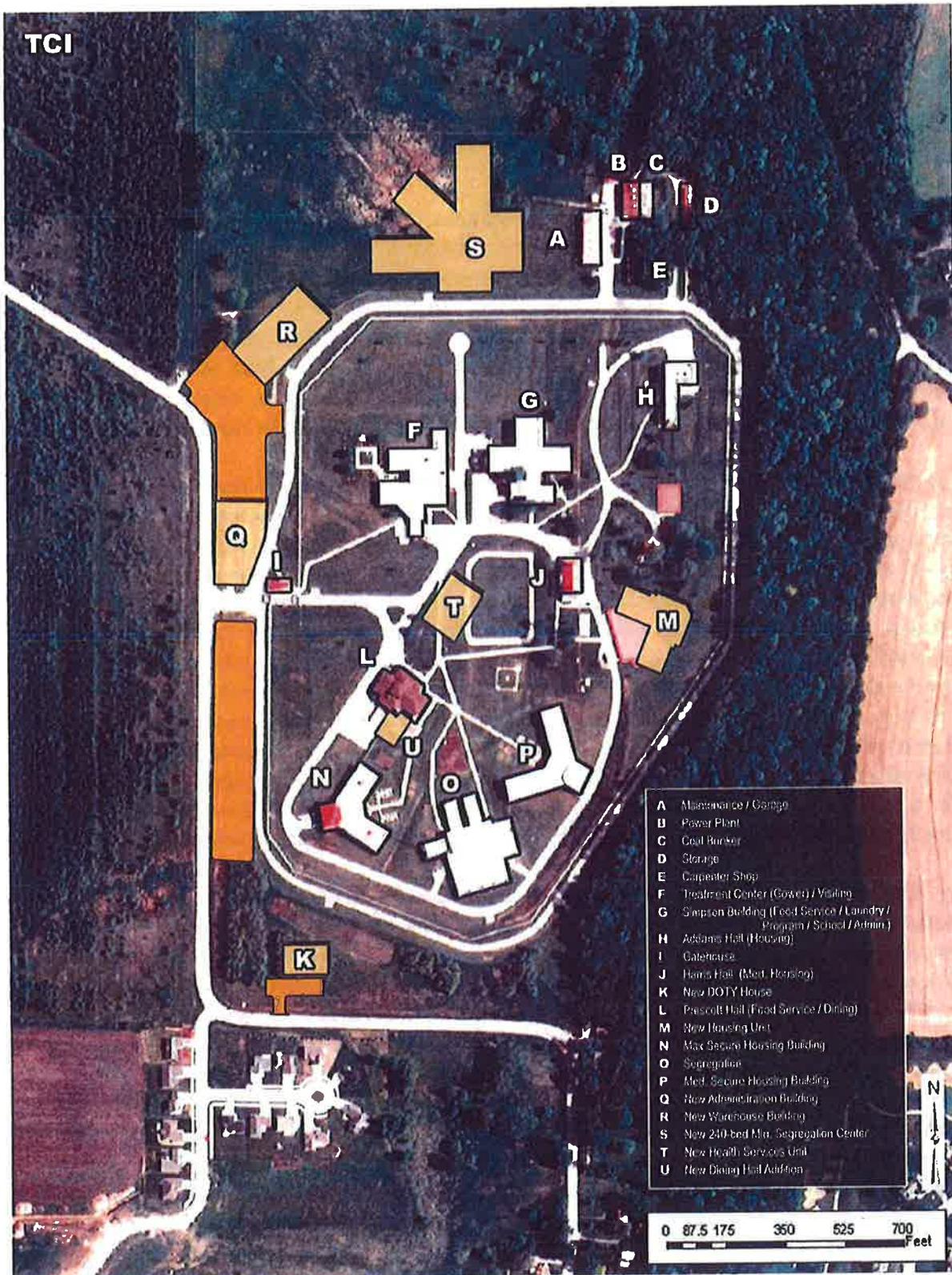


Photo 1: Approximate Location of Project Area. Source – Historical Aerial Image Finder.

APPENDIX F

Recommended Major Capital Projects

TCI



Recommended Major Capital Projects and Estimate of Probable Costs

| Taycheedah Correctional Institution | FY09-11 | FY11-13 | FY13-15 | FY15-17 | FY17-19 |
|--|-----------------|-----------------|-----------------|---------|---------|
| Construct water and sewer systems expansion | \$.5m | | | | |
| Construct a boiler plant expansion | | \$ 1.8m | | | |
| Renovate Simpson Hall Basement (per DOC) | \$ 2.0m | Completed | | | |
| Construct an addition to Segregation and Monarch Buildings (per DOC) | \$ 4.0m | Completed | | | |
| Construct visiting entry and outside administration building, a new health services unit and infirmary; expand Prescott Hall dining room and remodel the kitchen; expand the gatehouse to provide space for an armory and staging area; demolish the dormitory barracks and construct a 100 cell/200 bed medium security housing unit. | | \$ 35.4m | | | |
| Construct a 160 cell/240 bed minimum security housing unit outside the perimeter | \$ 12.8m | | | | |
| Construct new warehouse/stores area outside perimeter | | | \$ 1.9m | | |
| Renovate Harris and Addams Halls | | | \$ 8.4m | | |
| TOTAL: | \$ 19.3m | \$ 37.2m | \$ 10.3m | | |

APPENDIX G

Draft EA Public Notice

PUBLIC NOTICE

Availability of Environmental Assessment INFIRMARY BUILDING ADDITION TAYCHEEDAH CORRECTIONAL INSTITUTION DFD Project #14B1T

The State of Wisconsin's Department of Administration, Division of Facilities Development retained GRAEF-USA to prepare an Environmental Assessment (EA) for the proposed Infirmary Building Addition to the existing Health Service Unit within the Taycheedah Correctional Institution (TCI) in Fond du Lac, Wisconsin. The EA is required by Wisconsin Administrative Code, Chapter DOC 335 in compliance with the Wisconsin Environmental Policy Act (WEPA).

The Health Services Unit, located in Gower Hall, provides medical care for all the TCI inmates. The infirmary addition is a 15-foot tall, single story structure with a penthouse and will be constructed on the north side of the existing Health Services Unit. The building footprint is 10,014 gross square feet (gsf), and with the penthouse level, the addition is 11,187 gsf. The infirmary building addition will provide a safe place to blend health services for the aging, dementia, chronic health conditions, and fragile female offenders with lengthy prison sentences. Currently, this type of environment does not exist on site, and these services are provided at off site locations at a significant cost. The infirmary will be able to accommodate up to 24 patients and provide 24-hour care. In addition to 24 beds, the building will include office space for support services, a separate dayroom, outside courtyard space, medical storage, and security cameras with recording device. The expectation is for each room and the building itself to look and feel like other professional infirmary or Hospice Care facilities.

A temporary construction entrance and guard shack will be needed to access the construction site. Temporary fencing will be installed around the perimeter of the construction area. Construction worker parking and trailer parking will be located outside of the existing secure perimeter fence.

The Environmental Assessment is available for public review at Fond du Lac City Hall and public library and online at the Department of Correction's website (<http://doc.wi.gov/about/data-and-research/budget-information>) beginning March 11, 2015.

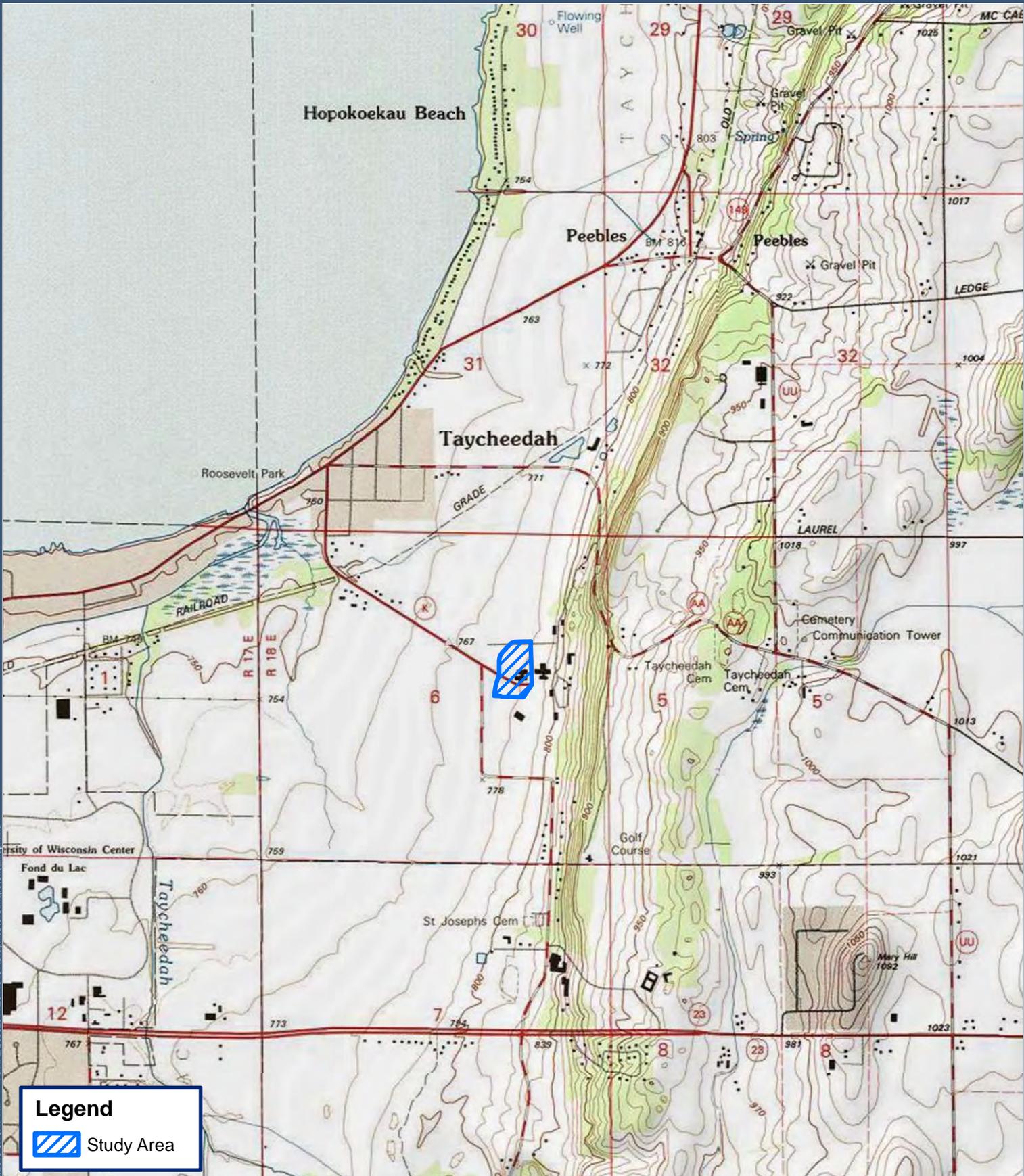
Comments received during the 15 day public review period will be considered in preparation of the Final EA. Written comments related to the proposed project can be submitted by mail, or by e-mail. For consideration in the Final EA report, comments must be received by March 26, 2015 and should be sent to:

Laura Giese, GRAEF
125 South 84th Street, Suite 401
Milwaukee, Wisconsin, 53214
Email address: Laura.Giese@graef-usa.com

<http://www.graef-usa.com/>

FIGURES

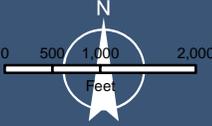
| | |
|----------|--|
| Figure 1 | Site Location Map with USGS Topography |
| Figure 2 | 2010 Aerial Imagery |
| Figure 3 | WDNR Watershed Map |
| Figure 4 | FEMA Floodplain Map |
| Figure 5 | National Wetland Inventory Map |
| Figure 6 | Soil Survey Map |



Legend

 Study Area

1 in = 2,000 ft



SITE LOCATION MAP

TAYCHEEDAH CORRECTIONAL INSTITUTION

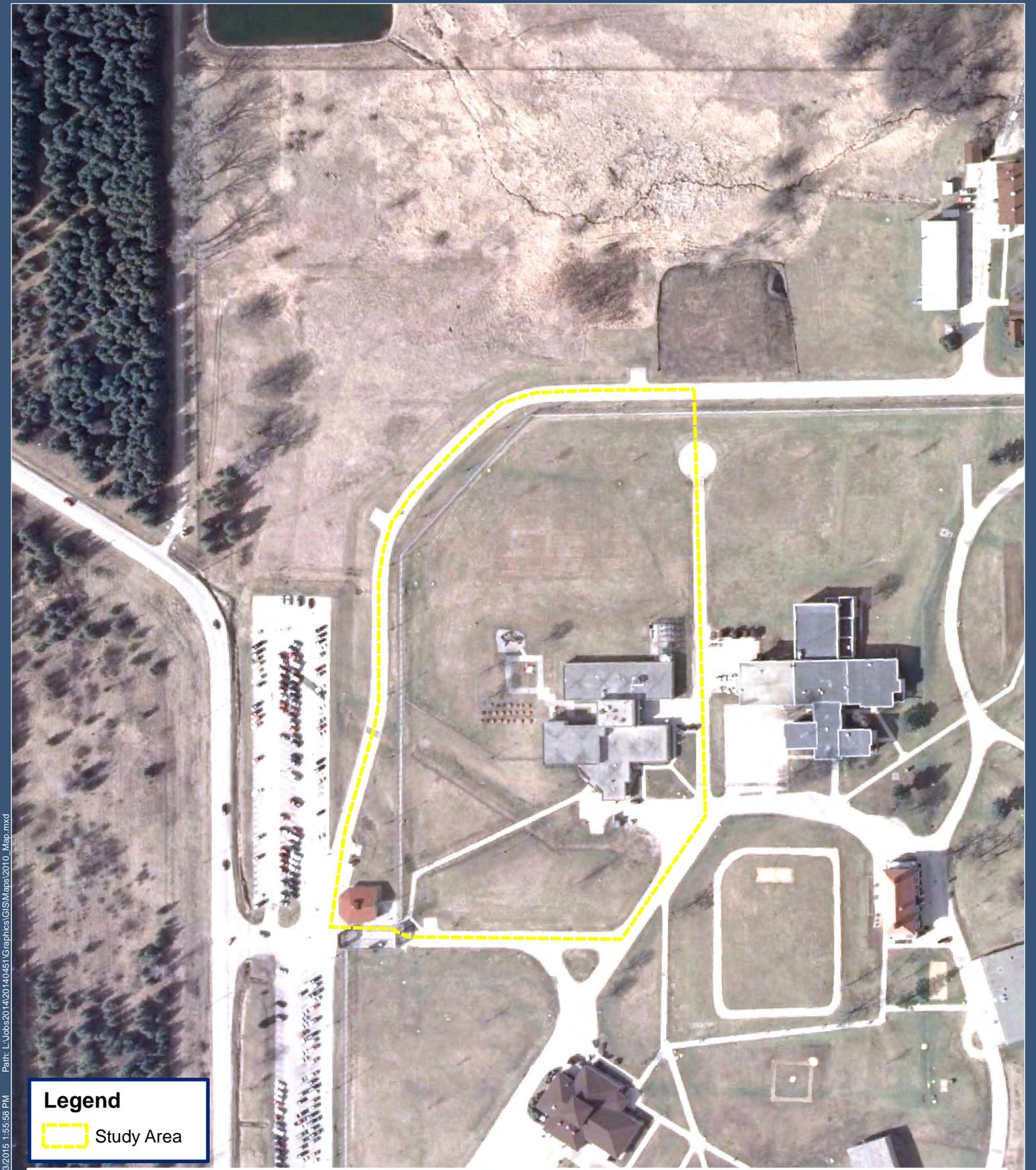
DOC 14B1T

CITY OF FOND DU LAC, FOND DU LAC COUNTY, WISCONSIN

FIGURE # 1

GRAEF

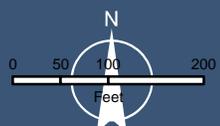
Date Saved: 2/12/2015 3:13:47 PM Path: L:\Jobs\2014\2014-0451\Graphics\GIS\Maps\Site_Map.mxd User: T787



Path: L:\Jobs\2014\20140451\Graphics\GIS\Maps\2010_Map.mxd
Date Saved: 1/23/2015 1:55:58 PM
User: 1797

Legend

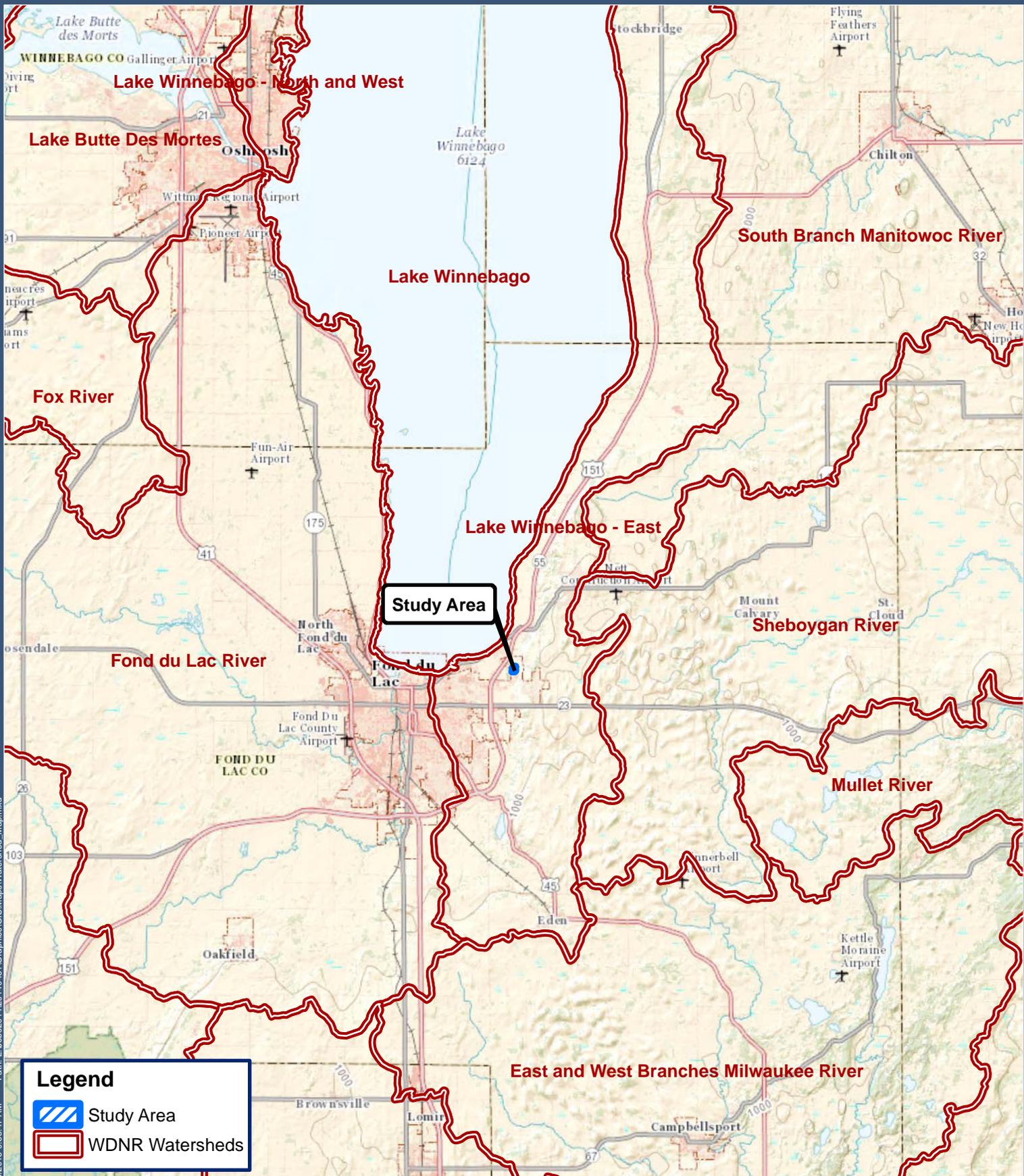
 Study Area



1 in = 200 ft

2010 AERIAL MAP
TAYCHEEDAH CORRECTIONAL INSTITUTION
DOC DFD 14B1T
CITY OF FOND DU LAC, FOND DU LAC COUNTY, WISCONSIN

FIGURE # 2
GRAEF



Legend

-  Study Area
-  WDNR Watersheds

Scale

0 5,000 10,000 20,000
Feet

1 in = 20,000 ft

WDNR WATERSHED MAP

TAYCHEEDAH CORRECTIONAL INSTITUTION

DOC 14B1T

CITY OF FOND DU LAC, FOND DU LAC COUNTY, WISCONSIN

FIGURE # 3

GRAEF

User: 1797 Date Saved: 2/13/2015 9:33:47 AM Path: L:\Jobs\2014\20140451\Graphics\GIS\Maps\Watershed_Map.mxd



User: 7937 Date Saved: 2/13/2015 12:37:41 PM Path: L:\Jobs\2014\20140451\Graphics\GIS\Maps\FEMA_Map.mxd

Legend

- Study Area
- 100-yr Floodplain

N

0 200 400 800
Feet

1 in = 800 ft

FEMA FLOODPLAIN MAP

TAYCHEEDAH CORRECTIONAL INSTITUTION

DOC 14B1T

CITY OF FOND DU LAC, FOND DU LAC COUNTY, WISCONSIN

FIGURE # 4

GRAEF

PFO1/EMC

151

PFO1/EMC

PEMC

K

PEMA

Legend

 Study Area

 NWI

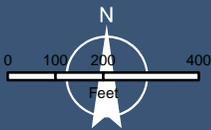
FIGURE # 5

NWI MAP

**TAYCHEEDAH CORRECTIONAL INSTITUTION
DOC 14B1T**

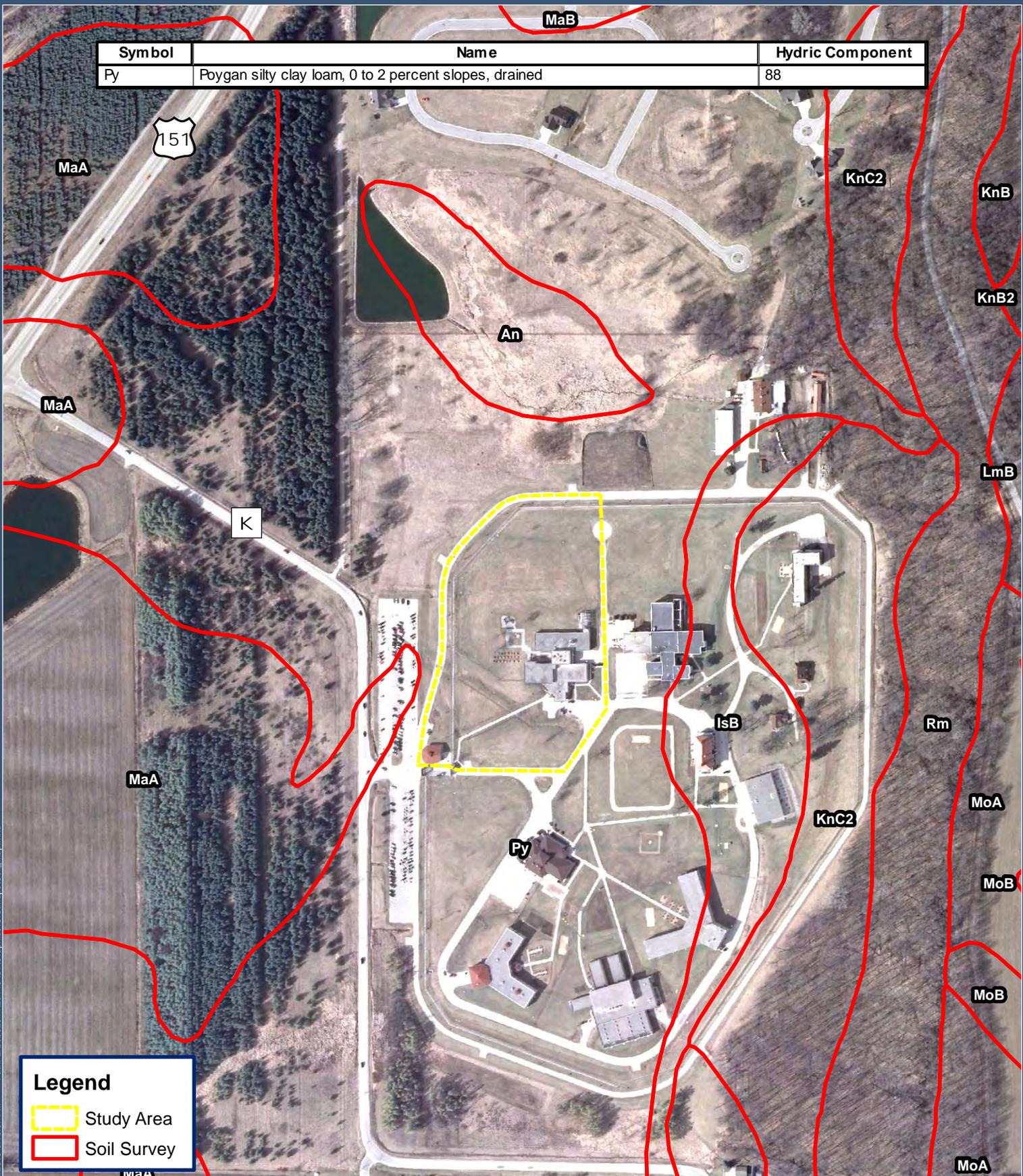
CITY OF FOND DU LAC, FOND DU LAC COUNTY, WISCONSIN

GRAEF



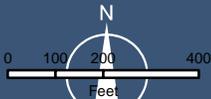
1 in = 400 ft

| Symbol | Name | Hydric Component |
|--------|--|------------------|
| Py | Poygan silty clay loam, 0 to 2 percent slopes, drained | 88 |



Legend

- Study Area
- Soil Survey



SOIL SURVEY MAP

**TAYCHEEDAH CORRECTIONAL INSTITUTION
DOC 14B1T**

CITY OF FOND DU LAC, FOND DU LAC COUNTY, WISCONSIN

FIGURE # 6

