

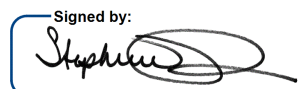
**CONTRACT RENEWAL****CONTRACT FOR OPERATIONS MANAGEMENT SERVICES**

THIS CONTRACT EXTENSION AGREEMENT (hereinafter referred to as the “Contract Renewal”) is made and entered into this 11<sup>th</sup> day of July, 2025, by and between the **Board of Regents of the University of Wisconsin System, University of Wisconsin-La Crosse, Administration and Finance (UWL)** and the **La Crosse Medical Health Science Consortium, Inc. (LMHSC)**, collectively hereinafter referred to as the “Parties”, for the renewal of the Operation Management Services within the Health Science Center (1300 Badger Street, La Crosse, WI 54601).

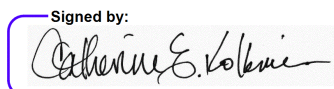
In consideration for the covenants and obligations contained herein and of other good and value consideration, the receipt and sufficiency of which is hereby acknowledged, the parties agree as follows:

1. **Prior Contract.** The Parties executed a Contract for Operations Management Services on April 30, 2020 (the “Contract”), with an initial term of the Contract commencing on the 1<sup>st</sup> day of July, 2022 and expiring on the 30<sup>th</sup> day of June, 2023. All terms, conditions, and provision of said Contract are hereby incorporated by reference or by attachment.
2. **Consideration.** LMHSC agrees to reimburse UWL for the Operation Management Services at a rate of \$335,441.00 for fiscal year 2025/2026 (excluding cost of utilities).
3. **Amendment to Exhibit D.** Parties also wish replace Exhibit D (UWL Chargeback Rates) of the Contract to reflect the current fiscal 2025 – 2026 year – **See Exhibit D** attached hereto and incorporated herewith by this reference.
4. **Contract Renewal.** Pursuant to Exhibit A (1. Term; Termination), the Parties agree to renew the Contract for an additional one (1) year term, upon the same terms as contained in the Contract. Except for the renewal of the term, the Contract dated executed April 30, 2020, shall remain in full force an effect.

FOR: **BOARD OF REGENTS OF THE UNIVERSITY OF WISCONSIN SYSTEM, UNIVERSITY OF WISCONSIN-LA CROSSE, ADMINISTRATION AND FINANCE**

Signed by:  
  
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 Stephanie Pope, Vice Chancellor  
 Administration and Finance  
 Date: 7/11/2025 | 8:40 AM CDT

FOR: **LA CROSSE MEDICAL HEALTH SCIENCE CONSORTIUM, INC.**

Signed by:  
  
 3FA729876A91496...  
 Catherine Kolkmeier, Executive  
 Director  
 Date: 7/11/2025 | 9:15 AM CDT

**EXHIBIT D****UWL Chargeback Rates**

The rates below reflect the fiscal year 2025 – 2026. These rates will be increased as appropriately for future fiscal years.

<b>Position</b>	<b>Rate</b>
AUTO/EQUIPMENT TECH-MASTER	49.64
CARPENTER	68.48
CUSTODIAN	37.64
CUSTODIAN LEAD	39.84
DISPATCH	N/A
ELECTRICIAN	73.24
FACILITIES TECHNICIAN III	43.64
FACILITIES TECHNICIAN II	41.84
FACILITIES TECHNICIAN I	42.12
GARDNER	n/a
GROUNDKEEPER LEAD	41.64
GROUNDKEEPER	37.44
MAINTENANCE MECHANIC	43.00
HVAC MECHANIC LEAD	62.28
HVAC MECHANIC	44.48
LOCKSMITH	46.48
PLUMBER STEAMFITTER	78.04
POLICE	N/A
SECURITY OFFICER PARKING PATROL	N/A
STUDENT CUSTODIAN	14.48
STUDENT LANDSCAPER	18.44
POWER PLANT OPERATOR – SENIOR	51.72
POWER PLANT OPERATION – IN CHARGE	58.32

\*in the event an employee not included in the above categories performs chargeback work, the time will be billed at the employee's hourly rate.

## CONTRACT FOR OPERATIONS MANAGEMENT SERVICES

FOR VALID CONSIDERATION, the receipt and sufficiency of which are hereby acknowledged, University of Wisconsin-La Crosse (UW-L) hereby agrees to provide the La Crosse Medical Health Science Consortium, Inc. (LMHSC) with Operations Management services within the Health Science Center [1300 Badger Street, La Crosse, WI 54601] specified in Exhibits B, C & D in accordance with following terms and conditions and those set forth in Exhibit A.

SELLER: University of Wisconsin-La Crosse  
1725 State St.  
La Crosse, WI 54601

PURCHASER: La Crosse Medical Health Science Consortium, Inc.  
1300 Badger Street  
La Crosse, WI 54601

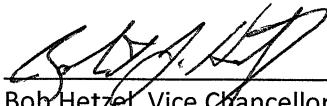
DURATION: Three years commencing on July 1, 2020, and expiring at midnight, June 30, 2023, subject to the terms and conditions in Exhibit A.

SERVICES PROVIDED: University of Wisconsin-La Crosse agrees to provide the La Crosse Medical Health Science Consortium, Inc. with the Operations Management services described in Exhibits B, C & D.

CONSIDERATION: The La Crosse Medical Health Science Consortium, Inc. agrees to reimburse the University of Wisconsin La Crosse for the Operations Management Services at the rates of \$307,717 for fiscal year 2020/2021, \$317,004 for fiscal year 2021/2022 and \$322,496 for fiscal year 2022/2023 (excluding cost of utilities). Other one Time Costs: Detailed within the contract and any one-time requests will be communicated as they arise and assessed at the Appendix A rates. Time and Materials cost for activities outside normal working hours: A summary of FY21 chargeback rates are listed in Appendix A. Chargeback rates are reviewed annually and can be requested on March 1st for the upcoming year.

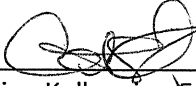
IN WITNESS WHEREOF, the parties have entered into this Contract, including the terms and conditions set forth in Exhibits A, B, C and D as of the first date set forth above.

FOR: University of Wisconsin-La Crosse

  
\_\_\_\_\_  
Bob Hetzel, Vice Chancellor  
Administration and Finance  
University of Wisconsin-La Crosse

Date: 04.30.20

FOR: La Crosse Medical Health Science Consortium, Inc.

  
\_\_\_\_\_  
Catherine Kolkmeier, Executive Director  
La Crosse Medical Health Science Consortium, Inc.

Date: 4/29/20

**EXHIBIT A  
TERMS AND CONDITIONS**

**1. TERM; TERMINATION.**

The contract period will be three years and may automatically renew if both parties agree, up to an additional three one-year terms.

It is understood that contract rates will increase each year and the contract costs for the upcoming fiscal year will be forwarded by February 1st of each year to the LMHSC office.

This Contract may be terminated for cause by either party upon thirty (30) days prior written notice to the HSC Management Group Chair

UW-L and the LMHSC reserve the right to amend this Contract in the future to assure full compliance with federal and State laws that now or hereafter may be enacted.

2. **SERVICES.** UW-L shall provide the LMHSC with Operations Management services at the Health Science Center located at 1300 Badger Street, La Crosse, WI as specified in Exhibits B & C.
3. **PERIODIC INVOICES.** UW-L shall send the LMHSC quarterly invoices, setting forth with particularity the total amount owed by the LMHSC for the services.
4. **COMPLIANCE WITH LAW.** During the term of this Contract, UW-L and the LMHSC shall use their best efforts to comply with all applicable federal, state and local statutes, rules and regulations, licenses and authorizations of any governmental or public body or authority in connection with the performance or carrying out of their respective obligations hereunder; and, apply for, obtain and maintain any and all licenses, certifications, authorizations and permits necessary to carry out the provisions of this Contract.
5. **INSURANCE; INDEMNIFICATION.** UW-L and the LMHSC shall each procure and maintain their own professional and other liability insurance in such amounts as may be required by applicable state law. Further each party agrees to hold the other party harmless from and against any and all liability arising from or in connection with the indemnifying party's actions and omissions.
6. **AUDITS; ACCESS TO BOOKS AND RECORDS.** To the extent that section 952 of the Omnibus Budget Reconciliation Act of 1980 and the regulations promulgated thereunder are applicable to this Agreement, each party shall, until four years after the expiration of this Agreement, comply with all requests by the Comptroller General of the United States, the Secretary of the Department of Health and Human Services, and their duly authorized representatives for access to this Agreement and to all books, documents and records necessary to verify the nature and extent of the equipment and services provided, and the amounts paid for them. If either party enters into any subcontract with another person or entity relating to this Contract, such party shall ensure that the contract includes language requiring the subcontractor to make all of its books, documents and records relating thereto available to the Comptroller General of the United States, the Secretary of the United States, the Secretary of the Department of Health and Human Services, and their duly authorized representatives.
7. **GOVERNING LAW; SEVERABILITY.** The validity, construction and interpretation of this Contract, and the rights and duties of the parties hereunder shall be governed by the laws of the State of Wisconsin. If any provision of this Contract is determined to be unenforceable or invalid for any

## **EXHIBIT B**

### **OPERATIONS MANAGEMENT SERVICE DUTIES AND RESPONSIBILITIES**

Provide unlimited specialized facility operations management support through use of a supervisor or coordinator. This role shall also serve as the liaison for support services such as moves, minor maintenance, and event set-ups. This role will provide assistance in recruitment, human resources issues, technical advice, and replacement coverage.

**Note:** Department-owned equipment will not be cleaned. In addition, personal items will not be lifted or moved for dusting purposes.

**Oversight responsibilities associated with Operations Management include routine cleaning and general maintenance services such as:**

#### **Faculty/Staff Offices**

- Garbage and recycle emptied Tuesday and Friday
- Vacuumed a minimum of once per month
- Requests can be made by staff for vacuuming outside of regular schedule for any mishap or unexpected need
- Dust mop hallway Tuesday and Friday
- Wet mop as needed

#### **Eating areas**

- 4<sup>th</sup> floor breakroom – garbage emptied daily
- All other food/eating areas (atrium areas, basement, 2<sup>nd</sup> floor) – garbage emptied daily
- Table tops cleaned daily, chairs straightened, room vacuumed daily
- Water fountain cleaned daily
- Recycles emptied as needed

#### **Classrooms**

- Schedules will be checked for daily usage
- High usage rooms (used multiple times) will be cleaned daily
- Low usage rooms (used a single time) will be spot cleaned daily, cleaned a minimum of one time per week
- Limited, if any, re-cleaning of any rooms will be done due to late night classes, students studying, etc.)
- Classroom cleaning schedule
  - Daily:
    - Clean whiteboard
    - Empty trash
    - Vacuum or dust mop floor
    - Clean and sanitize tabletops
    - Check lights
    - Lock up rooms
    - Straighten furniture of classroom as found, the layout of the room is the responsibility of the user
  - Monthly:
    - Clean erasers
    - Dust ledges
  - Yearly:
    - Scrub and recoat hard surface floors

## Student Health Center – PT area

### Daily:

- Clean restroom – can spot check (toilet, sink, floor, garbage, paper towels, soap)
- The restroom cleaning tasks can be rotated, for example – one day is “mop day” another day is garbage day, etc.
- Restroom cleaning schedule
  - Clean and Disinfect:
    - Stools
    - Urinals
    - Floor
    - Sinks
  - Clean Mirrors
  - Clean Counters
  - Spot clean walls
  - Restock paper supplies
- Restrooms weekly:
  - De-lime sinks, stools, and urinals

### Weekly or as needed:

- Exam rooms: mop floor, clean sink, empty garbage
- Clean showers in locker rooms/bathrooms
- Vacuum hallway and gym area
- Clean Hydrotherapy room, empty trash, dust mop and wet mop floor
- Clean pool floor area if pool is functioning

### Yearly:

- Exam rooms (hard surface floors) scrub & recoat floor finish

### Coding on rooms to determine if cleaning is necessary that day: (stop and go colors)

- Red color (stop) – clean
- Green color (go) – doesn’t need to be cleaned

### Misc.

- During winter the above schedule may need to be adjusted to account for wet shoes, etc.
- Staff will place a note if something out of the ordinary needs to be cleaned and falls within the job description of the O&M contract
- Exam tables will not be cleaned

## Dental

The lab is used Wednesday afternoon, Thursday and Friday during the fall semester. The lab is used Thursday and Friday during spring semester. Operatories should be cleaned on Thursday and Fridays. Monday, Tuesday and Wednesday can be a light walk through.

### Daily:

- Empty all trash cans, changing liners as needed. Align trash can under opening in cabinet, clicking cabinet shut.
- Clean stainless steel sink at each operatory
- Restock paper towels and hand soap
- Dust mop/wet mop floor with disinfectant daily, including dusting of flat base of dental chair (under leg area)
- Restroom cleaning schedule
- Clean and Disinfect:
  - Stools
  - Floor
  - Sinks
- Clean mirrors
- Clean counters
- Restock paper supplies

### Weekly:

- De-lime sinks, and stools

### As needed:

- Spot clean walls, especially around trashcan, and soap and paper towel dispensers
- Replace air freshener
- Clean kick plate on bottom of door

### Weekly:

- Dust window ledges
- Front counter and countertop areas: Dusted and disinfected weekly
- Front door: Washed weekly, tape residue removed
- Both doors: Inside and outside door handles disinfected

### Yearly:

- Deep scrub floor and storage room with rotary machine, moving all loose furniture in operatories
- No departmental equipment will be moved

### **On-site Systems Maintenance**

- Heating, Ventilating, Air conditioning, Mechanical (hot & cold calls, air filter changes, motor greasing, damper adjustment, motor and pump bearings and pump seals up to 20 h.p.), non-instructional equipment.
- Routine maintenance of building steam and chilled water systems Includes repair or replacement of steam traps through 1", routine maintenance of condensate receiver and associated pumps and controls. Condensate pump/motor replacement not included.
- Maintenance of control valves.
- Adjustments or repairs to pressure reducing stations (not replacements)

### **Plumbing**

- Changing filters
- Refilling water softeners
- Backflow preventer service
- Routine adjustments  
Auger drains
- Replace valves through 2"

### **Electrical**

- Lamp replacement includes the maintenance of battery back-up emergency lighting to include testing and battery/lamp replacement (exit signs, etc.)
- Ballast and lamp socket
- Minor electrical service includes replacement of defective switches & receptacles as well as simple stand-alone occupancy sensors.
- Routine maintenance of building electrical systems includes routine adjustments to clock system, occasional adjustments to lighting control system and replacement of lighting control relay modules as needed. Resetting fire alarm control panel, replacement of smoke or heat detectors from building stock, during normal business hours

### **Carpentry**

- Services to include, but not necessarily limited to:
- Adjusting repair of (minor wall) damage
- Repainting a repaired area
- Minor repair to non-departmental furniture
- Very minor carpet repairs (due to an immediate safety issue, etc.)

### **Waste Management**

- Provide outdoor dumpsters for collection of:
  - One stream recycling
  - Trash (non-recyclable)
- Dumpsters will be emptied as needed and materials will be hauled to appropriate facilities for recycling or waste disposal
- Coordination as needed for other non-medical waste such as surplus property, light bulbs, etc. If an item for removal requires an extra cost above and beyond the contract price, an estimate will be provided.

### **Window Washing**

- Interior windows – cleaned as necessary
- Multi-story atrium windows – minimally cleaned once a year
- Exterior windows – minimally cleaned once a year



**C. Hazardous Waste Removal**

Qualified outside vendor will be selected to provide service and maintenance of medical and hazardous waste located in the HSC building.

**D. Fume Hood and Biosafety Hood Inspections**

Qualified outside vendor will be selected to provide service and maintenance for annual inspection and certification for the fume hoods and biosafety hoods located in the HSC building.

**E. Autoclave Inspection**

Qualified outside vendor will be selected to provide service and maintenance for the autoclaves located in the HSC building.

**Exhibit D**  
**UWL Chargeback Rates**

The rates below reflect fiscal year 2020-2021. These rates will be increased as appropriately for future fiscal years.

<b>POSITION</b>	<b>RATE</b>
AUTO/EQUIP TECH-MASTER	37.24
CARPENTER	64.16
CUSTODIAN	32.20
CUSTODIAN LEAD	33.32
DISPATCH	38.74
ELECTRICIAN	62.76
FAC MAINT SPEC ADV	38.48
FAC REPAIR WORKER-ADV	37.08
GARDENER	32.96
GROUNDS CREW LEAD	36.84
GROUNDSKEEPER	30.32
HVAC/REFRIG SPEC	36.48
HVAC/REFRIG SPEC-ADV	40.92
LOCKSMITH-JOURNEY	42.12
PLUMBER/STEAMFITTER	64.76
POLICE	63.58
SECURITY OFFICER PARKING PATROL	41.60
STUDENT CUSTODIAN	11.96
STUDENT LANDSCAPER	12.40