

CONTRACT FOR OPERATIONS MANAGEMENT SERVICES

FOR VALID CONSIDERATION, the receipt and sufficiency of which are hereby acknowledged, Board of Regents of the University of Wisconsin System, University of Wisconsin-La Crosse, Administration & Finance (UWL) hereby agrees to provide the La Crosse Medical Health Science Consortium, Inc. (LMHSC) with Operations Management services within the Health Science Center (HSC) [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:UWL

1725 State St.
La Crosse, WI 54601

PURCHASER: LMHSC

1300 Badger Street
La Crosse, WI 54601

DURATION: One year commencing on July 1, 2026, and expiring at midnight, June 30, 2027, subject to the terms and conditions in Exhibit A.

SERVICES PROVIDED: UWL agrees to provide the LMHSC with the Operations Management services described in Exhibits B, C & D.

CONSIDERATION: The LMHSC. agrees to reimburse UWL for the Operations Management Services at the rates of \$354,779 for fiscal year 2026/2027 (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 costs for activities outside normal working hours: A summary of FY27chargeback rates are listed in Appendix A. Chargeback rates are reviewed annually and can be requested on March 1st for the upcoming year.

1. Outsourced services were increase by the current CPI of 2.9%.
2. Custodial Staff based on current salary and fringe assigned to the HSC building plus anticipated compensation plan and fringe increases.
Note: In FY26 UWL enacted a new compensation plan. The university minimum salary has increased from \$16 per hour to \$18 per hour. Composite fringe benefits have also increased 4%
3. Custodial Supplies based on actuals and on an every other year rotation of buying replacement custodial equipment for the facility.
4. Parking Services based on hours per week for lot enforcement and staff admin time on citations and patrol. Salary and Fringes updated based on current actuals plus anticipated compensation plan (2% annually) and fringe changes.
5. Security based on hours per week at the police officer hourly salary and fringe. Salary and Fringes updated based on current actuals plus anticipated compensation plan and fringe changes.
6. Operation Management Oversight calculated based on amount of administrative staff time and salaries associated with the management of the contract. Adjusted for anticipated compensation plan.
7. All other supply and maintenance categories are based upon average expenditures and spend history, along with increases to chargeback rates and anticipated vendor increases.

[SIGNATURE PAGE TO FOLLOW]

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: Board of Regents of the University of Wisconsin System, University of Wisconsin-La Crosse, Administration & Finance

Signed by:

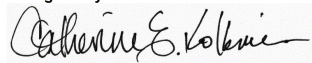


Date: 10/1/2026 | 8:54 AM CDT

Stephanie Pope, Vice Chancellor
Administration and Finance
University of Wisconsin-La Crosse

FOR: La Crosse Medical Health Science Consortium, Inc.

Signed by:



Date: 10/1/2026 | 9:05 AM CDT

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

**EXHIBIT A
TERMS AND CONDITIONS**

1. TERM; TERMINATION.

The contract period will be one year.

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

This Contract may be terminated for with or without cause by either party upon thirty (30) days prior written notice to the LMHSC Management Group Chair

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

2. **SERVICES.** UWL shall provide the LMHSC with Operations Management services at the HSC located at 1300 Badger Street, La Crosse, WI as specified in Exhibits B & C.
3. **PERIODIC INVOICES.** UWL 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, UWL 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.** UWL 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 (4) 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 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 reason, the remainder of this Contract shall remain in full force and effect to govern the parties' conduct and relationship.
8. **ENTIRE AGREEMENT.** This Contract, including Exhibits A, B, C and D constitutes the entire understanding and agreement between the parties relating to their relationship, and supersedes all prior understandings and agreements relating thereto.
9. **HOURS OF OPERATION.** The building is open for business and classes Monday through Friday from 7:00 am through 10:00 pm with some flexibility for use Saturdays and Sundays. In addition, swipe card users have access to the building outside these hours of operation. Reference HSC website for current hours: <https://www.lacrosseconsortium.org/content/health-science-center/building-parking-hours>

EXHIBIT B OPERATIONS MANAGEMENT SERVICE DUTIES AND RESPONSIBILITIES

Provide unlimited specialized facility operations management support through use of a supervisor or coordinator. This supervisor 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

- 4th floor breakroom – garbage emptied daily
- All other food/eating areas (atrium areas, basement, 2nd floor) – garbage emptied daily
- Table tops cleaned daily, chairs straightened, room vacuumed daily
- Water fountain cleaned daily
- Recycling receptacles 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

Research Labs

Daily:

- Empty trash
- Fill paper towels
- Sweep floor

Infectious Waste

- Labs will be responsible for sealing boxes of waste and moving them to the shipping area, room 1146B
- Custodians will supply 1146B with tape for the boxes
- Stericycle will provide the boxes and bags for researchers to take back to their labs

General

- Entrance glass windows will be cleaned weekly
- Removal of scuff marks on floor will be cleaned monthly
- General dusting as needed
- Empty hallway trash containers daily

Bathrooms

- The highest priority during the day shift and will be cleaned daily
- Low usage bathrooms will be spot checked and spot cleaned as needed
- Low usage bathrooms will be cleaned once a week
- Restroom cleaning schedule:
 - Daily:
 - Clean and Disinfect:
 - Stools
 - Urinals
 - Floor
 - Sinks
 - Clean Mirrors
 - Clean Counters
 - Spot clean walls and stall walls
 - Restock paper supplies
 - Weekly:
 - De-lime sinks, stools, and urinals
 - Periodically:
 - Stall walls wiped down

Event Set-ups

- LMHSC Administrative Coordinator will be the liaison for special event set up
- There will be an additional charge for unlocking/locking the building based on agreed upon fee schedule
- There will be an additional charge for custodial services to clean after the event, based on agreed upon fee schedule

Student Health Center

Daily:

- Reception area – vacuum carpet and straighten furniture
- Exam/lab rooms that were used: see attached exam room cleaning schedule
- Lunch room – empty garbage, vacuum as needed
- Restroom cleaning schedule:
 - Daily:
 - Clean and Disinfect:
 - Stools
 - Urinals
 - Floor
 - Sinks
 - Clean Mirrors
 - Clean Counters
 - Spot clean walls
 - Restock paper supplies
 - Weekly:
 - De-lime sinks, stools, and urinals

Every other day

- Vacuum hallway carpet

Offices as needed

- Vacuumed as needed (minimum of once per week)
- Empty garbage/recycle Tuesdays and Fridays

Yearly:

- Scrub and recoat hard surface floors

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
- All other garbage cans will be spot checked and emptied when needed that are not identified above
- Coding on rooms (stop and go colors) to determine if cleaning is necessary that day:
 - Red color (stop) – clean
 - Green color (go) – doesn't need to be cleaned

Dental

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 (only in sterile, bathroom, and lab spaces). Operatory soaps are handled by the Department.
- 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
- May – July both lab and clinic: Brief cleanings at a minimum of two (2) times per week to check trash and floors

Grounds Upkeep

- Snow removal from sidewalks and entries will be immediate priority after snowfall
- Lawn/bed care include:
 - Weed control and trimming
 - Tree pruning
 - Plant maintenance
 - Removal of weeds from pavement
 - Mowing
 - Picking up litter
 - Replenishing mulch
 - Maintaining the lawn/beds to match same level of UWL grounds
- Emptying outdoor trash receptacles and cigarette butt containers
- Sprinkler system maintenance

Security

- Respond to all emergency and non-emergency calls for service, file reports as needed
- Safety rounds inside and outside of the building
 - Officers will walk the entire building once during their shift (1-3 times per day). It is understood this will not occur if a higher priority issue arose for the officer.
 - Exterior rounds are conducted each evening at or after building closure to ensure the building is locked and there are no existing conditions that require a police or facilities response
- Inspections
 - Monthly visit to all areas within the HSC to make sure safety standards are being complied with as done with other UWL buildings (i.e., ensuring exits are not blocked, etc.). File reports with Consortium office if problems found.
- Record keeping
- Assist in maintaining compliance of parking regulations through patrolling of HSC parking lot
 - a. Issue parking tickets for illegal parking in HSC lot – ticket money is UWL Parking income
 - b. The HSC lot will be monitored as a designated commuter lot 24 hours a day, 365 days per year, in accordance with parking regulations. Complete regulations are available at the UWL Parking Services website.
 - c. Vehicles that are clearly identified as service/contractor vehicles will not be ticketed
 - d.
 - e. HSC will issue annual permits at its discretion. HSC staff will indicate the number of permits for purchase prior to July 1 of each year and pay UWL Parking for the permits. UWL annual and semester permits are valid in the HSC lot, in accordance with university policy.
 - f. Vehicles in the loading dock area will not be ticketed, unless UWL Parking receives a specific request to ticket a vehicle.
 - g. HSC will notify UWL Parking of special events to ensure the lot is not ticketed. HSC staff will provide dates and times of events.
 - h. Changes to parking regulations in this contract are subject to approval of HSC and UWL.
- Remove snow from HSC parking lot

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

Life Safety Systems

- Fire extinguishers includes monthly inspection (by custodial staff), annual inspection, tagging and 3 & 6 year testing
- Fire alarm tested monthly by custodial staff
- Fire extinguishers in place, signage is proper, AED units are properly charged etc.
- Sprinkler system includes monthly fire pump testing as well as annual system testing by Sprinkler Contractor and UWL maintenance staff
- Code compliance could change during the contract. If codes are updated, both UWL and LMHSC will discuss effect on the contract price, if any.

Coordination between HSC partners to ensure all parties aware of any changes that could impact future building maintenance projects related, but not limited to:

- IT-AV contracted service provider
- Key/access card administration
- Structural change
- Electrical wiring
- Other applicable projects that would affect the maintenance of this contract

Response Process for Critical Building Issues

HSC calls UWL Physical Plant, or UWL Police (after hours/weekends), with issues. UWL Physical Plant, or Police Services Dispatch, will contact the appropriate UWL technician assigned to the repair and provide the HSC contact name and phone number to the technician. Technician will call the HSC contact immediately following the initial phone call and provide an update on the status of repairs, along

with his/her name and phone number. If the technician is working on the problem remotely, and cannot correct the problem in two hours, the technician will physically come to campus and visit the location of the problem. Technician will inform HSC contact when the problem is resolved.

Backup Emergency Process

Emplify Health and Western Technical College reserve the right to protect respective assets. If there is no response within two hours of initial emergency call, the party notifying UWL reserves the right to pursue other solutions through their respective campus for resolution of the problem.

UWL Physical Plant and LMHSC Facility Meeting

The Physical Plant and LMHSC will have a standing face-to-face meeting monthly, less as deemed appropriate to reduce by both parties, to communicate status on projects, etc.

Oversight and Management of Contract Services with Outside Vendors:

The cost of the actual contract with outside vendors for the following services will be above and beyond the overall operations contract and charged back to the HSC.

A. Elevator Service

Qualified outside vendor will be selected to provide service on the traction elevators located in the HSC building.

B. Deionized Water System

Qualified outside vendor will be selected to provide service and maintenance on the deionized water system located in the HSC building.

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 Inspections

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

E. Autoclave Inspection

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

Exhibit C

Project Approach and Completion Plan

Oversight responsibilities for facility operations management of the HSC will be managed by a designated staff member of the UWL Department of Facilities Management. The staff at UWL are already fully trained and the HSC will continue to benefit from their expertise.

The oversight manager will provide support and coordinate the performance of services as described in the specifications for operations management in Exhibit B. Additional information related to staffing for custodial, grounds, building systems, and security are detailed below:

Custodial operations at UWL include five (5) supervisory positions, one of which will directly oversee the cleaning and general maintenance of the HSC. The three (3) custodial positions currently working at HSC will remain and continue providing the same quality service. This level of staffing for custodial services is lower than the typical staffing for UWL campus buildings with similar square footage.

Upkeep of the grounds surrounding the HSC will be managed by the UWL Grounds Services Unit and supervised by the Grounds Services Manager. The Grounds Services Unit includes seven (7) employees functioning as lead workers, groundskeepers, gardeners, and auto mechanic. Waste Management will be handled by an outside contractor.

On-site maintenance of building systems (heating, ventilating, air conditioning and mechanical) will be provided by the UW La Crosse Facilities Management and supervised by the Assistant Director of Facilities Management and other building maintenance supervisors as needed. The Facilities Management Department staff includes an Assistant Director of Facilities, Business Manager, Building Automation and Controls Specialist, Safety and Sustainability Manager, carpenters, electricians, mechanics, HVAC/refrigeration specialists, facility repair workers, plumbers, steamfitters, and locksmith. In addition, this department has an established good working relationship with local contractors who may also provide services as requested.

The University Police department at UWL will provide for the security and safety of the HSC. The University Police department is staffed by a Chief, 3 sergeants, police officers and a Parking Director and staff. UWL police officers will provide the same building checks and security measures to the HSC as is currently provided to all buildings on the UWL campus. Building checks will be completed as time, staffing, and call volume permits. Besides checking for internal safety, building hours are enforced and safety escorts are provided as needed. Building unlocks and close-ups are provided on weekends when custodial services are not available. Emergency medical first response and response to all alarms is provided 24/7. The HSC is already connected to the Keltron Fire Alarm System housed in Protective Services. Snowplowing of the HSC lot will be included in the outside vendor contract negotiated with UWL and will be managed by the Chief of Police or designee. The UWL Police Department will also patrol the HSC parking lot.

Ticketing of the HSC parking lots will continue to be provided.

Exhibit D
UWL Chargeback Rates

The rates below reflect fiscal year 2026-27. These rates will be increased as appropriately for future fiscal years.

POSITION	FY2027 Rate
VEHICLE EQUIPMENT TECH III	50.50
CARPENTER	69.63
CUSTODIAN	40.43
CUSTODIAN LEAD	42.32
ELECTRICIAN	74.41
FACILITIES TECHNICIAN III	45.29
FACILITIES TECHNICIAN II	43.87
FACILITIES TECHNICIAN I	-
GARDENER	-
GROUNDSKEEPER LEAD	42.64
GROUNDSKEEPER	40.39
MAINTENANCE MECHANIC	44.30
HVAC MECHANIC LEAD	63.53
HVAC MECHANIC	44.48
LOCKSMITH	47.64
PLUMBER/STEAMFITTER	79.24
STUDENT CUSTODIAN	14.75
STUDENT LANDSCAPER	18.66
POWER PLANT SUPERINTENDANT	72.39
POWER PLANT OPER-SENIOR	52.89
POWER PLANT OPER-IN CHARGE	59.54

Note:

1. In the event an employee not included in the above categories performs chargeback work, the time will be billed at the employees hourly rate.