

GENERAL SERVICES COMMITTEE
October 19, 2010

Call to Order. Chair Owens called the meeting of the General Services Committee to order at 8:00 A.M., Tuesday, October 19, 2010 in Conference Room N-1 on the fifth floor of the Rock County Courthouse-East.

Committee Members Present: Supervisors Owens, Brill, Combs, Heidenreich and Mawhinney.

Committee Members Absent: None.

Staff Members Present: Rob Leu, General Services Director; Commander Tom Gehl; Randy Terronez, Assistant to the County Administrator; Captain Erik Chellevoid.

Others Present: Kevin Higgs, The Samuels Group.

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

Citizen Participation. None.

Approval of Minutes. Supervisor Mawhinney moved approval of the minutes of October 5, 2010, second by Supervisor Combs. ADOPTED.

Transfers and Appropriations.

General Services

FROM

<u>Account #</u>	<u>Amount</u>
00-0000-0001-46205	\$9,371.32
Insurance Proceeds	

TO

<u>Account #</u>	<u>Amount</u>
18-1815-9200-62463	\$9,371.32
Fire Alarm System	

Supervisor Mawhinney moved approval of the above transfer for General Services, second by Supervisor Combs. ADOPTED.

Bills/Encumbrances

HCC Building Complex	\$ 18,595.02
Purchasing Inventory	7,754.58
General Services	11,679.67
Glen Oaks Operations	269.41
Juvenile Detention Center Operations	2,760.57
Communications Center Operations	190.26
Adolescence Services/Guidance	1,493.28
Jail Capital Improvement	4,321.04
Jail/HCC Complex	1,272.85

Supervisor Mawhinney asked Mr. Leu to check on Purchase Order #P1000407 for First Supply Madison LLC as the charge is in account 62460 and a credit is in account 62470. Mr. Leu said he would check on this and e-mail the Committee.

Pre-Approved Encumbrance Amendments.

Tri-North Builders	\$ 1,100.00
Tri-North Builders	1,296.54

Supervisor Mawhinney moved approval of the above Bills and Pre-Approved Encumbrance Amendments for the General Services Committee, second by Supervisor Combs. ADOPTED.

Updates.

Jail Project

Update Report Mr. Higgs reported on the following:

Safety: A Tri North employee broke a couple toes last week when a detention door frame slipped while positioning it.

Use of Site: The masonry crew is doing a good job.

Progress: The masons are still working on the interior walls; Westphal is still working on the interior rough ins for security and fire alarm upgrades; the structural steel is being installed; the hollow metal frames and detention frames are being installed; the precast hollow core plank was installed last week; and the precast exterior wall panels remain on schedule for November 1st. The masons have been taking advantage of the good weather, working late and on Saturdays.

Administrative: There have been several Change Order Requests (COR) issued by Tri North and reviewed by the Samuels Group, Potter Lawson and Rock County staff. The approved CORs are included with Program Request #13. Rock County staff met with Samuels Group and Potter Lawson to discuss the Construction Document and related CORs. Potter Lawson has agreed and provided a contract amendment, which will provide additional professional services at no cost to the County. This amendment will be the most helpful when the remodeling process starts. The amendment includes the services of the mechanical and security consultants. The soil remediation is 99% complete. The Program Request #10 cost was \$87,000 and the final cost for this came in at \$73,529.15, which is \$13,470.85 less. If any additional soil remediation is required it should be minimal. The total soil remediation to date is \$305,744.89. Rock County staff and Samuels Group will be meeting with Potter Lawson next week on the parking area.

Change Orders Mr. Higgs went over the Program Requests for the Change Orders:

PR#013 (COR#034) pertains to the work performed by Tri North Builders to secure the relocated boat storage building, for a total of \$225.49.

PR#013 (COR#037) pertains to modifications to the exit lighting as requested by the building and fire inspectors, for a total credit of \$295.05.

PR#013 (COR#038) pertains to a field condition encountered during the installation of the new grease interceptor for the kitchen, an electrical line buried in the concrete which did not show on the drawings was cut, for a total of \$687.14.

PR#013 (COR#042) pertains to PR#004, add rated ceilings in the electrical/data rooms, which is a code requirement that was not realized during the design phase and includes metal studs/drywall, fire sprinkler system, painting, electrical and HVAC, for a total of \$6,586.27.

PR#013 (COR#044 & 045) pertains to additional equipment required for the fire alarm system in the Pinehurst facility for fire alarm strobes, which are required as some of the rooms were not correctly represented on the drawings, for a total of \$763.00.

Supervisor Combs moved approval of the above program request and change order requests totaling \$8,556.95, second by Supervisor Heidenreich. ADOPTED.

Authorizing Site Survey for Nursing Home Project. Supervisor Combs excused himself from the meeting for this item.

Mr. Leu said Combs and Associates did the current site survey so it will be less costly to have them do the update. The cost will be \$7,250 and includes underground, sewer, water, roads, etc.

Supervisor Brill moved approval Authorizing the Site Survey for the Nursing Home Project for the General Services Committee, second by Supervisor Heidenreich. ADOPTED on a 4-0 vote, with Supervisor Combs abstaining.

Review of Proposed General Services 2011 Budget. Mr. Leu said Mr. Knutson's comments (beginning on page 5) explain things nicely. He said page 6 shows his recommendations.

Discussion on the soccer field at UW-Rock County. Mr. Leu went over the list of projects in the budget for 2011 and said these are projects that have been on the books with the addition of the gym floor and the Hyatt Smith lobby roof.

Discussion on the cost to repaint blocks A – D at the Jail. The estimated cost without removing the old paint is \$200,000 - \$214,000, and with paint removal the estimate is \$594,690. Mr. Leu said the recommendation from Mr. Knutson is to do a test section to see what will be needed, and allotted \$50,000 to do this.

Discussion on using Trugreen and on the janitorial services.

General Services Director's Report.

Replacement or Repair of the Courthouse Boilers Mr. Leu explained the project and indicated that the boiler/breaching/stack replacement is estimated to cost about \$241,000. The need to replace the entire stack is still being questioned and another engineering opinion might be needed. Supervisor Heidenreich suggested a blower fan to help with the condensation problems. Mr. Leu said this is another reason why another engineer's opinion is needed.

Status of the Courthouse Parking Ramps Mr. Leu said things have been going well. Additional welding work was needed and the engineer is pleased with the work. They should be ready to start work on the back parking ramp in about a week. Chair Owens asked about the leakage in the underground parking and if this will correct it. Mr. Leu said we have a one-year warranty and his department will be keeping up on the maintenance thereafter.

UW - Rock County Landscaping Mr. Leu said Findorff has hired a firm to do a grid work plot plan on the soil depth at the campus. There will not be any planting done this fall.

Communications and Announcements. Supervisor Mawhinney requested continued updates on the UW-Rock County landscaping.

Supervisor Combs said he would like the Committee to stay on top of the pond issue and its location at the new nursing home.

Adjournment. Supervisor Combs moved adjournment at 9:45 A.M., second by Supervisor Mawhinney. ADOPTED.

Respectfully submitted,

Marilyn Bondehagen
Secretary II

NOT OFFICIAL UNTIL APPROVED BY COMMITTEE.