

**RESOLUTION
ROCK COUNTY BOARD OF SUPERVISORS**

The General Services Committee
INITIATED BY



Robert Leu
DRAFTED BY

The General Services Committee
SUBMITTED BY

January 12, 2011
DATE DRAFTED

Amending Contract for Courthouse Parking Structure Caulking and Repair

1 **WHEREAS**, work under the contract to repair and re-caulk the parking ramps began October 11th; and,
 2
 3 **WHEREAS**, removal of the old caulk on the two ramps ramp revealed considerable corrosion to the
 4 metal plates and failure of the welds that connect the units together along the seams, stabilize the ramp,
 5 and keep the caulk adhered to the edges; and,
 6
 7 **WHEREAS**, due to the fact the extent of the repair work would not be known until the caulk joints were
 8 opened and inspected, unit pricing was obtained at bid time to cover additional work; and,
 9
 10 **WHEREAS**, the General Services Committee received progress reports relative to the additional repair
 11 work.

12
 13 **NOW, THEREFORE, BE IT RESOLVED** by the Rock County Board of Supervisors duly assembled
 14 this 27th day of January, 2011 that the Contract with Zander Solutions be
 15 increased by \$175,773.29 to cover the cost of the additional repair work to the two Courthouse parking
 16 ramps; and,
 17

18 **BE IT FURTHER RESOLVED**, that the Courthouse Facility Capital Project budget be amended to
 19 cover the additional repair work, testing and engineering inspections as follows:
 20

<u>Account Number</u>	<u>Budget at</u>	<u>Increase</u>	<u>Amended</u>
<u>Description</u>	<u>1/1/11</u>	<u>(Decrease)</u>	<u>Budget</u>
<u>Source of Funds:</u>			
18-1842-0000-47000/ Transfer In	116,623	164,000	280,623
<u>Use of Funds</u>			
18-1842-0000-67200/ Capital Improvements	294,832	164,000	458,832

Respectfully submitted,

General Services Committee:

Phillip Owens, Chair

Henry Brill, Vice Chair

Ronald Combs

Jason Heidenreich

Mary Mawhinney

FINANCE COMMITTEE ENDORSEMENT

Reviewed and approved on a vote of
4-0

Mary Mawhinney, Chair

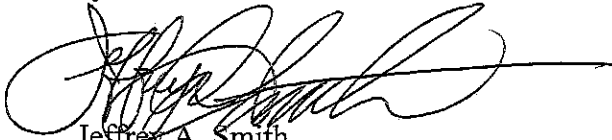
11-1B-262

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FISCAL NOTE:

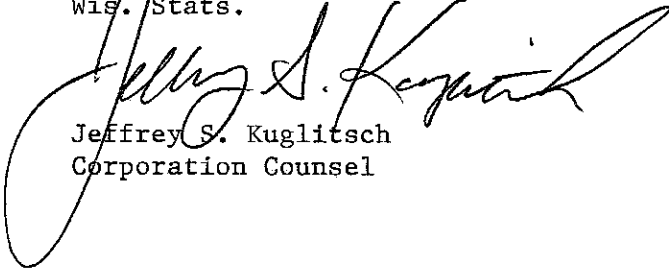
This resolution authorizes a \$164,000 Transfer In from the Debt Service Fund 30, which has a current balance available of \$208,850. The Debt Service Fund balance available is from interest earned on proceeds from debt issues and capital projects which were completed under budget, which were funded by debt issues.



Jeffrey A. Smith
Finance Director

LEGAL NOTE:

As an amendment to the adopted 2011 County Budget, this Resolution requires a 2/3 vote of the entire membership of the County Board pursuant to sec. 65.90(5)(a), Wis. Stats.



Jeffrey S. Kuglitsch
Corporation Counsel

ADMINISTRATIVE NOTE:

Recommended.



Craig Knutson
County Administrator

Executive Summary

Amending Contract for Parking Structure Caulking and Repairs

Work began on the parking ramps October 11th and was completed December 10th. When the old caulk was removed from the seams of the parking ramp, extensive corrosion to the connecting flange plates was noted, along with an unexpected number of broken welds. The imbedded flange plates exist along the seams of the pre-cast units and are welded to each other to stabilize the deck. As one weld would fail, others failed in a domino affect as fewer welds were doing all the work. The welds stabilize the ramp which in turn keeps the caulk from pulling away from the edges, and letting water through.

When the specifications were prepared the Engineer had no way of knowing the condition of the flangeplates or the welds until the caulk covering those items was removed. Assumptions were made and were built into the base bid. To cover repairs beyond the assumptions in the base bid, unit pricing for all work elements was requested at bid time. To make certain that the additional work was indeed necessary, the Engineer made numerous site visits to inspect the ramp with the Contractor once the caulk was removed. An independent weld inspector was also hired to assess the situation to make certain that the load limits of the ramp were not being exceeded. They determined that the weld failure was not a load limit issue, but failure due to corrosion, a condition not uncommon to structures over 10 years old subject to salt and freeze/thaw cycles.

The General Services Committee received updates as the need for additional repair work progressed from the west to the east ramps. The Committee and Administration concurred that the repair work had to continue at an additional cost.

The repairs completed carry a three-year warranty. As the structures age, additional maintenance and repair work will be needed to keep up with the corrosion from salt and movement from our freeze thaw cycles.

The base bid for the project was \$124,907.00. The work using the unit pricing totaled \$175,773.29, for a total project cost of \$300,680.29.