

GENERAL SERVICES COMMITTEE
Minutes – June 3, 2014

Call to Order. Chair Brill called the meeting of the General Services Committee to order at 8:00 A.M., Tuesday, June 3, 2014 in Conference Room N-1, Fifth Floor, Courthouse-East.

Committee Members Present: Supervisors Brill, Brien, Heidenreich, Nash and Zajac.

Committee Members Absent: None.

Staff Members Present: Rob Leu, General Services Director; Craig Knutson, County Administrator; Randy Terronez, Assistant to the County Administrator; Tom Biege and Bill Cameron, Courthouse Maintenance; Carla Quirk, Administrative Assistant, General Services.

Others Present: Tony Whittington, Structural Research Inc.; Lynn Lauersdorf, Independent Masonry Consultant.

Approval of Agenda: Supervisor Nash moved approval of the agenda as presented, second by Supervisor Heidenreich. ADOPTED.

Citizen Participation. None.

Approval of Minutes. Supervisor Heidenreich moved approval of the minutes of May 6, 2014 as presented, second by Supervisor Brien. ADOPTED.

Transfers and Appropriations. None.

Bills/Encumbrances

HCC Building Complex	\$ 8,685.54
Rock Haven Building Project	3,035.00
U-Rock Expansion Project	44,850.00
General Fund	443.69
General Services	25,307.18
Glen Oaks Facility Operations	700.90
Youth Services Center	755.78
Communications Center Operations	84.50
Diversion/ASC	752.84
Jail Capital Improvements	6,837.75

Pre-Approved Encumbrance Amendments None.

Supervisor Heidenreich moved approval of the above Bills/Encumbrances for the General Services Committee, second by Supervisor Zajac. ADOPTED.

Report.

Updates.

Jail Project

Update Report Mr. Terronez said there is nothing to report at this time.

Rock Haven

Update Report Mr. Terronez said there is nothing to report at this time.

Report on Courthouse Tower Repair Options Mr. Leu handed out and went over the background information on the Courthouse Tower (Attached).

Mr. Lauersdorf said the tower is not heated and there is no void space nor a moisture barrier between the block wall and the bricks. He said the same brick that is on the tower can be obtained and that we are looking for a long term fix of 50+ years. He said we will be using three inch brick so there can be flashing and a moisture barrier incorporated. He added that vented space would allow moisture to be released.

Mr. Whittington said the addition of a roof could create more problems with birds, bats, snow falling off, etc.

Mr. Lauersdorf went over the options being suggested (attached). He said the tower was built without movement joints to accommodate growth and shrinkage. He suggested purchasing the bricks and having them sit in the elements for a few months to get most of the growth/shrinkage out. He then went over the six options of: 1) to demolish the tower and add a roof at the base of the tower at an estimated cost of \$264,000-\$286,000; 2) replace the face brick in the tower and put a roof over the top of the tower at an estimated cost of \$451,000-\$495,000; 3) replace the face brick in the tower and cover the concrete masonry with metal for an estimated cost of \$737,000-\$814,000; 4) replace the existing tower wall with brick faced precast concrete panels for an estimated cost of \$902,000-\$990,000; 5) install a metal wall panel system over the entire exterior wall and put a roof over the tower at an estimated cost of \$627,000-\$693,000; and 6) rebuild the entire wall utilizing brick faced rain scree wall and put a roof over the top for an estimated cost of \$649,000-\$715,000. He said the project cost includes design, supervision and construction contingency; building permits, testing, builder's risk insurance, performance bond, temporary utilities, temporary facilities, short project duration, overtime and winter construction are not included.

Mr. Whittington said that he noticed the problem has accelerated over the winter.

Supervisor Heidenreich asked if options 2 and 3 include the air channels. Mr. Lauersdorf and Mr. Whittington both said they do.

Supervisor Heidenreich asked what the cost would be for option 2 without the roof. Mr. Lauersdorf said without the roof the tower would take on water and would only last about two to three years. Mr. Whittington said without the roof he would suggest putting a metal cap on it.

Mr. Leu said this was on the agenda today to obtain information and ask questions, he would put this on the next agenda for action, and this would give them time to go over the handout.

Mr. Knutson said they would be looking at a design contract this year and then go out for bid in the spring of 2015.

Mr. Knutson advised the Committee that if they decided to remove the tower completely they may run into problems with the City of Janesville, the Historical Society and some of the neighbors. He said they may want to obtain input if they decide to go with Option 1.

Communications, Announcements and Information. None.

Adjournment. Supervisor Heidenreich moved adjournment at 8:52 A.M., second by Supervisor Zajac.
ADOPTED.

Respectfully submitted,

Marilyn Bondehagen
Confidential Administrative Assistant

NOT OFFICIAL UNTIL APPROVED BY COMMITTEE.

Rock County, Wisconsin

51 South Main Street
Janesville, WI 53545



General Services

- Facilities Management
- Maintenance
- Duplicating
- Central Stores
(608)757-5518

To: The General Services Committee
 Fr: Rob Leu, General Services Director *RL*
 Date: June 3, 2014
 Re: Courthouse Tower Restoration

Background Information:::::::::::::

The Courthouse addition, including the tower, was completed in 1999. During design review, the General Services Committee questioned the need and cost of the tower. Neighbors, and Historical Society members had concerns about a number of issues, including the seemingly modern design.

Architect, Kenton Peters met numerous times with the Committee, County officials, City staff, neighbors, and the Historical Society, to answer questions and address concerns. He explained how the building, with its curved roof, balconies, and columns, mimicked architectural features on homes in the historical neighborhood. The tower was to be reminiscent of the tower on the 1842 and 1871 Courthouses. The brick and horizontal lines were incorporated to tie the new building in with the 1955 Courthouse.

In the end, the Committee endorsed the design, including the tower. The neighbors and the Historical Society also embraced the design including the tower. Kenton, was referred to by some as a modern day Frank Lloyd Wright.

Just the fact that people like or dislike the building's design, is testimony to its architectural significance. Kenton had a vision and the building reflects that throughout. Government buildings often have architectural features that were costly to build, have no practical purpose, and can be costly to restore. They are restored so they can be appreciated tomorrow.

Tower Today:::::::::::::

In 2011 we began noticing deterioration and some spalling of brick on the upper section of the tower. A masonry contractor was called in to take an up close look and make repairs. Masonry consultant, Lynn Lauersdorf was called in to assess the situation. In February 2012, I closed off the sidewalk under the tower as a precaution in the event a piece of brick, or mortar would beak loose. In the spring the masonry contractor was called back, and Lynn reassessed the tower's condition, and recommended we hire Structural Research Inc. of Middleton.

SRI is a research and design engineering firm with credentials behind their name, such as the restoration of Milwaukee's City Hall, and the spires at Holy Hill. Hired in the fall of 2013. they completed the attached report outlining six long-term solutions, and the estimated cost of each.

-Option 3 would do the repairs, and the end product would look nearly identical.

-Options 2 & 6 would also retain the current openings, but would put a roof over the top.

-Options 3,4, & 5 would have a different appearance from that which currently exists.

The purpose today is to review the report with Lynn Lauersdorf and Tony Whittington. No action by the Committee is being asked for at this meeting.

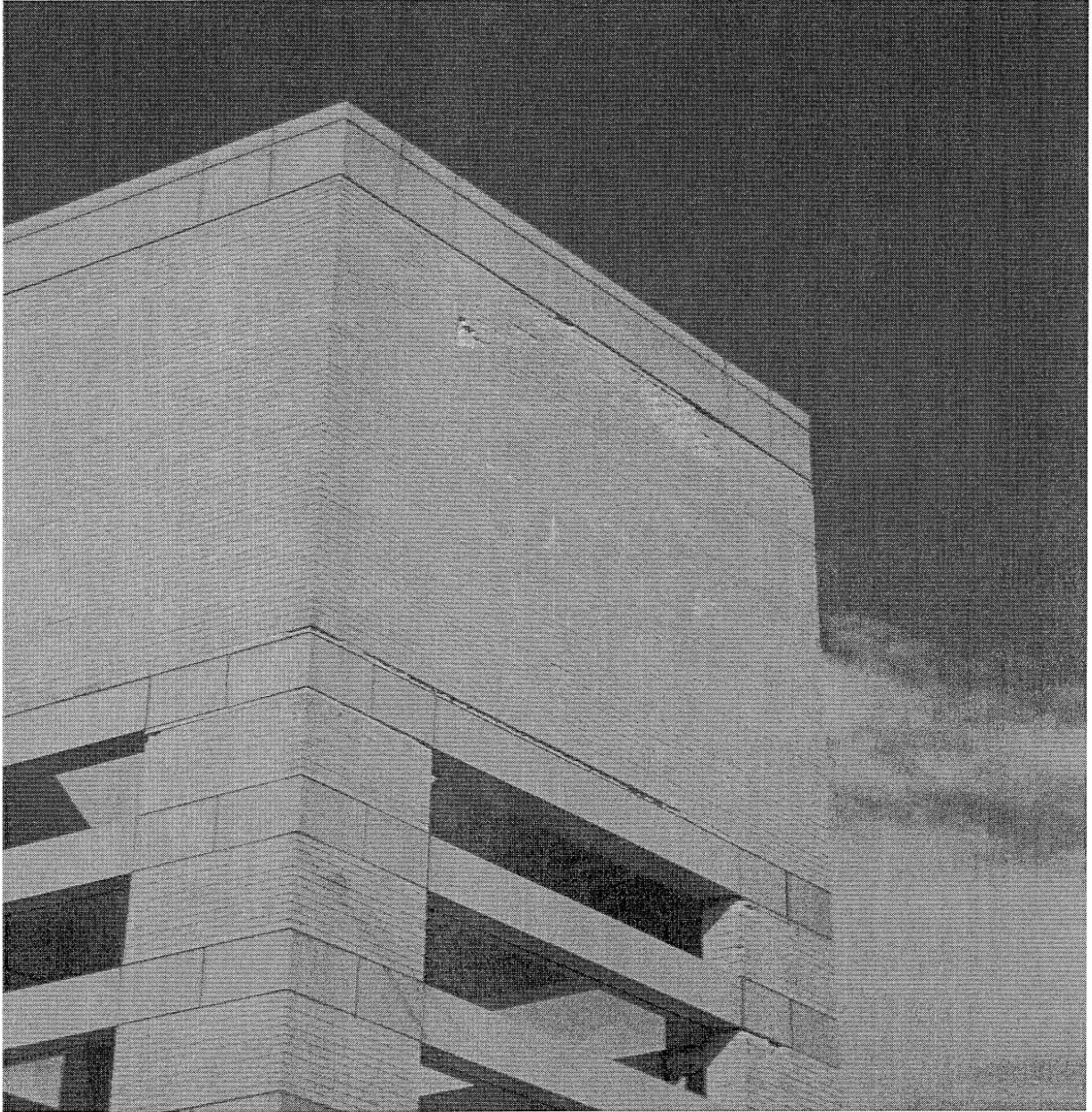


Figure 2



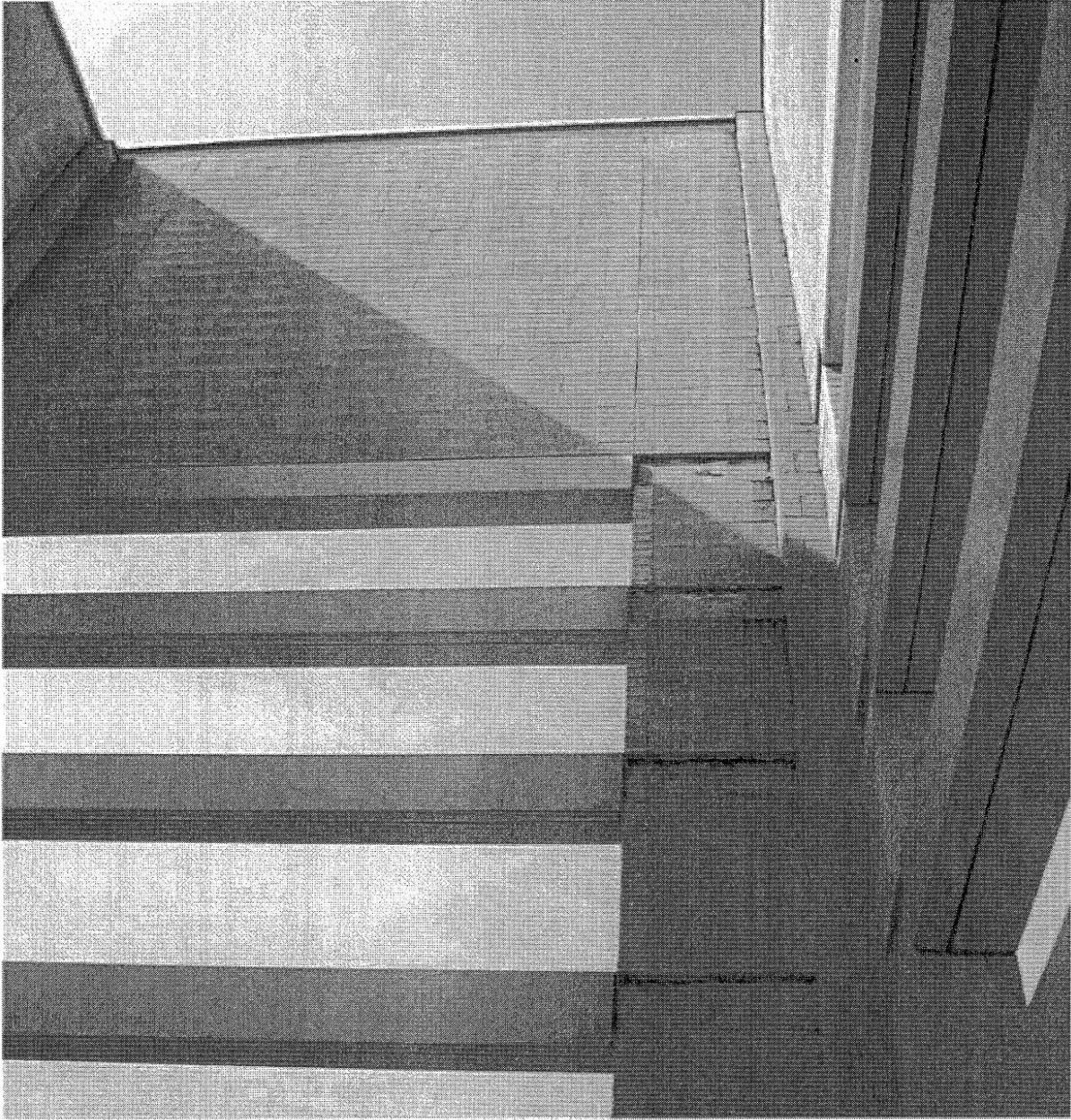


Figure 1



**Rock County Courthouse Tower
51 South Main Street
Janesville, WI 53545**

Tower Demolition/Repair/Replacement Long-Term Options

OPTION #1

Demolish the entire tower & replace roof at base of tower
Estimated Project Cost Range: \$264K - \$286K
Estimated Construction Time: 2 months

OPTION #2

Replace face brick in tower & put roof over top of tower
Estimated Project Cost Range: \$451K - \$495K
Estimated Construction Time: 2 ½ months

OPTION #3

Replace face brick in tower & cover concrete masonry with metal
Estimated Project Cost Range: \$737K - \$814K
Estimated Construction Time: 3 months

OPTION #4

Replace existing exterior tower wall with brick faced precast concrete panels
Estimated Project Cost Range: \$902K - \$990K
Estimated Construction Time: 3 months

OPTION #5

Install metal wall panel system over the entire exterior wall & roof over tower
Estimated Project Cost Range: \$627K - \$693K
Estimated Construction Time: 3 ½ months

OPTION #6

Rebuild entire wall utilizing brick faced rain screen wall & roof over top
Estimated Project Cost Range: \$649K - \$715K
Estimated Construction Time: 2 ½ months

ASSUMPTIONS FOR COST ESTIMATES

1. Project cost includes Design, Supervision & Construction Contingency.
2. Building permits, testing, builder's risk insurance, performance bond, temporary utilities, temporary facilities, short project duration, overtime and winter construction are not included.

ASSUMPTIONS FOR CONSTRUCTION TIME ESTIMATES

1. No work is to begin until after the notice to proceed is issued.
2. No work is to begin until after final brick approval is made. (where applicable)
3. No work is to begin until shop drawings are approved. (where applicable)

**Rock County Courthouse Tower
51 South Main Street
Janesville, WI 53545**

Tower Demolition/Repair/Replacement Options

OPTION #1

Demolish the entire tower and replace roof at base of tower

- Implement the necessary safety requirements/precautions
- Provide temporary protection to the adjacent roof areas and exterior building components during demolition
- Demolish, remove and dispose of the existing brick, mortar, concrete masonry units, sealant, sheet metal, and structural steel down to the existing high roof level (205 foot elevation)
- Remove existing roof and install a new roof system at the base of the previous tower location
- Repair landscaping as needed
- Include all labor, materials, equipment, taxes, fees and closure permits

OPTION #2

Replace face brick in tower and put roof over top of tower

- Implement the necessary safety requirements/precautions
- Provide temporary protection to the adjacent roof areas and exterior building components
- Remove and dispose of existing brick facing and metal trim
- Rebuild all brick masonry with similar in appearance, durable extruded brick
- Use Type "N" cement-lime mortar
- Use new stainless steel ties
- Provide new stainless steel flashing with drips at all weight supports of brick masonry
- Maintain clean cavity via clean-outs as wall is constructed
- Keep masonry clean as work progresses without chemical or harsh physical means
- Provide open head joints concealed with mortar colored weep vents for venting, top and bottom of all wall elements
- Incorporate appropriate horizontal and vertical movement joints
- Close off wall openings around tower with new metal wall panel system or rain screens similar in appearance to that existing.
- Use closed cell joint sub caulking
- Caulk entire tower with multi-component polyurethane sealant
- Provide a new roof system over the tower

- Remove existing roof and install a new roof system at the base of the tower
- Require field-constructed mock-ups
- Require inspection of all new construction
- Upgrade lightening protection system
- Repair landscaping as needed
- Include all labor, materials, equipment, taxes, fees and closure permits

OPTION #3

Replace face brick in tower and cover CMU with metal

- Implement the necessary safety requirements/precautions
- Provide temporary protection to the adjacent roof areas and exterior building components
- Remove and dispose of existing brick facing and metal trim
- Rebuild all brick masonry with similar in appearance, durable extruded brick
- Use Type "N" cement-lime mortar
- Use new stainless steel ties
- Provide new stainless steel flashing with drips at all weight support of brick masonry
- Maintain clean cavity via clean-outs as wall is constructed
- Keep masonry clean as work progresses without chemicals or harsh physical means
- Provide open head joints concealed with mortar colored weep vents for venting, top and bottom of all wall elements
- Incorporate appropriate horizontal and vertical movement joints
- Close off wall openings around tower with new metal wall panel system or rain screens.
- Use closed cell joint sub caulking
- Caulk entire tower with multi-component polyurethane sealant
- Cover concrete masonry wythe with metal screen wall
- Provide new metal parapet cap with drip at top of tower
- Remove existing roof and install a new roof system at the base of the tower
- Require field-constructed mock-ups
- Require inspection of all new construction
- Upgrade lightening protection system
- Repair landscaping as needed
- Include all labor, materials, equipment, taxes, fees and closure permits

OPTION #4

Replace existing exterior tower wall with brick faced precast concrete panels

- Implement the necessary safety requirements/precautions

- Provide temporary protection to the adjacent roof areas and exterior building components during demolition
- Demolish, remove and dispose of the existing brick, mortar, concrete masonry units, sealant, sheet metal, and related trim down to the existing high roof level (205 foot elevation), leaving the structural steel intact
- Load test existing structural support system as needed
- Design, materials, construction, installation and inspection of brick faced precast concrete panels to be in accordance with State Minimum Requirements and Guidelines for the Exterior Building Envelope
- Remove existing roof and install a new roof system at the base of the tower
- Require inspection of all new construction
- Upgrade lightening protection system
- Repair landscaping as needed
- Include all labor, materials, equipment, taxes, fees and closure permits

OPTION #5

Install metal wall panel system over entire existing exterior wall and roof over tower

- Implement the necessary safety requirements/precautions
- Provide temporary protection to the adjacent roof areas and exterior building components during demolition
- Remove and dispose of unsound brick particles, down to the existing high roof level (205 foot elevation)
- Design, materials, construction and inspection to be in accordance with Building Envelope Design Guideline-Panelized Metal Wall System program of the National Institute of Building Sciences
- Provide a new roof system over the tower
- Remove existing roof and install a new roof system at the base of the tower
- Require field-constructed mock-ups
- Require inspection of all new construction
- Upgrade lightening protection system
- Repair landscaping as needed
- Include all labor, materials, equipment, taxes, fees and closure permits

OPTION #6

Rebuild entire tower wall utilizing brick faced rain screen wall and roof over tower

- Implement the necessary safety requirements/precautions
- Provide temporary protection to the adjacent roof areas and exterior building components during demolition

- Demolish, remove and dispose of the existing brick, mortar, concrete masonry units, sealant, sheet metal, and related trim down to the existing high roof level (205 foot elevation), leaving the structural steel intact
- Design, materials, construction and inspection to be in accordance with State Minimum Requirements and Guidelines for the Exterior Building Envelope
- Provide a new roof system over the tower
- Remove existing roof and install a new roof system at the base of the tower
- Require field-constructed mock-ups
- Require inspection of all new construction
- Upgrade lightening protection system
- Repair landscaping as needed
- Include all labor, materials, equipment, taxes, fees and closure permits

NOTE: Potential short term solutions are not recommended