

# ROCK COUNTY, WISCONSIN



**NOTE:**  
**This is a Teleconference Meeting**

**GENERAL SERVICES COMMITTEE**  
**TUESDAY, APRIL 6, 2021 – 7:30 A.M.**  
**CALL: 1-312-626-6799**  
**MEETING ID: 835 9550 9665**  
**PASSCODE: 192875**

Join Zoom Meeting

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Join by Skype for Business

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If you are interested in providing public comments on items on this agenda, you must submit your comments by 3:00 p.m. on Monday, April 5, 2021. To submit a public comment use the following email: [countyadmin@co.rock.wi.us](mailto:countyadmin@co.rock.wi.us).

### Join from a telephone:

- On your phone, dial the phone number provided above
- Enter the meeting ID number when prompted, using your dial-pad.
- Please note that long-distance charges may apply. This is not a toll-free number.

Supervisors: Please identify yourself by name

- Please mute your phone when you are not speaking to minimize background noises
- We are new at holding meetings this way, so please be patient

Instructions for the hearing impaired –

<https://support.zoom.us/hc/en-us/articles/207279736-Getting-started-with-closed-captioning>

**GENERAL SERVICES COMMITTEE**  
**TUESDAY, APRIL 6, 2021 – 7:30 A.M.**

**Agenda**

1. Call to Order
2. Approve Agenda
3. Public Comment
4. Approval of Minutes – March 16, 2021
5. Transfers
6. Review of Payments
7. Resolutions and Committee Approval
  - A. Amended- Adopting Goals for Energy Conservation and Energy Independence
  - B. Retaining Commercial Real Estate Broker for the Sale of County Owned Property Located at 1900 Center Ave
  - C. Awarding the Contract for Exterior Wall Restoration at the Courthouse
  - D. Awarding the Contract for Exterior Wall Restoration at the Jail
8. Reports, Updates, Discussion and Possible Action
  - A. Dr. Daniel Hale Williams Rock County Resource Center updates
    - 1) Schedule
    - 2) Approval of Change order #7
9. Communications, Announcements and Information
10. Adjournment

The County of Rock will provide reasonable accommodations to people with disabilities. Please contact us at 608-757-5510 or e-mail [countyadmin@co.rock.wi.us](mailto:countyadmin@co.rock.wi.us) at least 48 hours prior to a public meeting to discuss any accommodations that may be necessary.



**GENERAL SERVICES COMMITTEE**  
**Minutes – March 16, 2021**

**Call to Order.** Chair Potter called the meeting of the General Services Committee to order at 7:30 A.M., Tuesday, March 16, 2021.

**Committee Members Present:** Supervisors Potter, Wilson, Homan (7:48 AM), Fox, and Brien.

**Committee Members Absent:**

**Staff Members Present:** Randy Terronez, Assistant to the County Administrator; Josh Smith, Rock County Administrator; Brent Sutherland, Facilities Management Director; Dave Froeber and Mike Parille.

**Others Present:** Brian Zobel, UW Whitewater at Rock County.

**Approval of Agenda.** Supervisor Fox moved approval of the agenda, second by Supervisor Wilson. ADOPTED.

**Approval of Minutes – March 2, 2021.** Supervisor Wilson moved approval of the minutes of March 2, 2021 as presented, second by Supervisor Brien. ADOPTED.

**Public Comment.** None.

**Transfers.** None.

**Review of Payments.** The committee reviewed the payments.

**Resolutions and Committee Approval**

**Awarding Contract for the Curling Club and Public Restrooms Roof Retrofit and Replacement**

“NOW, THEREFORE, BE IT RESOLVED, that the Rock County Board of Supervisors duly assembled this \_\_\_\_ day of \_\_\_\_\_, 2021 does hereby approve and authorize awarding a contract in the amount of \$88,248.00 to McDermaid Roofing of Rockford, Illinois, for the Curling Club and public restrooms roof replacement.

BE IT FURTHER RESOLVED, that a \$8,000.00 contingency also be approved to cover any unforeseen items.”

Supervisor Brien moved approval of the above resolution, second by Supervisor Fox. ADOPTED.

**Approval to Purchase – Open work stations from our contracted furniture supplier**

Brent Sutherland discussed updates to the Clerk of Court’s Office. Brent Sutherland amended the purchasing amount to \$22,443. Supervisor Wilson moved approval of the amended purchase, second by Supervisor Brien. ADOPTED.

**Updates, Discussion and Possible Action.**

**Update on Dr. Daniel Hale Williams Rock County Resource Center Project**

**Approval of Change Orders** Brent Sutherland discussed Change Order # 6 in the amount of \$493,741. This change order consisted of the cost to redo the parking lot. The reason for the parking lot redo versus just doing an overlay in the parking lot. The renovation of the parking lot reduced parking stalls by about 5 acres to increase green space.

Supervisor Wilson moved approval of Change Order #6 in the amount of \$493,741, second by Supervisor Brien. ADOPTED

**Next Steps for Job Center Building Once it is Vacant**

Brent Sutherland provided a proposal from Coldwell Banker Commercial. Mr. Sutherland asked for the committee’s approval to move forward with Coldwell Banker Commercial and will bring a resolution to the next committee meeting. The committee supported the proposal from Coldwell Banker Commercial.

Mr. Sutherland also provided a July 4 completion date. Mr. Sutherland informed the committee that they are working to coordinate move-in dates for employees.

**Communications, Announcements and Information.** Haley Hoffman, new Office Coordinator in the County Administrator’s Office was introduced.

**Adjournment.** Supervisor Fox moved adjournment at 7:49 A.M., second by Supervisor Brien. ADOPTED.

Respectfully submitted,

Haley Hoffman  
Office Coordinator

**NOT OFFICIAL UNTIL APPROVED BY COMMITTEE**

**COMMITTEE REVIEW REPORT  
WITH DESCRIPTION  
FOR THE MONTH OF MARCH 2021**

Account Number	Account Name	PO#	Check Date	Vendor Name	Description	Inv/Enc Amt
18-1810-0000-61920	Physicals					
		P2100843	03/18/2021	SSM HEALTH MEDICAL GROUP	EXAMS AND DRUG TESTING FOR	96.00
18-1810-0000-62119	Other Services					
		P2100195	03/18/2021	BADGERLAND DISPOSAL	TRASH FOR COURTHOUSE	138.67
		P2100240	03/18/2021	ALSCO INC	UNIFORMS FOR COURTHOUSE	29.21
		P2100268	03/25/2021	UNIFIRST CORP	UNIFORMS	186.05
18-1810-0000-62160	Cleaning Contrac					
		P2100210	03/18/2021	DIVERSIFIED BUILDING MAINTENAN	CHILD SUPPORT SPRAY	14,912.50
18-1810-0000-62400	R & M Services					
		P2100200	03/11/2021	JOHNSON CONTROLS INC	FIRE PROTECTION	266.00
		P2100260	03/11/2021	SCHROEDER LAWN AND SNOW LLC	SHOVELING AT 1717 AND COURT ST	375.00
		P2100284	03/18/2021	US BANK	REPAIR & MAINT	459.00
		P2100339	03/18/2021	SANTECH POWER INC	UPS SERVICE	410.00
		P2100501	03/18/2021	GNC CONCRETE LLC	SNOW PLOWING	795.00
		P2100814	03/11/2021	GENERAL HEATING AND AIR CONDIT	PBX ROOM AC	851.35
		P2100984	03/11/2021	AVI SYSTEMS INC	PRO SUPPORT	4,749.00
		P2101081	03/25/2021	MC DERMAID ROOFING AND INSULAT	EMERGENCY REPAIRS TO JUDGES OF	4,004.00
18-1810-0000-63500	R&M Supplies					
		P2100162	03/18/2021	GRAINGER	U BEND FLUOR BULB	713.75
		P2100164	03/11/2021	HARRIS ACE HARDWARE LLP	BUILDING STOCK SUPPLIES	190.62
		P2100168	03/25/2021	MENARDS	COURTHOUSE SUPPLIES	290.99
		P2100169	03/25/2021	BJ ELECTRIC SUPPLY INC	SCREW GUN BRACKET	110.33
		P2100187	03/11/2021	WERNER ELECTRIC SUPPLY COMPANY	12 GAGE WIRE	15.82
		P2100188	03/25/2021	JANESVILLE WINSUPPLY COMPANY	FILTERS	475.48
		P2100193	03/18/2021	KWIK TRIP EXTENDED NETWORK	GAS FOR COURTHOUSE	67.21
		P2100214	03/18/2021	US BANK	KEYS SUPPLIES	1,526.10
<b>Facilities Management PROG TOTAL</b>						<b>30,662.08</b>
18-1811-0000-62119	Other Services					
		P2100195	03/18/2021	BADGERLAND DISPOSAL	TRASH FOR TRI BUILDINGS	113.75
		P2100240	03/18/2021	ALSCO INC	UNIFORMS FOR TRI BUILDINGS	3.92
18-1811-0000-62160	Cleaning Contrac					
		P2100210	03/11/2021	DIVERSIFIED BUILDING MAINTENAN	CLEANING CONTRACT	1,113.00

*General Services 4/6/2021*

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Account Number	Account Name	PO#	Check Date	Vendor Name	Description	Inv/Enc Amt
18-1811-0000-62400	R & M Services					
		P2002047	03/25/2021	REES SCIENTIFIC CORP	HOSTING FEE AND BATTERIES	403.20
		P2100200	03/25/2021	JOHNSON CONTROLS INC	SERVICE CALL AT TRI BUILDINGS	2,431.57
		P2100339	03/18/2021	SANTECH POWER INC	HEALTH DEPARTMENT	410.00
		P2100501	03/18/2021	GNC CONCRETE LLC	SNOW PLOWING	387.50
18-1811-0000-63500	R&M Supplies					
		P2100162	03/25/2021	GRAINGER	LOTO WALL SWITCH	18.52
		P2100168	03/18/2021	MENARDS	CEILING DUSTER	8.98
		P2100193	03/18/2021	KWIK TRIP EXTENDED NETWORK	GAS FOR TRI BUILDINGS	143.81
		P2100214	03/18/2021	US BANK	SUPPLIES FOR TRI BUILDINGS	30.36
<b>Public Health/COA PROG TOTAL</b>						<b>5,064.61</b>
18-1812-0000-62119	Other Services					
		P2100195	03/18/2021	BADGERLAND DISPOSAL	TRASH FOR YSC	113.75
18-1812-0000-62160	Cleaning Contrac					
		P2100210	03/11/2021	DIVERSIFIED BUILDING MAINTENAN	CLEANING CONTRACT	1,050.00
18-1812-0000-62400	R & M Services					
		P2100339	03/18/2021	SANTECH POWER INC	YOUTH SERVICES CENTER	410.00
		P2100501	03/18/2021	GNC CONCRETE LLC	SNOW PLOWING	535.00
18-1812-0000-63500	R&M Supplies					
		P2100162	03/25/2021	GRAINGER	BOILER PARTS	494.17
		P2100214	03/18/2021	US BANK	SUPPLIES FOR YSC	41.64
<b>Youth Services Center PROG TOTAL</b>						<b>2,644.56</b>
18-1815-0000-62119	Other Services					
		P2100239	03/11/2021	BADGERLAND DISPOSAL	RECYCLE/TRASH SERVICE	330.00
		P2100265	03/25/2021	UNIFIRST CORP	UNIFORMS	163.59
		P2101094	03/25/2021	SAFWAY PEST CONTROL	BED BUG TREATMENT FOR HCC FAMI	300.00
18-1815-0000-62160	Cleaning Contrac					
		P2100261	03/04/2021	DIVERSIFIED BUILDING MAINTENAN	FEB JANITOR SERVICE	11,750.00
18-1815-0000-62400	R & M Services					
		P2100339	03/18/2021	SANTECH POWER INC	HEALTH CARE CENTER	410.00
		P2100501	03/18/2021	GNC CONCRETE LLC	SNOW PLOWING	962.50

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Account Number	Account Name	PO#	Check Date	Vendor Name	Description	Inv/Enc Amt
18-1815-0000-63500	R&M Supplies					
		P2100234	03/25/2021	AIRGAS NORTH CENTRAL	AIRGAS RENT	529.45
		P2100244	03/25/2021	BATTERIES PLUS LLC	BULBS	449.70
		P2100259	03/25/2021	FASTENAL COMPANY	DRILL SET	125.28
		P2100284	03/18/2021	US BANK	REPAIR & MAINT	503.45
		P2100408	03/04/2021	HOME DEPOT/GECF	REPAIR & MAINT	21.97
		P2100434	03/25/2021	MENARDS	REPAIR & MAINT	244.11
<b>HCC Building Complex PROG TOTAL</b>						<b>15,790.05</b>
18-1816-0000-62119	Other Services					
		P2100195	03/18/2021	BADGERLAND DISPOSAL	TRASH FOR 911	45.50
18-1816-0000-62160	Cleaning Contrac					
		P2100210	03/11/2021	DIVERSIFIED BUILDING MAINTENAN	CLEANING CONTRACT	700.00
18-1816-0000-62400	R & M Services					
		P2100197	03/04/2021	BOWERS SEWER AND DRAIN CLEANIN	CLEAN LINES AT 911	295.00
		P2100209	03/25/2021	JF AHERN COMPANY	SEMI ANNUAL FEB	275.00
		P2100501	03/18/2021	GNC CONCRETE LLC	SNOW PLOWING	517.50
18-1816-0000-63500	R&M Supplies					
		P2100162	03/25/2021	GRAINGER	RESTOCK SUPPLIES	460.55
		P2100168	03/18/2021	MENARDS	TOOLS AND SUPPLIES	463.92
<b>Communication Center PROG TOTAL</b>						<b>2,757.47</b>
18-1817-0000-62400	R & M Services					
		P2100210	03/11/2021	DIVERSIFIED BUILDING MAINTENAN	CLEANING CONTRACT	1,324.75
		P2100501	03/18/2021	GNC CONCRETE LLC	SNOW PLOWING	452.50
		P2100759	03/25/2021	JOHNSON CONTROLS INC	BOILER OVERVIEW	1,000.00
18-1817-0000-63500	R&M Supplies					
		P2100168	03/11/2021	MENARDS	3 WAY SWITCH	46.81
		P2100214	03/18/2021	US BANK	SUPPIES FOR TRI BUILDINGS	62.92
<b>ASC Building PROG TOTAL</b>						<b>2,886.98</b>
18-1818-0000-62119	Other Services					
		P2100195	03/18/2021	BADGERLAND DISPOSAL	TRASH FOR JAIL	656.50

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Account Number	Account Name	PO#	Check Date	Vendor Name	Description	Inv/Enc Amt
		P2100240	03/18/2021	ALSCO INC	UNIFORMS FOR JAIL	61.05
18-1818-0000-62160	Cleaning Contrac	P2100268	03/25/2021	UNIFIRST CORP	UNIFORMS	235.03
18-1818-0000-62400	R & M Services	P2100210	03/11/2021	DIVERSIFIED BUILDING MAINTENAN	CLEANING CONTRACT	2,175.11
		P2100208	03/04/2021	ABC FIRE AND SAFETY INC	RECHARGE EXTINGUISHER	50.00
		P2100339	03/18/2021	SANTECH POWER INC	JAIL & PINEHURST	1,230.00
		P2100501	03/18/2021	GNC CONCRETE LLC	SNOW PLOWING	1,265.00
		P2100759	03/25/2021	JOHNSON CONTROLS INC	JAIL BOILER SERVICE OVERVIEW	2,500.00
18-1818-0000-63500	R&M Supplies	P2101053	03/18/2021	FOLEY ELECTRIC INC	TROUBLESHOOT AIR HANDLER	285.00
		P2100162	03/25/2021	GRAINGER	CEILING TILE/ACORN UNITS	609.04
		P2100163	03/11/2021	JANESVILLE ELECTRIC MOTOR CORP	MOTOR FOR PENTHOUSE A	322.00
		P2100164	03/11/2021	HARRIS ACE HARDWARE LLP	BUILDING STOCK SUPPLIES	2.17
		P2100168	03/25/2021	MENARDS	BOSTITCH BACKPACK	184.31
		P2100185	03/25/2021	JACK AND DICKS FEED AND GARDEN	SOLAR SALT	1,254.40
		P2100188	03/25/2021	JANESVILLE WINSUPPLY COMPANY	FILTERS / OTHER SUPPLIES JAIL	5,513.70
		P2100189	03/18/2021	ENERGETICS INC	2HP MOTOR	643.93
		P2100193	03/18/2021	KWIK TRIP EXTENDED NETWORK	GAS FOR JAIL	113.90
		P2100214	03/18/2021	US BANK	SUPPLIES FOR JAIL	418.24
		P2100306	03/25/2021	BATTERIES PLUS LLC	REPLACEMENT BULBS	685.18
		P2100871	03/11/2021	I-CON SYSTEMS INC	TOILET REPLACEMENT PARTS	4,989.45
<b>Jail PROG TOTAL</b>						<b>23,194.01</b>
18-1819-0000-62400	R & M Services	P2100208	03/11/2021	ABC FIRE AND SAFETY INC	SEMI ANNUAL MAINTENANCE	160.00
18-1819-0000-62461	Elevator R&M	P2100212	03/18/2021	ATIS ELEVATOR INSPECTIONS LLC	INSPECTION AT UW ROCK	286.00
<b>UW-Whitewater at Rock County PROG TOTAL</b>						<b>446.00</b>
18-1820-0000-62119	Other Services	P2100195	03/18/2021	BADGERLAND DISPOSAL	TRASH FOR BELOIT	54.30
18-1820-0000-62160	Cleaning Contrac					

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18-1820-0000-63500	R&M Supplies	P2100210	03/11/2021	DIVERSIFIED BUILDING MAINTENAN	CLEANING CONTRACT	1,170.75
18-1820-0000-65321	Building Lease	P2100214	03/18/2021	US BANK	SUPPLIES FOR BELOIT	60.72
		P2100680	03/25/2021	HENDRICKS COMMERCIAL PROPERTIE	2ND QUARTER RENTAL FOR ECLIPSE	38,445.54
<b>Eclipse Center PROG TOTAL</b>						<b>39,731.31</b>
18-1821-0000-62119	Other Services					
		P2100195	03/18/2021	BADGERLAND DISPOSAL	TREASH FOR JOB CENTER	178.67
		P2100240	03/18/2021	ALSCO INC	UNIFORMS FOR JOB CENTER	4.07
		P2100268	03/11/2021	UNIFIRST CORP	UNIFORMS	20.61
18-1821-0000-62160	Cleaning Contrac					
		P2100210	03/11/2021	DIVERSIFIED BUILDING MAINTENAN	CLEANING CONTRACT	4,497.50
18-1821-0000-62400	R & M Services					
		P2100339	03/18/2021	SANTECH POWER INC	ROCK COUNTY JOB CENTER	410.00
		P2100501	03/18/2021	GNC CONCRETE LLC	SNOW PLOWING	595.00
		P2101039	03/18/2021	FOLEY ELECTRIC INC	DISCONNECTED 2 UNDERGROUND BOX	237.50
18-1821-0000-63500	R&M Supplies					
		P2100162	03/18/2021	GRAINGER	UNDERGROUND ENCLOSER	97.87
		P2100168	03/25/2021	MENARDS	DOOR LATCH PROTECTOR	88.63
		P2100214	03/18/2021	US BANK	SUPPLIES FOR JOB CENTER	115.16
<b>Job Center PROG TOTAL</b>						<b>6,245.01</b>
18-1822-0000-62119	Other Services					
		P2100195	03/18/2021	BADGERLAND DISPOSAL	TRASH FOR FRANKLIN ST	75.50
18-1822-0000-62160	Cleaning Contrac					
		P2100210	03/11/2021	DIVERSIFIED BUILDING MAINTENAN	CLEANING CONTRACT	891.80
<b>Franklin Street PROG TOTAL</b>						<b>967.30</b>
18-1823-0000-62119	Other Services					
		P2100195	03/18/2021	BADGERLAND DISPOSAL	TRASH FOR COURT ST	65.50
18-1823-0000-62160	Cleaning Contrac					
		P2100210	03/11/2021	DIVERSIFIED BUILDING MAINTENAN	CLEANING CONTRACT	346.50

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18-1823-0000-63500	R&M Supplies	P2100214	03/18/2021	US BANK	SUPPLIES FOR COURT ST	43.97
<b>Court Street PROG TOTAL</b>						<b>455.97</b>
18-1824-0000-62119	Other Services	P2100195	03/18/2021	BADGERLAND DISPOSAL	TRASH FOR DPW	260.00
		P2100240	03/18/2021	ALSCO INC	UNIFORMS FOR DPW	4.44
18-1824-0000-62160	Cleaning Contrac	P2100210	03/11/2021	DIVERSIFIED BUILDING MAINTENAN	CLEANING CONTRACT	1,023.93
18-1824-0000-62400	R & M Services	P2100196	03/04/2021	JANESVILLE DOOR CO LTD	DOOR/ SPRING REPAIR	1,384.93
		P2100197	03/25/2021	BOWERS SEWER AND DRAIN CLEANIN	DRAIN CLOG AT NEWVILLE	155.00
		P2100198	03/11/2021	COLLINS SANITARY	SHOPIERE TANKS	650.00
		P2100339	03/18/2021	SANTECH POWER INC	PUBLIC WORKS DEPARTMENT	410.00
		P2100907	03/11/2021	QUALITY DOOR LLC	REPAIR DOOR 17 NEW SPRING	2,196.00
		P2101040	03/18/2021	DEGARMO PLUMBING INC	TEST BACKFLOW AT DPW	151.00
18-1824-0000-63500	R&M Supplies	P2100162	03/18/2021	GRAINGER	PAPER TOWEL DISPENSER	294.20
		P2100168	03/25/2021	MENARDS	SUPPLIES FOR SHOPIERE	1,692.94
		P2100185	03/25/2021	JACK AND DICKS FEED AND GARDEN	SALT FOR SHOPEIRE SHED	115.20
		P2100214	03/18/2021	US BANK	SUPPLIES FOR DPW	242.90
		P2101086	03/25/2021	WIEDENBECK INC	BRACED SPRING STEEL PUSHER	252.44
18-1824-0000-67200	Capitla Improve	P2100968	03/11/2021	AVI SYSTEMS INC	MTM1U CHIEF MICRO-ADJUST TIL	2,083.92
		P2100986	03/18/2021	ALLIANT ENERGY	NEW DPW 3PH EXTENSION	40,196.60
<b>Hwy Buildings and Grounds PROG TOTAL</b>						<b>51,113.50</b>
18-1828-0000-62400	R & M Services	P2100730	03/11/2021	GFL SOLID WASTE MIDWEST LLC	TRASH SERVICE	120.87
18-1828-0000-63500	R&M Supplies	P2100193	03/18/2021	KWIK TRIP EXTENDED NETWORK	GAS FOR FAIRGROUNDS	42.76
		P2100408	03/25/2021	HOME DEPOT/GECF	REPAIR AND MAINTENANCE	160.91
		P2100864	03/11/2021	MARLING LUMBER COMPANY	HINGE MPB79 4.5 X 4.54 PRIMED	568.00

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Account Number	Account Name	PO#	Check Date	Vendor Name	Description	Inv/Enc Amt
18-1828-0000-67250	R&M Projects	P2100961	03/04/2021	BROWN OIL CO INC	UNLEADED GAS FOR THE TANK LOCA	649.90
		P2100710	03/25/2021	INDUSTRIAL ROOFING SERVICES IN	PROPOSAL FOR DESIGN OF ROOF	3,075.00
<b>Fairgrounds PROG TOTAL</b>						<b>4,617.44</b>
18-1829-0000-62400	R & M Services	P2002047	03/25/2021	REES SCIENTIFIC CORP	HOSTING FEE AND BATTERIES FOR	201.60
		<b>Medical Examiner Garage PROG TOTAL</b>				
18-1835-0000-67200	Captial Improve	P2100989	03/11/2021	VENTURE ARCHITECTS LLC	ARCHITECTURAL AND ENGINEERING	300,341.66
		<b>Pinehurst Project PROG TOTAL</b>				
18-1842-0000-67200	Captial Improve	P1901509	03/25/2021	ANGUS YOUNG ASSOCIATES INC	ADDITIONAL ENGINEERING SERVICE	765.00
		P2001115	03/11/2021	VENTURE ARCHITECTS LLC	ARCHITECTURAL AND ENGINEERING	7,319.65
		P2001885	03/11/2021	OMNI TECHNOLOGIES LLC	FIRE ALARM UPGRADE	27,457.75
		<b>Courthouse Facility Cap Proj PROG TOTAL</b>				
18-1857-0000-67200	Captial Improve	P1901642	03/11/2021	VENTURE ARCHITECTS LLC	DESIGN SERVICES FOR RENOVATION	10,901.66
		P2001702	03/25/2021	JP CULLEN AND SONS INC	RENOVATION OF 1717 CENTER AVEN	5,399,065.80
		P2100825	03/11/2021	VENTURE ARCHITECTS LLC	FURNITURE CONSULTATION	4,125.00
		<b>Human Services Building PROG TOTAL</b>				
18-1858-0000-67200	Captial Improve	P2002108	03/11/2021	VENTURE ARCHITECTS LLC	ARCHITECTURAL AND ENGINEERING	69,782.28
		P2100977	03/18/2021	PRIVATE LINES INC	LOCATE PRIVATE LINES	2,151.00
		<b>IT and 911 Building Project PROG TOTAL</b>				

ROCK COUNTY

**COMMITTEE REVIEW REPORT**  
**WITH DESCRIPTION**  
FOR THE MONTH OF MARCH 2021

03/25/2021

Account Number	Account Name	PO#	Check Date	Vendor Name	Description	Inv/Enc Amt
----------------	--------------	-----	------------	-------------	-------------	-------------

I have reviewed the preceding payments in the total amount of \$6,008,687.69

Date:

Dept Head \_\_\_\_\_

Committee Chair \_\_\_\_\_

RESOLUTION NO. \_\_\_\_\_

AGENDA NO. \_\_\_\_\_

**RESOLUTION  
ROCK COUNTY BOARD OF SUPERVISORS**

Supervisor- Dave Homan  
INITIATED BY



Supervisor-Dave Homan  
DRAFTED BY

General Services Committee  
SUBMITTED BY

January 28, 2021  
DATE DRAFTED

**Amended- Adopting Goals for Energy Conservation and Energy Independence**

- 1 **WHEREAS**, in 2009 the State of Wisconsin has created the Office of Energy Independence and established a
- 2 goal of generating 25% of electricity and transportation fuels from renewable sources by 2025; and,
- 3
- 4 **WHEREAS**, 147 Wisconsin local governments passed resolutions adopting these State goals; and,
- 5
- 6 **WHEREAS**, the Office of Energy Independence was seeking partnerships with local governments to further
- 7 enhance the State of Wisconsin's efforts to achieve the "25 x 25" goals; and,
- 8
- 9 **WHEREAS**, in 2015 the Office of Energy Independence responsibilities were moved over to the Public
- 10 Service Commission where the energy conservation and renewable energy initiatives are being handled
- 11 through Focus on Energy; and,
- 12
- 13 **WHEREAS**, Rock County in 2013 installed a Geothermal system at the new Rock Haven Nursing Home which
- 14 represents 6% of our total electric and transport fuels; and,
- 15
- 16 **WHEREAS**, Rock County in 2016 and 2017 utilized Focus on Energy incentives and implemented several
- 17 initiatives among County owned buildings to reduce our annual energy usage by 398,478 KWH and 11,891
- 18 therms, thus reducing our greenhouse gases of carbon dioxide equivalent by 792,783 pounds annually; and,
- 19
- 20 **WHEREAS**, in 2018 rock County passed a resolution 18-2B-461, adopting goals for energy conservation and
- 21 energy independence; and,
- 22
- 23 **WHEREAS**, since the passing of Resolution 18-2B-461 Rock County has continued to implement initiatives among
- 24 County owned buildings to reduce our annual energy usage by an additional 54,696 kwh, thus reducing our
- 25 greenhouse gases of carbon dioxide by an additional 707,752 pounds annually for a current total reduction of
- 26 1,550,535 pounds annually which is a 15.5% reduction of kwh, 7% reduction in therms, netting a total energy cost
- 27 savings of \$27,970.00 annually; and,
- 28
- 29 **WHEREAS**, Rock County will continue to review renovations and new construction for opportunities to
- 30 implement energy conservation in the design, as well as opportunities for renewable energy sources and utilizing
- 31 Focus on Energy incentives; and,
- 32
- 33 **WHEREAS**, on this date Rock County recognizes the critical value of all citizens of Rock County; and,
- 34
- 35 **WHEREAS**, on this day Rock County shall recognize the value of old ideas and shall embrace new science on ideas
- 36 that show value and cost savings to the County and show a downturn in carbon output for all Rock County efforts
- 37 in new and old designs; and,
- 38
- 39 **WHEREAS**, on this date Rock County produces 528,118 therms for gas heating and 10,521,041 KW for electricity
- 40 annually, which is equal to 22,560,050 pounds of Carbon pollution annually.
- 41
- 42 **NOW, THEREFORE, BE IT RESOLVED** by the Rock County Board of Supervisors duly assembled
- 43 this \_\_\_\_\_ day of \_\_\_\_\_, 2021, that Rock County is amending resolution 18-2B-461
- 44 Adopting Goals for Energy Conservation and Energy independence to include reviewing opportunities to blend
- 45 old technologies with new technologies.
- 46
- 47 **BE IT FURTHER RESOLVED**, on this date Rock County shall work to be and become carbon neutral by 2050.

Respectfully submitted,

GENERAL SERVICES COMMITTEE

---

Robert Potter, Chair

---

Tom Brien, Vice Chair

---

William Wilson

---

Brent Fox

---

Dave Homan

LEGAL NOTE:

The County Board is authorized to take this action pursuant to §§ 59.01 and 59.51, Wis. Stats.

s/Bridget Laurent

Bridget Laurent  
Deputy Corporation Counsel

ADMINISTRATIVE NOTE:

Recommended.

/s/Josh Smith

Josh Smith  
County Administrator

FISCAL NOTE:

No fiscal impact in and by itself.

/s/Sherry Oja

Sherry Oja  
Finance Director

**RESOLUTION  
ROCK COUNTY BOARD OF SUPERVISORS**

Dave Homan  
INITIATED BY



Dave Homan  
DRAFTED BY

General Services Committee  
SUBMITTED BY

January 19, 2018  
DATE DRAFTED

**Adopting Goals for Energy Conservation and Energy Independence**

1 **WHEREAS**, in 2009 the State of Wisconsin has created the Office of Energy Independence and  
 2 established a goal of generating 25% of electricity and transportation fuels from renewable sources  
 3 by 2025; and  
 4  
 5 **WHEREAS**, 147 Wisconsin local governments passed resolutions adopting these State goals; and  
 6  
 7 **WHEREAS**, the Office of Energy Independence was seeking partnerships with local governments  
 8 to further enhance the State of Wisconsin's efforts to achieve the "25 x 25" goals; and  
 9  
 10 **WHEREAS**, in 2015 the Office of Energy Independence responsibilities were moved over to the  
 11 Public Service Commission where the energy conservation and renewable energy initiatives are  
 12 being handled through Focus on Energy; and  
 13  
 14 **WHEREAS**, Rock County in 2013 installed a Geothermal system at the new Rock Haven Nursing Home  
 15 which represents 6% of our total electric and transport fuels; and  
 16  
 17 **WHEREAS**, Rock County in 2016 and 2017 utilized Focus on Energy incentives and implemented  
 18 several initiatives among County owned buildings to reduce our annual energy usage by 398,478 KWH  
 19 and 11,891 Therms, thus reducing our greenhouse gases of carbon dioxide equivalent by 792,783 pounds  
 20 annually; and  
 21  
 22 **WHEREAS**, Rock County will continue to review renovations and new construction for opportunities to  
 23 implement energy conservation in the design, as well as opportunities for renewable energy sources and  
 24 utilizing Focus on Energy incentives.  
 25  
 26 **NOW, THEREFORE, BE IT RESOLVED** by the Rock County Board of Supervisors duly assembled  
 27 this 22nd day of February, 2018, that Rock County will Partner with the State of  
 28 Wisconsin, where economically advantageous, in pursuit of the "25 X 25" goals for energy conservation  
 29 and energy independence.

Respectfully submitted,

GENERAL SERVICES COMMITTEE

Henry Brill  
Henry Brill, Chair

Jeremy Zajac  
Jeremy Zajac, Vice Chair

Dave Homan  
Dave Homan

J. Russell Podzilni  
J. Russell Podzilni

Bob Yeomans  
Bob Yeomans

18-2B-461

Adopting Goals for Energy Conservation and Energy Independence  
Page 2

FISCAL NOTE:

Fiscal impact is unknown at this time.



Sherry Oja  
Finance Director

LEGAL NOTE:

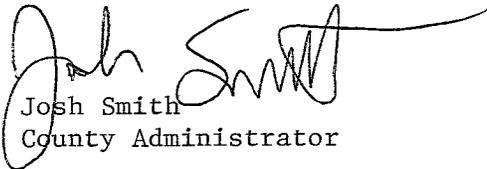
County Board is authorized to take this action pursuant to § 59.01 and 59.51, Wis. Stats.



Richard Greenlee  
Corporation Counsel

ADMINISTRATIVE NOTE:

Matter of Policy.



Josh Smith  
County Administrator

RESOLUTION NO. \_\_\_\_\_

AGENDA NO. \_\_\_\_\_

**RESOLUTION  
ROCK COUNTY BOARD OF SUPERVISORS**

The General Services Committee  
INITIATED BY



Brent Sutherland- Director of  
Facilities Management  
DRAFTED BY

The General Services Committee  
SUBMITTED BY

March 16, 2021  
DATE DRAFTED

**Retaining Commercial Real Estate Broker for the Sale of  
County Owned Property Located at 1900 Center Ave**

1 **WHEREAS**, the County owned property located at 1900 Center Ave currently houses the Job  
2 Center Agencies and the Adults with Disabilities Resource Center( ADRC); and,  
3

4 **WHEREAS**, the County owned property located at 1900 Center Ave current appraisal value was  
5 \$1,300,000; and,  
6

7 **WHEREAS**, the Job Center Agencies and the Adults with Disabilities Resource Center will be  
8 relocating to the newly renovated County owned building located at 1717 Center Ave in the 4<sup>th</sup>  
9 quarter of 2021; and,  
10

11 **WHEREAS**, Rock County has completed a facilities master plan which consolidated many Human  
12 Services functions into one location for improved customer services along with operational  
13 efficiencies; and,  
14

15 **WHEREAS**, the Rock County facilities master plan does not have a County operational need for  
16 this building located at 1900 Center Ave; and,  
17

18 **WHEREAS**, Facilities Management has been in contact with the City of Janesville Planning  
19 department to see if there was an interest by the City of Janesville to assist with their overall  
20 planning for the neighborhood this building is located and they felt they did not have an immediate  
21 need for this building; and,  
22

23 **WHEREAS**, commercial real estate broker Coldwell Banker Commercial, McGuire Mears and  
24 Associates was chosen as a listing agent.  
25

26 **NOW, THEREFORE, BE IT RESOLVED** by the Rock County Board of Supervisors duly  
27 assembled this \_\_\_\_\_ day of \_\_\_\_\_, 2021, that a contract for Real  
28 Estate Broker services be awarded to Coldwell Banker Commercial McGuire Mears and  
29 Associates of Janesville, WI. in the amount of 6% sale cost; and,

Respectfully submitted,

GENERAL SERVICES COMMITTEE

\_\_\_\_\_  
Robert Potter, Chair

\_\_\_\_\_  
Tom Brien, Vice Chair

\_\_\_\_\_  
Dave Homan

\_\_\_\_\_  
Brent Fox

\_\_\_\_\_  
William Wilson

LEGAL NOTE:

The County Board is authorized to take this action pursuant to secs. 59.01 and 59.51, Wis. Stats.  
Professional services are not subject to bidding requirements of sec. 59.52(29), Wis. Stats.

s/Bridget Laurent

Bridget Laurent  
Deputy Corporation Counsel

ADMINISTRATIVE NOTE:

Recommended.

/s/Josh Smith

Josh Smith  
County Administrator

FISCAL NOTE:

Fiscal impact is undetermined at this time.

/s/Sherry Oja

Sherry Oja  
Finance Director

## **Executive Summary**

### **Retaining Commercial Real Estate Broker for the Sale of County Owned Property Located at 1900 Center**

Resolution before you awards a contract to Coldwell Banker Commercial McGuire Mears and Associates for commercial real estate broker services to list the County owned property at 1900 Center Ave in Janesville for sale.

The building will be vacated in the 4<sup>th</sup> quarter of 2021 after the occupants move into the newly renovated Dr. Daniel Hale Williams Rock County Resource Center at 1717 Center Ave in Janesville.

# RESOLUTION

## ROCK COUNTY BOARD OF SUPERVISORS

General Services Committee  
INITIATED BY

General Services Committee  
SUBMITTED BY



Brent Sutherland –  
Director of Facilities Management  
DRAFTED BY  
March 24, 2021  
DATE DRAFTED

### Awarding the Contract for Exterior Wall Restoration at the Courthouse

- 1 **WHEREAS**, \$200,000 was budgeted in 2021 for the exterior wall restoration at the Courthouse
- 2 building, and;
- 3
- 4 **WHEREAS**, the masonry, tuck-pointing and caulking needs are immediate to prevent further
- 5 structural damage and ongoing water leaks, and;
- 6
- 7 **WHEREAS**, the tuck-pointing for the Courthouse is extensive and is being completed over a
- 8 multi -year budget cycle with 2024 being the final year, and;
- 9
- 10 **WHEREAS**, specifications were drafted and bids solicited with seven (7) contractors submitting
- 11 bids, and;
- 12
- 13 **WHEREAS**, the lowest most responsive and responsible bidder is Corporate Contractors Inc.
- 14
- 15 **NOW, THEREFORE, BE IT RESOLVED**, that the Rock County Board of Supervisors duly
- 16 assembled this \_\_\_\_\_ day of \_\_\_\_\_, 2021 does hereby approve and authorize
- 17 awarding a contract in the amount of \$182,250 to Corporate Contractors Inc, out of Beloit WI
- 18 for the exterior wall restorations at the Courthouse.
- 19
- 20 **BE IT FURTHER RESOLVED**, a contingency fund of \$18,250 be established to cover any
- 21 unforeseeable issues that arise.

Respectfully submitted,

GENERAL SERVICES COMMITTEE

\_\_\_\_\_  
Robert Potter, Chair

\_\_\_\_\_  
Tom Brien, Vice Chair

\_\_\_\_\_  
William Wilson

\_\_\_\_\_  
Brent Fox

\_\_\_\_\_  
Dave Homan

LEGAL NOTE:

The County Board is authorized to take this action pursuant to secs. 59.01 and 59.51, Wis. Stats. In addition, sec. 59.52(29), Wis. Stats., requires the project to be let to the lowest responsible bidder.

s/Bridget Laurent

Bridget Laurent  
Deputy Corporation Counsel

ADMINISTRATIVE NOTE:

Recommended.

/s/Josh Smith

Josh Smith  
County Administrator

FISCAL NOTE:

This project is being funded by sale tax revenue.

/s/Sherry Oja

Sherry Oja  
Finance Director

**Rock County, Wisconsin**  
51 South Main Street  
Janesville, WI 53545

**Facilities Management**  
Phone (608)757-5527  
Fax (609) 757-5516



## **Executive Summary**

### **Awarding the Contract for Exterior Wall Restoration at the Courthouse**

The resolution before you awards a contract for tuck pointing and caulking of the exterior masonry walls at the Courthouse building. This work is extensive and will be completed over a multi-year budget cycle with a final completion in 2024. This work is necessary to prevent further deterioration caused by water damage behind the wall. There are currently several water leaks due to the failure of existing mortar and caulk joints.

Bids were solicited with seven (7) contractors responding Facilities Management is recommending awarding the contract to the lowest, most responsive and responsible bidder, Corporate Contractors Inc of Beloit, Wisconsin, in the amount of \$182,250. The resolution also approves an \$18,250 contingency fund for any unforeseeable issues that may arise.

# RESOLUTION

## ROCK COUNTY BOARD OF SUPERVISORS

General Services Committee  
INITIATED BY

General Services Committee  
SUBMITTED BY



Brent Sutherland –  
Director of Facilities Management  
DRAFTED BY

March 24, 2021  
DATE DRAFTED

### Awarding the Contract for Exterior Wall Restoration at the Jail

- 1    **WHEREAS**, \$175,000 was budgeted in 2021 for the exterior wall restoration at the Jail, and;
- 2
- 3    **WHEREAS**, the masonry tuck-pointing and calking needs are immediate to prevent further
- 4    structural damage and ongoing water leaks, and;
- 5
- 6    **WHEREAS**, the tuck-pointing for the Jail is extensive and is being completed over a multi -year
- 7    budget cycle with 2023 being the final year, and;
- 8
- 9    **WHEREAS**, specifications were drafted and bids solicited with Seven (7) contractors submitting
- 10    bids, and;
- 11
- 12   **WHEREAS**, the lowest most responsive and responsible bidder Corporate Contractors Inc.
- 13
- 14   **NOW, THEREFORE, BE IT RESOLVED**, that the Rock County Board of Supervisors duly
- 15    assembled this \_\_\_\_ day of \_\_\_\_\_, 2021 does hereby approve and authorize
- 16    awarding a contract in the amount of \$92,567 to Corporate Contractors Inc of Beloit, WI, for
- 17    the exterior wall restorations at the Jail.
- 18
- 19   **BE IT FURTHER RESOLVED**, a contingency fund of \$9,500 be established to cover any
- 20    unforeseeable issues that arise.

Respectfully submitted,

GENERAL SERVICES COMMITTEE

\_\_\_\_\_  
Robert Potter, Chair

\_\_\_\_\_  
Tom Brien, Vice Chair

\_\_\_\_\_  
William Wilson

\_\_\_\_\_  
Brent Fox

\_\_\_\_\_  
Dave Homan

LEGAL NOTE:

The County Board is authorized to take this action pursuant to secs. 59.01 and 59.51, Wis. Stats. In addition, sec. 59.52(29), Wis. Stats., requires the project to be let to the lowest responsible bidder.

s/Bridget Laurent

Bridget Laurent  
Deputy Corporation Counsel

ADMINISTRATIVE NOTE:

Recommended.

/s/Josh Smith

Josh Smith  
County Administrator

FISCAL NOTE:

This project is bein funded with sales tax revenue.

/s/Sherry Oja

Sherry Oja  
Finance Director

**Rock County, Wisconsin**  
51 South Main Street  
Janesville, WI 53545

**Facilities Management**  
Phone (608)757-5527  
Fax (609) 757-5516



## **Executive Summary**

### **Awarding the Contract for Exterior Wall Restoration at the Jail**

The resolution before you awards a contract for tuck pointing and caulking of the exterior masonry walls at the Jail. This work is necessary to prevent further deterioration caused by water damage behind the wall. There are currently several water leaks due to the failure of existing mortar and caulk joints. This work is extensive and is budgeted over a multi-year budgets with a final completion scheduled for 2023.

Bids were solicited with Seven (7) contractors responding. The Director of Facilities Management and Purchasing Manager recommend awarding the bid to the lowest, most responsive and responsible bidder, Corporate Contractors Inc. out of Beloit, Wisconsin in the amount of \$92,567 This resolution also approves a \$9,500 contingency fund for any unforeseeable issues that may arise.



**BID SUMMARY FORM**

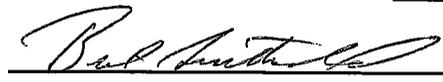
PROJECT NUMBER: #2021-14  
 PROJECT NAME: EXTERIOR WALL RESTORATIONS  
ROCK COUNTY COURTHOUSE & CORRECTIONAL FACILITY  
 DEPARTMENT: ROCK COUNTY FACILITIES MANAGEMENT  
 BID DUE DATE: MARCH 23, 2021 – 1:30 P.M.

	CORPORATE CONTRACTORS BELOIT WI	CUSTOM RESTORATION SUSSEX WI	B&B QUALITY RESTORATION FITCHBURG WI	BUILDING RESTORATION CORP OF WI ROSEVILLE MN	INNOVATIVE MASONRY RESTORATION OF WI PRIOR LAKE MN	STATZ RESTORATION MENOMONEE FALLS WI	RD WOODS WEST ALLIS WI
COURTHOUSE	182,250.00	191,890.00	239,860.00	268,916.00	244,000.00	347,000.00	NO BID
CORRECTIONAL FACILITY	92,567.00	108,870.00	133,576.00	168,896.00	210,000.00	182,000.00	141,500.00
<b>TOTAL BID</b>	<b>\$ 274,817.00</b>	<b>\$ 300,760.00</b>	<b>\$ 373,436.00</b>	<b>\$ 437,812.00</b>	<b>\$ 454,000.00</b>	<b>\$ 529,000.00</b>	<b>\$ 141,500.00</b>
BID BOND	YES	YES	YES	YES	YES	YES	YES
START DATE	CH 7/1/21 JAIL 4/15/21	CH 5/1/21 JAIL 4/20/21	CH 6/1/21 JAIL 4/15/21	CH 6/21/21 JAIL 6/14/21	CH 5/17/21 JAIL 5/17/21	CH 5/1/21 JAIL 5/1/21	JAIL 7/12/21
COMPLETION DATE	CH 9/15/21 JAIL 6/30/21	CH 6/20/21 JAIL 6/10/21	CH 9/1/21 JAIL 6/15/21	CH 9/3/21 JAIL 8/9/21	CH 8/9/21 JAIL 8/2/21	CH 10/1/21 JAIL 8/15/21	JAIL 8/23/21

Invitation to Bid was advertised in the Beloit Daily News and on the Internet. Six additional vendors were solicited that did not respond.

PREPARED BY: JODI MILLIS, PURCHASING MANAGER

DEPARTMENT HEAD RECOMMENDATION: Corporate Contractors Inc

SIGNATURE: 

3-24-2021  
DATE

GOVERNING COMMITTEE APPROVAL: \_\_\_\_\_

CHAIR

VOTE

DATE



**COLDWELL  
BANKER  
COMMERCIAL**

**MCGUIRE MEARS &  
ASSOCIATES**

**FOR SALE**

## **ROCK COUNTY JOB CENTER**

Subject To Offer

1900 Center Ave  
Janesville, WI 53546

AVAILABLE SPACE  
64,107 SF

AREA  
Located on the Southside of Janesville



MCGUIREMEARS.COM

### **OFFICE**

Bill Mears  
608 314 8251  
bill@mcguiremeares.com

Adam Shultz  
608 314 8257  
adam@mcguiremeares.com

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**COLDWELL BANKER COMMERCIAL  
MCGUIRE MEARS & ASSOCIATES**  
400 Midland Court, Suite 101, Janesville, WI 53546  
608.752.6325



**COLDWELL  
BANKER  
COMMERCIAL**

**MCGUIRE MEARS &  
ASSOCIATES**

## PROPERTY INFORMATION

SECTION 1

# FOR SALE

MCGUIREMEARS.COM

### OFFICE

Bill Mears  
608.314.8251  
bill@mcguiremeares.com

Adam Shultz  
608.314.8257  
adam@mcguiremeares.com

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**COLDWELL BANKER COMMERCIAL**  
**MCGUIRE MEARS & ASSOCIATES**  
400 Midland Court, Suite 101, Janesville, WI 53546  
608.752.6325



# ROCK COUNTY JOB CENTER

1900 Center Ave , Janesville, WI 53546

SALE



## OFFERING SUMMARY

Sale Price: Subject To Offer

Lot Size: 4.26 Acres

Building Size: 64,107 SF

Zoning: B-2

## PROPERTY OVERVIEW

Large commercial building renovated in 2002 as office space for Rock County. The 60,500 SF building is being used as its Job Center. The property is zoned B2, Community Shopping District, which allows for most retail uses. The highest and best use for the building in 2021 and beyond is multi-purpose which will be limited by the current zoning. With the new county complex located across the street in the former Pic n Save the job center building will be ideal for other agencies and non-profits making it attractive to a developer.

## DEMOGRAPHICS

	1 MILE	3 MILES	5 MILES
Total Households	1,895	12,794	25,218
Total Population	4,806	31,892	62,019
Average HH Income	\$51,597	\$46,655	\$54,045

MCGUIREMEARS.COM

Bill Mears  
608 314 8251  
bill@mcguiremears.com

Adam Shultz  
608 314 8257  
adam@mcguiremears.com

 **COLDWELL  
BANKER  
COMMERCIAL**  
MCGUIRE MEARS &  
ASSOCIATES



**COLDWELL  
BANKER  
COMMERCIAL**

**MCGUIRE MEARS &  
ASSOCIATES**

## LOCATION INFORMATION

SECTION 2

# FOR SALE

MCGUIREMEARS.COM

## OFFICE

Bill Mears  
608 314 8251  
bill@mcguiremeares.com

Adam Shultz  
608 314 8257  
adam@mcguiremeares.com

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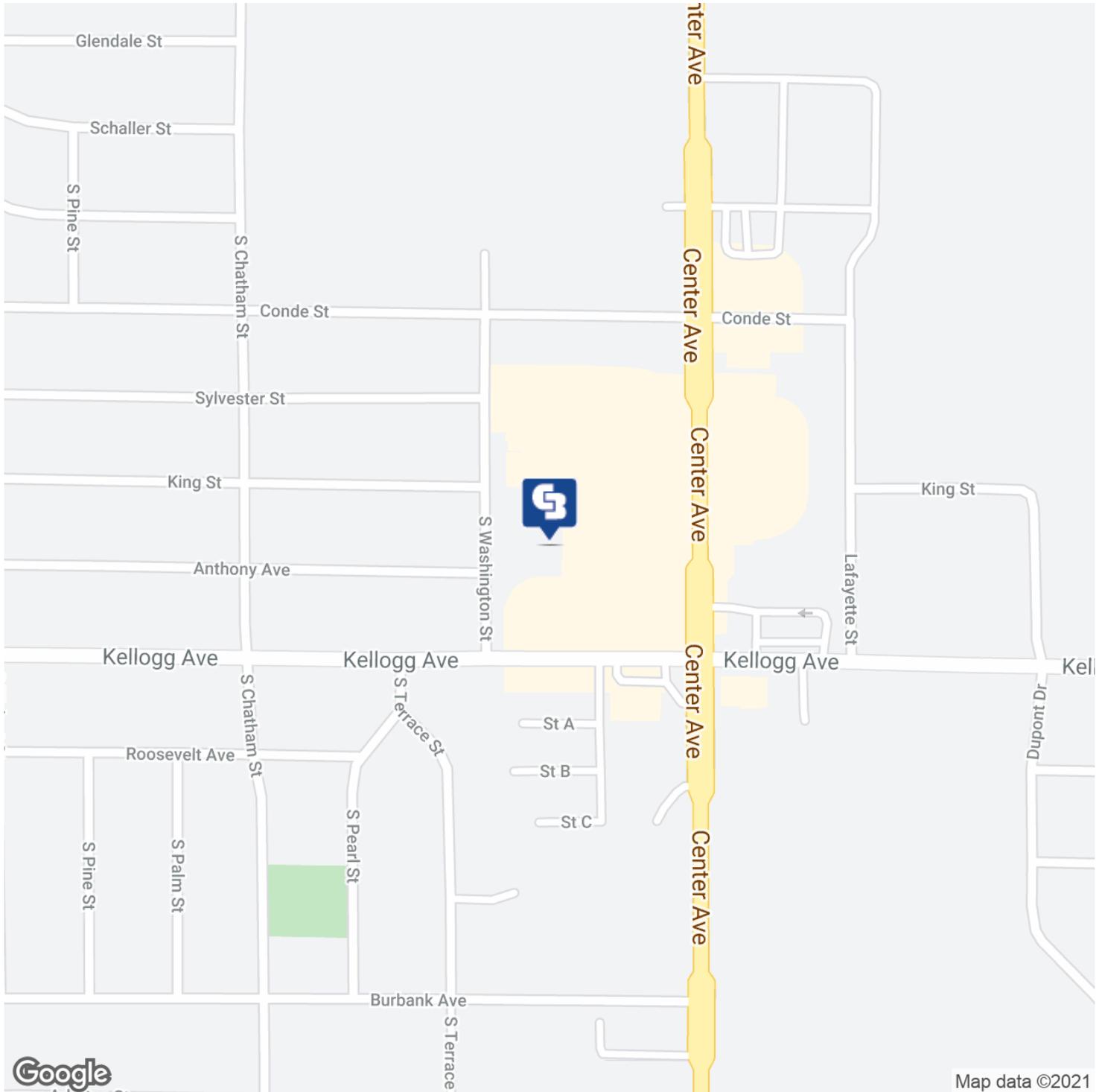
**COLDWELL BANKER COMMERCIAL**  
**MCGUIRE MEARS & ASSOCIATES**  
400 Midland Court, Suite 101, Janesville, WI 53546  
608.752.6325



# ROCK COUNTY JOB CENTER

1900 Center Ave , Janesville, WI 53546

# SALE



MCGUIREMEARS.COM

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 608 314 8251  
 bill@mcguiremears.com

Adam Shultz  
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 adam@mcguiremears.com

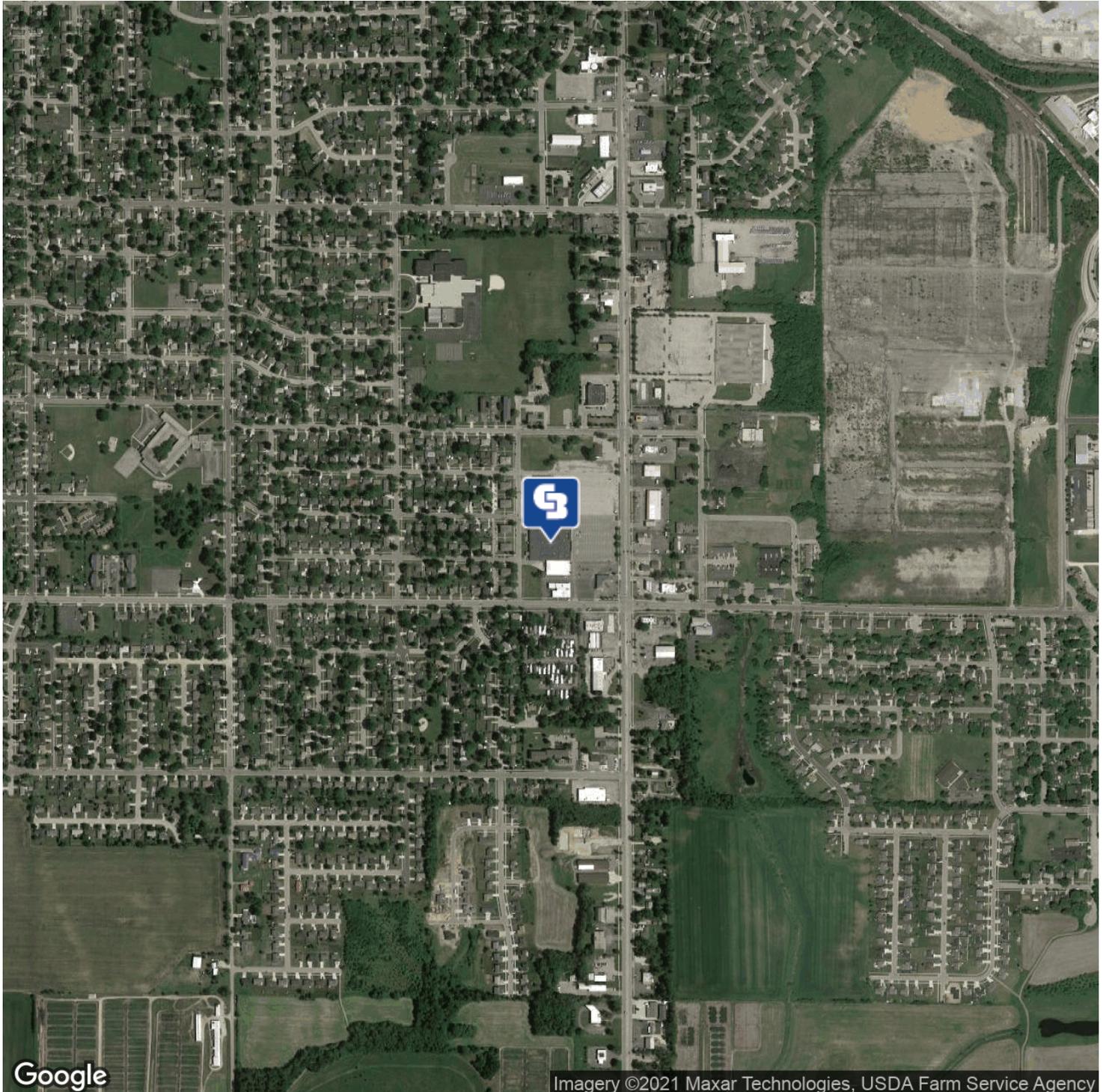




## ROCK COUNTY JOB CENTER

1900 Center Ave , Janesville, WI 53546

SALE



MCGUIREMEARS.COM

Bill Mears  
608 314 8251  
bill@mcguiremears.com

Adam Shultz  
608 314 8257  
adam@mcguiremears.com



MCGUIRE MEARS &  
ASSOCIATES



**COLDWELL  
BANKER  
COMMERCIAL**

**MCGUIRE MEARS &  
ASSOCIATES**

**SAMPLE MARKETING**  
SECTION 3

**FOR SALE**

MCGUIREMEARS.COM

**OFFICE**

Bill Mears  
608.314.8251  
bill@mcguiremeares.com

Adam Shultz  
608.314.8257  
adam@mcguiremeares.com

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**COLDWELL BANKER COMMERCIAL**  
**MCGUIRE MEARS & ASSOCIATES**  
400 Midland Court, Suite 101, Janesville, WI 53546  
608.752.6325



# ROCK COUNTY JOB CENTER

1900 Center Ave , Janesville, WI 53546

# SALE

**Rock County Job Center**  
1900 Center Ave | Janesville, WI 53546

**Subject To Offer**

**Property Details**

Price	Subject To Offer	Building Size	64,107 SF	Property Type	Office
-------	------------------	---------------	-----------	---------------	--------

**Description**

Large commercial building renovated in 2002 as office space for Rock County. The 60,500 SF building is being used as its Job Center. The property is zoned B2, Community Shopping District, which allows for most retail uses. The highest and best use for the building in 2021 and beyond is multi-purpose which will be limited by the current zoning. With the new county complex located across the street in the former Pic n Save the job center building will be ideal for other agencies and non-profits making it attractive to a developer.

**Map**

Map Satellite

Map showing location near: Kirtson Middle School, Lincoln Elementary School, Our Savior Lutheran Church, A&W Restaurant, Landscape Supply, Dunkin', McDonald's, Dollar General, VAPE N JUICE / CBD HQ, Budget Drain & Sewer Cleaning, Jackson.

**Brokers**

- Bill Mears**  
Managing Broker  
McGuire Mears & Associates  
IL #421.07351  
WI #48262-90  
O: 608.314.8251  
C: 608.359.3031  
E: bill@mcguiremears.com
- Adam Shultz**  
Sales Associate  
McGuire Mears & Associates  
IL #475.186989  
WI #29935-94  
O: 608.314.8257  
E: adam@mcguiremears.com

**Request More Info**

NAME:

EMAIL ADDRESS:

PHONE:

MESSAGE (OPTIONAL):

I'm not a robot

Powered By **buildout.**

## Property Website

We create an individual webpage for each institutional listing accessible from McGuire Mears & Associates. The website includes extensive property information including the offering summary, a high-resolution photo gallery, property attributes, interactive maps, area information, demographic information, a digital offering memorandum and brochure, and a downloadable confidentiality agreement.

MCGUIREMEARS.COM

**Bill Mears**  
608 314 8251  
bill@mcguiremears.com

**Adam Shultz**  
608 314 8257  
adam@mcguiremears.com



# ROCK COUNTY JOB CENTER

1900 Center Ave , Janesville, WI 53546

SALE

## Email Campaign

Our email campaign is designed to generate interest at a large scale. Our extensive list of investors receive the email with high-resolution photos of your property, a map, listing information, a link to the property website and broker contact information. This is one of our best lead generation tools.



**ROCK COUNTY JOB CENTER**

**PROPERTY WEBSITE**

**1900 CENTER AVE**  
JANESVILLE, WI 53546

Large commercial building renovated in 2002 as office space for Rock County. The 60,500 SF building is being used as its Job Center. The property is zoned B2, Community Shipping District, which allows for most retail uses. The highest and best use for the building in 2021 and beyond is multi-purpose which will be limited by the current zoning. With the new county complex located across the street in the former PIC's Save the job center building will be ideal for other agencies and nonprofits making it attractive to a developer.

SUMMARY	HIGHLIGHTS
SALE PRICE	Subject To Offer
BUILDING SIZE	64,107 SF
LOT SIZE	4.26 Acres
ZONING	B-2

**ADDITIONAL PHOTOS**



**1900 CENTER AVE**  
JANESVILLE, WI 53546  
[VIEW ON MAP](#)

**FOR MORE INFORMATION**

**BILL MEARS**  
REALTOR®/BROKER  
(76) 608.314.8251 | (76) 608.333.3631  
bill@mcmguiremears.com  
WI 53546-9090

**ADAM SHULTZ**  
SALES ASSOCIATE  
(76) 608.314.8257  
adam@mcmguiremears.com  
WI 53546-9090

mcmguiremears.com • 600 Midland Court Suite 101 • Janesville, WI 53546

MCGUIREMEARS.COM

Bill Mears  
608 314 8251  
bill@mcmguiremears.com

Adam Shultz  
608 314 8257  
adam@mcmguiremears.com

**COLDWELL  
BANKER  
COMMERCIAL**  
MCGUIRE MEARS &  
ASSOCIATES



## ROCK COUNTY JOB CENTER

1900 Center Ave , Janesville, WI 53546

SALE



**WILLIAM MEARS, CCIM. SIOR**  
(608) 314-8251 | [bill@mcguiremears.com](mailto:bill@mcguiremears.com)



**ADAM SHULTZ**  
(608) 314-8257 | [adam@mcguiremears.com](mailto:adam@mcguiremears.com)

FOR SALE



**ROCK COUNTY JOB CENTER**  
1900 Center Ave St, Janesville, WI 53546  
\$ XXXXXXXX



**COLDWELL  
BANKER  
COMMERCIAL**  
McGUIRE MEARS & ASSOC.

[MCGUIREMEARS.COM](http://MCGUIREMEARS.COM)

Bill Mears  
608 314 8251  
[bill@mcguiremears.com](mailto:bill@mcguiremears.com)

Adam Shultz  
608 314 8257  
[adam@mcguiremears.com](mailto:adam@mcguiremears.com)



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**ROCK COUNTY JOB CENTER**

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**SALE**



**COLDWELL  
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COMMERCIAL**

**MCGUIRE MEARS & ASSOC.**

**FOR SALE**

**BILL MEARS  
ADAM SHULTZ**

**608.314.8251**

**MCGUIREMEARS.COM**

EACH OFFICE IS INDEPENDENTLY OWNED AND OPERATED.

MCGUIREMEARS.COM

Bill Mears  
608 314 8251  
bill@mcguiremears.com

Adam Shultz  
608 314 8257  
adam@mcguiremears.com



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**ADVISOR BIOS**  
SECTION 4

**FOR SALE**

MCGUIREMEARS.COM

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**OFFICE**

Bill Mears  
608.314.8251  
bill@mcguiremeares.com

Adam Shultz  
608.314.8257  
adam@mcguiremeares.com

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**COLDWELL BANKER COMMERCIAL**  
**MCGUIRE MEARS & ASSOCIATES**  
400 Midland Court, Suite 101, Janesville, WI 53546  
608.752.6325



## ROCK COUNTY JOB CENTER

1900 Center Ave , Janesville, WI 53546



### BILL MEARS

Managing Broker

bill@mcguiremears.com

Direct: 608.314.8251 | Cell: 608.359.3031

WI #48260-90 // IL #471.017381

### PROFESSIONAL BACKGROUND

Bill is a Principal at Coldwell Banker Commercial McGuire Mears & Associates and serves as Managing Broker. Before entering the real estate industry in 1996, he spent 20+ years managing and directing county-wide economic development in southeast Michigan. While there, he provided consulting services to both the private and public sectors regarding land acquisition for commercial and industrial park development, site acquisition for private and publicly held companies, and implemented marketing strategies for communities and municipalities. Bill is a well-respected commercial real estate industry veteran and has earned numerous distinctions throughout his 24 years in real estate. He has been recognized by Coldwell Banker Commercial as a top-producing agent in the state and continues to be recognized by the CoStar Group as a Power Broker in the Milwaukee and Madison markets.

### EDUCATION

BA in Education from Western Michigan University  
MA in Media Education from Western Michigan University

### MEMBERSHIPS

Certified Commercial Investment Member (CCIM)  
Society of Industrial and Office REALTORS (SIOR)  
National Association of REALTORS (NAR)  
Commercial Real Estate Development Association (NAIOP)  
Commercial Association of REALTORS Wisconsin (CARW)

**McGuire Mears & Associates**  
400 Midland Court Suite 101  
Janesville, WI 53546  
608.752.6325

MCGUIREMEARS.COM

Bill Mears  
608 314 8251  
bill@mcguiremears.com

Adam Shultz  
608 314 8257  
adam@mcguiremears.com



## ROCK COUNTY JOB CENTER

1900 Center Ave , Janesville, WI 53546

SALE



### ADAM SHULTZ

Sales Associate

adam@mcguiremears.com

Direct: 608.314.8257

WI #89836-94 // IL #475.186989

### PROFESSIONAL BACKGROUND

Adam Shultz is a Sales Associate at Coldwell Banker Commercial McGuire Mears & Associates in Janesville, Wisconsin, teamed up directly with managing broker Bill Mears. Specializing in industrial and office sales and leasing, as well as investment sales, Shultz brings seven years of previous finance and sales experience to the team. Shultz received a B.A. from UW-Madison in both Spanish and Economics. Coming from a background in commercial lending, Shultz possesses the knowledge and creativity to structure debt and financing in order to help execute commercial real estate deals. Adam is also an involved Goodwill Ambassador for Forward Janesville Inc and enjoys spending time with his son and golfing.

### EDUCATION

BA in Economics from the University of Wisconsin-Madison

BA in Spanish from the University of Wisconsin-Madison

### MEMBERSHIPS

Forward Janesville Inc.

Join Janesville Young Professionals

#### McGuire Mears & Associates

400 Midland Court Suite 101

Janesville, WI 53546

608.752.6325

MCGUIREMEARS.COM

Bill Mears  
608 314 8251  
bill@mcguiremears.com

Adam Shultz  
608 314 8257  
adam@mcguiremears.com



MCGUIRE MEARS &  
ASSOCIATES

## FROM NASHVILLE TO JANESVILLE

*Local Entrepreneur Discovers Solution Across the Street*

### CHALLENGE

Rock Energy Systems, LLC a manufacturer of waste oil heaters founded and headquartered in Janesville, Wisconsin, purchased a competitor located in Nashville. With that acquisition came a new challenge—should they manage the new company as a satellite operation or should they consolidate both companies inside their current manufacturing and warehouse facility in Janesville? After an evaluation of existing floor space, Rock Energy opted for consolidation but realized that they would need more square footage and engaged Coldwell Banker Commercial McGuire Mears & Associates for assistance.

### ACTION

The team of Bill Mears and Adam Shultz pitched two scenarios: Rock Energy might be able to find available space in the market, or there always was the possibility of build-to-suit. However, Mears, with his market knowledge, reached out to the owner of the property directly across the street from Rock Energy. There sat a 52,000 SF building that housed the property owner's powder coating business, and Mears had a feeling that the property owner was ready to sell both the business's assets and the real estate.

### RESULTS

- Rock Energy purchased the 52,000 SF building to accommodate additional manufacturing and warehousing
- Rock Energy also purchased the powder coating assets and now paints its own parts
- Real estate sale price was \$2.0M / \$38.46 PSF
- The Nashville operation is now housed within the Janesville facilities

*"Bill read about our acquisition and called me the same day. He let me know that space was tight but suggested that he might have a solution to our consolidation problem. Several months and a lot of hard work later, the trailers were packed and we were moving north!"*

*- Barry Brandt, CEO of Rock Energy Systems, LLC*



From the left, Adam Shultz, Barry Brandt, & Bill Mears

### INDUSTRIAL

William E Mears, CCIM, SIOR  
608-314-8251  
bill@mcguiremears.com

Adam Shultz, Sales Associate  
608-314-8257  
adam@mcguiremears.com

## GATES AUTO DELIVERS A UNIQUE CAR BUYING EXPERIENCE

*Auto Sales Company Absorbs and Repositions Obsolete Retail Big-Box Property*

### CHALLENGE

Gates Auto needed to find a new facility where they could open one of the largest indoor car showrooms in the Midwest. Given that Wisconsin is a cold weather state for roughly half the year, the ability to bring the car buying process almost completely indoors is a game-changer, both protecting the vehicles and shielding the customers from frigid Wisconsin winters.

### ACTION

Gates Auto leadership approached Bill Mears and Adam Shultz of Coldwell Banker Commercial McGuire Mears & Associates in early 2020 to assist in scouring the Janesville and Beloit markets for potential sites. After months of negotiating purchases on multiple properties to no avail, Mears and Shultz expanded their search north toward the outlying Madison areas. They identified a former Shopko and neighboring strip center in Columbus next to an intersection with the heavily traveled US Hwy 151, which would be a premier location that fell well within budget.

### RESULTS

- Gates Auto acquired both the 35,000 square foot former Shopko and neighboring 10,000 square foot strip center.
- The vacant, incomplete strip center was finished off as a smaller indoor showroom and sales office.
- The former Shopko will be renovated into one of the largest indoor car showrooms in the Midwest.

*"Adam searched relentlessly until we found the correct location to deliver our unique concept to the surrounding Madison market. The entire sales process was handled efficiently and professionally from start to finish and we could not be any happier to join and be part of the Columbus retail community."*

- Troy Gates, Owner, Gates Auto



### RETAIL

William E Mears, CCIM, SIOR  
608-314-8251  
bill@mcguiremears.com

Adam Shultz, Sales Associate  
608-314-8257  
adam@mcguiremears.com

## OFFICE USER CHECKS OFF MULTIPLE WANTS IN BUILDING PURCHASE

*CBC Team Helps Computers Nationwide Become Occupant and Landlord*

### CHALLENGE

Computers Nationwide approached Coldwell Banker Commercial McGuire Mears & Associates in late 2019 to help with their search for a new office space. Specifically, they were looking for a more central location for their employees; their labor force hails from southeastern Wisconsin down into northern Illinois. Moreover, the owner requested that the acquisition costs remain under one million dollars and for a prospective building to provide rental income that would help offset their debt service.

### ACTION

CBC agent Adam Shultz set to work identifying possible properties that had sufficient square footage to accommodate Computers Nationwide's twenty-five employees and were also within the desired geographic area. After uncertainty from the Covid-19 pandemic halted the search twice, Shultz identified an office investment property at 340 Midland Rd in Janesville, Wisconsin, as an ideal location. The multi-tenant office building had enough vacant space and a long-time owner looking to sell the property and move on to other opportunities.

### RESULTS

- Successfully negotiated a building purchase price of \$900,000 (\$67.38 PSF)
- Relocated an existing tenant within the building to consolidate the remaining vacant square footage into a 4,500 SF suite that Computers Nationwide could occupy
- Helped the seller realize the property's full potential value by identifying Computers Nationwide as an owner-occupier instead of strictly trying to sell it as a 60% leased investment property

*"Adam showed us multiple buildings and spent many hours searching until we uncovered the right building for everything we are looking to do both now and in the future. We are happy that this building is multi-tenant, which allows us the possibility to grow into those spaces in the future or continue to rent them and earn the residual rental income."*

*- Mike Gilbert, Owner*



### OFFICE

William E Mears, CCIM, SIOR  
608-314-8251  
bill@mcguiremears.com

Adam Shultz, Sales Associate  
608-314-8257  
adam@mcguiremears.com

**WB-5 COMMERCIAL LISTING CONTRACT - EXCLUSIVE RIGHT TO SELL**

1 **SELLER GIVES THE FIRM THE EXCLUSIVE RIGHT TO SELL THE PROPERTY ON THE FOLLOWING TERMS:**

2 ■ **PROPERTY DESCRIPTION:** Street address is: 1900 Center Ave  
3 \_\_\_\_\_ in the \_\_\_\_\_ City \_\_\_\_\_ of \_\_\_\_\_ Janesville \_\_\_\_\_, County of \_\_\_\_\_ Rock \_\_\_\_\_,  
4 Wisconsin. Insert additional description, if any, at lines 320-331 or attach as an addendum per lines 332-337.

5 ■ **INCLUDED IN LIST PRICE:** Seller is including in the list price the Property, Fixtures not excluded on lines 9-12, and  
6 the following items: \_\_\_\_\_  
7 \_\_\_\_\_  
8 \_\_\_\_\_

9 ■ **NOT INCLUDED IN LIST PRICE:** Seller's personal property  
10 \_\_\_\_\_  
11 \_\_\_\_\_  
12 \_\_\_\_\_

13 **CAUTION: Identify Fixtures to be excluded by Seller or which are rented and will continue to be owned by the**  
14 **lessor. (See lines 182-193).**

15 ■ Seller shall convey the personal property by Bill of Sale, free and clear of all liens and encumbrances except: \_\_\_\_\_  
16 \_\_\_\_\_  
17 \_\_\_\_\_

18 ■ **LIST PRICE:** \_\_\_\_\_ One Million, Three Hundred Thousand \_\_\_\_\_ Dollars (\$ 1,300,000.00 ).

19 ■ **SELLER AUTHORITY:** Seller represents that Seller has authority to sign this Listing and negotiate the sale of the  
20 Property. If Seller is an entity, Seller agrees, within 15 days of the execution of this Listing, to provide the Firm with a  
21 copy of document(s) confirming the authority to negotiate the sale of the Property.

22 ■ **ZONING:** Seller represents that the Property is zoned: B-2

23 ■ **ZONING VARIANCES, NONCONFORMING USE OR DEVELOPMENT RESTRICTIONS:** Seller represents that the  
24 Property is subject to the following special zoning, land use, development restrictions, zoning variances, nonconforming  
25 uses or other conditions affecting the Property: \_\_\_\_\_  
26 \_\_\_\_\_

27 **MARKETING** Seller authorizes and the Firm and its agents agree to use reasonable efforts to market the Property.  
28 Seller agrees that the Firm and its agents may market Seller's personal property identified on lines 5-8 during the term  
29 of this Listing. The marketing may include: Signage, Cold Calling, Internet website postings, email  
30 blasts

31 The Firm and its agents may advertise the following special financing and incentives offered by Seller: \_\_\_\_\_  
32 \_\_\_\_\_ . Seller  
33 has a duty to cooperate with the marketing efforts of the Firm and its agents. See lines 231-237 regarding the Firm's  
34 role as marketing agent and Seller's duty to notify the Firm of any potential buyer known to Seller. Seller agrees that the  
35 Firm and its agents may market other properties during the term of this Listing.

36 **CAUTION: Limiting the Firm's cooperation with other firms may reduce the marketability of the Property.**

37 **COMPENSATION TO OTHERS** The Firm offers the following commission to cooperating firms: 50% of the total  
38 commission earned . (Exceptions if any): \_\_\_\_\_

39 **COMMISSION** The Firm's commission shall be 6% of the sale price  
40 \_\_\_\_\_  
41 \_\_\_\_\_  
42 \_\_\_\_\_

43 ■ **EARNED:** Seller shall pay the Firm's commission, which shall be earned, if, during the term of this Listing:  
44 1) Seller sells or accepts an offer which creates an enforceable contract for the sale of all or any part of the Property;  
45 2) Seller grants an option to purchase all or any part of the Property which is subsequently exercised;  
46 3) Seller exchanges or enters into a binding exchange agreement on all or any part of the Property;  
47 4) A transaction occurs which causes an effective change in ownership or control of all or any part of the Property; or  
48 5) A ready, willing and able buyer submits a bona fide written offer to Seller or the Firm for the Property at, or above,  
49 the list price and on substantially the same terms set forth in this Listing and the current WB-15 Commercial Offer to  
50 Purchase, even if Seller does not accept this buyer's offer. A buyer is ready, willing and able when the buyer  
51 submitting the written offer has the ability to complete the buyer's obligations under the written offer.  
52 The Firm's commission shall be earned if, during the term of the Listing, one owner of the Property sells, conveys,  
53 exchanges or options, as described above, an interest in all or any part of the Property to another owner, except by divorce  
54 judgment.

- 55 ■ **DUE AND PAYABLE:** Once earned, the Firm's commission is due and payable in full at the earlier of closing or the date  
 56 set for closing, even if the transaction does not close, unless otherwise agreed in writing.
- 57 ■ **CALCULATION:** A percentage commission shall be calculated based on the following, if earned above:
- 58 • Under 1) or 2) the total consideration between the parties in the transaction.
- 59 • Under 3) or 4) the list price if the entire Property is involved.
- 60 • Under 3) if the exchange involves less than the entire Property or under 4) if the effective change in ownership or  
 61 control involves less than the entire Property, the fair market value of the portion of the Property exchanged or for  
 62 which there was an effective change in ownership or control.
- 63 • Under 5) the total offered purchase price.

64 **NOTE: If a commission is earned for a portion of the Property it does not terminate the Listing as to any remaining**  
 65 **Property.**

66 **BUYER FINANCIAL CAPABILITY** The Firm and its agents are not responsible under Wisconsin statutes or regulations to  
 67 qualify a buyer's financial capability. If Seller wishes to confirm a buyer's financial capability, Seller may negotiate inclusion of  
 68 a contingency for financing, proof of funds, qualification from a lender, sale of buyer's property, or other confirmation in any  
 69 offer to purchase or contract.

70 **LIEN NOTICE** The Firm has the authority under section 779.32 of the Wisconsin Statutes to file a lien for commissions  
 71 or compensation earned but not paid when due against the commercial real estate, or the interest in the commercial  
 72 real estate, if any, that is the subject of this Listing. "Commercial real estate" includes all real estate except (a) real  
 73 property containing 8 or fewer dwelling units, (b) real property that is zoned for residential purposes and that does not  
 74 contain any buildings or structures, and (c) real property that is zoned for agricultural purposes.

75 **DISCLOSURE TO CLIENTS**

76 Under Wisconsin law, a brokerage firm (hereinafter firm) and its brokers and salespersons (hereinafter agents) owe  
 77 certain duties to all parties to a transaction:

- 78 (a) The duty to provide brokerage services to you fairly and honestly.
- 79 (b) The duty to exercise reasonable skill and care in providing brokerage services to you.
- 80 (c) The duty to provide you with accurate information about market conditions within a reasonable time if you request it,  
 81 unless disclosure of the information is prohibited by law.
- 82 (d) The duty to disclose to you in writing certain Material Adverse Facts about a property, unless disclosure of the  
 83 information is prohibited by law. (See lines 194-197.)
- 84 (e) The duty to protect your confidentiality. Unless the law requires it, the firm and its agents will not disclose your  
 85 confidential information or the confidential information of other parties. (See lines 142-159.)
- 86 (f) The duty to safeguard trust funds and other property the firm or its agents holds.
- 87 (g) The duty, when negotiating, to present contract proposals in an objective and unbiased manner and disclose the  
 88 advantages and disadvantages of the proposals.

89 **BECAUSE YOU HAVE ENTERED INTO AN AGENCY AGREEMENT WITH A FIRM, YOU ARE THE FIRM'S CLIENT.**  
 90 **A FIRM OWES ADDITIONAL DUTIES TO YOU AS A CLIENT OF THE FIRM:**

- 91 (a) The firm or one of its agents will provide, at your request, information and advice on real estate matters that affect  
 92 your transaction, unless you release the firm from this duty.
- 93 (b) The firm or one of its agents must provide you with all material facts affecting the transaction, not just Adverse Facts.
- 94 (c) The firm and its agents will fulfill the firm's obligations under the agency agreement and fulfill your lawful requests that  
 95 are within the scope of the agency agreement.
- 96 (d) The firm and its agents will negotiate for you, unless you release them from this duty.
- 97 (e) The firm and its agents will not place their interests ahead of your interests. The firm and its agents will not, unless  
 98 required by law, give information or advice to other parties who are not the firm's clients, if giving the information or advice is  
 99 contrary to your interests.
- 100 If you become involved in a transaction in which another party is also the firm's client (a "multiple representation  
 101 relationship"), different duties may apply.

102 **MULTIPLE REPRESENTATION RELATIONSHIPS AND DESIGNATED AGENCY**

- 103 ■ A multiple representation relationship exists if a firm has an agency agreement with more than one client who is a  
 104 party in the same transaction. If you and the firm's other clients in the transaction consent, the firm may provide services  
 105 through designated agency, which is one type of multiple representation relationship.
- 106 ■ Designated agency means that different agents with the firm will negotiate on behalf of you and the other client or  
 107 clients in the transaction, and the firm's duties to you as a client will remain the same. Each agent will provide  
 108 information, opinions, and advice to the client for whom the agent is negotiating, to assist the client in the negotiations.  
 109 Each client will be able to receive information, opinions, and advice that will assist the client, even if the information,  
 110 opinions, or advice gives the client advantages in the negotiations over the firm's other clients. An agent will not reveal  
 111 any of your confidential information to another party unless required to do so by law.
- 112 ■ If a designated agency relationship is not authorized by you or other clients in the transaction, you may still authorize

113 or reject a different type of multiple representation relationship in which the firm may provide brokerage services to more  
114 than one client in a transaction but neither the firm nor any of its agents may assist any client with information, opinions,  
115 and advice which may favor the interests of one client over any other client. Under this neutral approach, the same  
116 agent may represent more than one client in a transaction.  
117 ■ If you do not consent to a multiple representation relationship the firm will not be allowed to provide brokerage  
118 services to more than one client in the transaction.

119 **CHECK ONLY ONE OF THE THREE BELOW:**

120  The same firm may represent me and the other party as long as the same agent is not  
121 representing us both. (multiple representation relationship with designated agency)

122  The same firm may represent me and the other party, but the firm must remain neutral  
123 regardless if one or more different agents are involved. (multiple representation relationship  
124 without designated agency)

125  The same firm cannot represent both me and the other party in the same transaction. (I reject  
126 multiple representation relationships)

127 **NOTE: All clients who are parties to this agency agreement consent to the selection checked above. You may**  
128 **modify this selection by written notice to the firm at any time. Your firm is required to disclose to you in your**  
129 **agency agreement the commission or fees that you may owe to your firm. If you have any questions about the**  
130 **commission or fees that you may owe based upon the type of agency relationship you select with your firm,**  
131 **you should ask your firm before signing the agency agreement.**

132 **SUBAGENCY**

133 Your firm may, with your authorization in the agency agreement, engage other firms (subagent firms) to assist your firm by  
134 providing brokerage services for your benefit. A subagent firm and the agents with the subagent firm will not put their own  
135 interests ahead of your interests. A subagent firm will not, unless required by law, provide advice or opinions to other parties  
136 if doing so is contrary to your interests.

137 **PLEASE REVIEW THIS INFORMATION CAREFULLY. An agent can answer your questions about brokerage**  
138 **services, but if you need legal advice, tax advice, or a professional home inspection, contact an attorney, tax**  
139 **advisor, or home inspector.**

140 This disclosure is required by section 452.135 of the Wisconsin statutes and is for information only. It is a plain language  
141 summary of the duties owed to you under section 452.133 (2) of the Wisconsin statutes.

142 ■ **CONFIDENTIALITY NOTICE TO CLIENTS:** The Firm and its agents will keep confidential any information given to  
143 the Firm or its agents in confidence, or any information obtained by the Firm and its agents that a reasonable person  
144 would want to be kept confidential, unless the information must be disclosed by law or you authorize the Firm to  
145 disclose particular information. The Firm and its agents shall continue to keep the information confidential after the Firm  
146 is no longer providing brokerage services to you.

147 The following information is required to be disclosed by law:

- 148 1) Material Adverse Facts, as defined in section 452.01 (5g) of the Wisconsin statutes (see lines 194-197).
- 149 2) Any facts known by the Firm and its agents that contradict any information included in a written inspection report on  
150 the property or real estate that is the subject of the transaction.

151 To ensure that the Firm and its agents are aware of what specific information you consider confidential, you may list that  
152 information below (see lines 154-156). At a later time, you may also provide the Firm with other information you  
153 consider to be confidential.

154 **CONFIDENTIAL INFORMATION:** \_\_\_\_\_  
155 \_\_\_\_\_  
156 \_\_\_\_\_

157 **NON-CONFIDENTIAL INFORMATION** (The following may be disclosed by the Firm and its agents): \_\_\_\_\_  
158 \_\_\_\_\_  
159 \_\_\_\_\_

160 **OCCUPANCY** Unless otherwise provided, Seller agrees to give buyer occupancy of the Property at time of closing  
161 and to have the Property in broom swept condition and free of all debris and personal property except for personal  
162 property belonging to current tenants, sold to buyer or left with buyer's consent.

163 **LEASED PROPERTY:** If Property is currently leased and lease(s) will extend beyond closing, Seller shall assign Seller's  
 164 rights under the lease(s) and transfer all security deposits and prepaid rents (subject to agreed upon proration) thereunder  
 165 to buyer at closing. Seller acknowledges that Seller remains liable under the lease(s) unless released by tenant(s).  
 166 **CAUTION: Seller should consider obtaining an indemnification agreement from buyer for liabilities under the**  
 167 **lease(s) unless released by tenants.**

#### 168 **DEFINITIONS**

169 ■ **ADVERSE FACT:** An "Adverse Fact" means any of the following:

170 (a) A condition or occurrence that is generally recognized by a competent licensee as doing any of the following:

- 171 1) Significantly and adversely affecting the value of the Property;
- 172 2) Significantly reducing the structural integrity of improvements to real estate; or
- 173 3) Presenting a significant health risk to occupants of the Property.

174 (b) Information that indicates that a party to a transaction is not able to or does not intend to meet his or her obligations  
 175 under a contract or agreement made concerning the transaction.

176 ■ **DEADLINES - DAYS:** Deadlines expressed as a number of "days" from an event are calculated by excluding the day the  
 177 event occurred and by counting subsequent calendar days.

178 ■ **DEFECT:** "Defect" means a condition that would have a significant adverse effect on the value of the Property; that  
 179 would significantly impair the health or safety of future occupants of the Property; or that if not repaired, removed or  
 180 replaced would significantly shorten or adversely affect the expected normal life of the premises.

181 ■ **FIRM:** "Firm" means a licensed sole proprietor broker or a licensed broker business entity.

182 ■ **FIXTURES:** A "Fixture" is an item of property which is physically attached to or so closely associated with land or  
 183 buildings so as to be treated as part of the real estate, including, without limitation, physically attached items not easily  
 184 removable without damage to the premises, items specifically adapted to the premises, and items customarily treated  
 185 as fixtures, including, but not limited to, all: garden bulbs; plants; shrubs and trees; screen and storm doors and  
 186 windows; electric lighting fixtures; window shades; curtain and traverse rods; blinds and shutters; central heating and  
 187 cooling units and attached equipment; water heaters, water softeners and treatment systems; sump pumps; attached or  
 188 fitted floor coverings; awnings; attached antennas and satellite dishes, audio/visual wall mounting brackets (but not the  
 189 audio/visual equipment); garage door openers and remote controls; installed security systems; central vacuum systems  
 190 and accessories; in-ground sprinkler systems and component parts; built-in appliances; ceiling fans; fences; in-ground  
 191 pet containment systems (but not the collars); storage buildings on permanent foundations and docks/piers on  
 192 permanent foundations. A "Fixture" does not include trade fixtures owned by tenants of the Property.

193 **CAUTION: Exclude fixtures not owned by Seller such as rented fixtures and tenant's trade fixtures.**

194 ■ **MATERIAL ADVERSE FACT:** A "Material Adverse Fact" means an Adverse Fact that a party indicates is of such  
 195 significance, or that is generally recognized by a competent licensee as being of such significance to a reasonable  
 196 party, that it affects or would affect the party's decision to enter into a contract or agreement concerning a transaction or  
 197 affects or would affect the party's decision about the terms of such a contract or agreement.

198 ■ **PERSON ACTING ON BEHALF OF BUYER:** "Person Acting on Behalf of Buyer" shall mean any person joined in  
 199 interest with buyer, or otherwise acting on behalf of buyer, including but not limited to buyer's immediate family, agents,  
 200 employees, directors, managers, members, officers, owners, partners, incorporators and organizers, as well as any and all  
 201 corporations, partnerships, limited liability companies, trusts or other entities created or controlled by, affiliated with or  
 202 owned by buyer, in whole or in part whether created before or after expiration of this Listing.

203 ■ **PROPERTY:** Unless otherwise stated, "Property" means the real estate described at lines 2-4.

204 ■ **PROTECTED BUYER:** Means a buyer who personally, or through any Person Acting on Behalf of Buyer, during the term of  
 205 this Listing:

- 206 1) Delivers to Seller or the Firm or its agents a written offer to purchase, exchange or option on the Property;
- 207 2) Views the Property with Seller or negotiates directly with Seller by communicating with Seller regarding any potential  
 208 terms upon which the buyer might acquire an interest in the Property; or
- 209 3) Attends an individual showing of the Property or communicates with agents of the Firm or cooperating firms regarding  
 210 any potential terms upon which the buyer might acquire an interest in the Property, but only if the Firm or its agents  
 211 deliver the buyer's name to Seller, in writing, no later than three days after the earlier of expiration or termination (lines  
 212 301-311) of the Listing. The requirement in 3), to deliver the buyer's name to Seller in writing, may be fulfilled as  
 213 follows:
  - 214 a) If the Listing is effective only as to certain individuals who are identified in the Listing, by the identification of the  
 215 individuals in the Listing; or,
  - 216 b) If a buyer has requested that the buyer's identity remain confidential, by delivery of a written notice identifying the  
 217 firm or agents with whom the buyer negotiated and the date(s) of any individual showings or other negotiations.

218 A Protected Buyer also includes any Person Acting on Behalf of Buyer joined in interest with or otherwise acting on  
 219 behalf of a Protected Buyer, who acquires an interest in the Property during the extension of listing period as noted on  
 220 lines 298-302.

221 **SELLER DISCLOSURE REPORT** Seller agrees to complete the disclosure report provided by the Firm to the best of  
 222 Seller's knowledge. Seller agrees to amend the report should Seller learn of any Defect(s) after completion of the report  
 223 but before acceptance of a buyer's offer to purchase. Seller authorizes the Firm and its agents to distribute the report to  
 224 all interested parties and their agents inquiring about the Property. Seller acknowledges that the Firm and its agents  
 225 have a duty to disclose all Material Adverse Facts as required by law.

226 **SELLER REPRESENTATIONS REGARDING DEFECTS** Seller represents to the Firm that as of the date of this Listing,  
 227 Seller has no notice or knowledge of any Defects affecting the Property other than those noted on Seller's disclosure  
 228 report or written response.

229 **WARNING: IF SELLER REPRESENTATIONS ARE INCORRECT OR INCOMPLETE, SELLER MAY BE LIABLE FOR**  
 230 **DAMAGES AND COSTS.**

231 **SELLER COOPERATION WITH MARKETING EFFORTS** Seller agrees to cooperate with the Firm in the Firm's  
 232 marketing efforts and to provide the Firm with all records, documents and other material in Seller's possession or control  
 233 which are required in connection with the sale. Seller authorizes the Firm to do those acts reasonably necessary to  
 234 effect a sale and Seller agrees to cooperate fully with these efforts which may include use of a multiple listing service,  
 235 Internet advertising or a lockbox system at the Property. Seller shall promptly refer all persons making inquiries  
 236 concerning the Property to the Firm and notify the Firm in writing of any potential buyers with whom Seller negotiates or  
 237 who view the Property with Seller during the term of this Listing.

238 **COOPERATION, ACCESS TO PROPERTY OR OFFER PRESENTATION** The parties agree that the Firm and its  
 239 agents will work and cooperate with other firms in marketing the Property, including firms acting as subagents (other  
 240 firms engaged by the Firm - see lines 132-136) and firms representing buyers. Cooperation includes providing access to  
 241 the Property for showing purposes and presenting offers and other proposals from these firms to Seller. Note any firms  
 242 with whom the Firm shall not cooperate, any firms or agents or buyers who shall not be allowed to attend showings, and  
 243 the specific terms of offers which should not be submitted to Seller: \_\_\_\_\_  
 244 \_\_\_\_\_

245 **EXCLUSIONS** All persons who may acquire an interest in the Property who are Protected Buyers under a prior listing  
 246 contract are excluded from this Listing to the extent of the prior firm's legal rights, unless otherwise agreed to in writing.  
 247 Within seven days of the date of this Listing, Seller agrees to deliver to the Firm a written list of all such Protected Buyers.  
 248 **NOTE: If Seller fails to timely deliver this list to the Firm, Seller may be liable to the Firm for damages and costs.**  
 249 The following other buyers \_\_\_\_\_

250 \_\_\_\_\_ are excluded from this Listing until \_\_\_\_\_  
 251 [INSERT DATE]. These other buyers are no longer excluded from this Listing after the specified date unless, on or before  
 252 the specified date, Seller has either accepted a written offer from the buyer or sold the Property to the buyer.

253 **DELIVERY OF DOCUMENTS AND WRITTEN NOTICES** Unless otherwise stated in this Listing, delivery of  
 254 documents and written notices to a party shall be effective only when accomplished by one of the methods specified at  
 255 lines 256-275.

256 (1) **Personal Delivery:** giving the document or written notice personally to the party, or the party's recipient for delivery if  
 257 named at line 258 or 259.

258 Seller's recipient for delivery (optional): Brent Sutherland

259 Firm's recipient for delivery (optional): William Mears

260  (2) **Fax:** fax transmission of the document or written notice to the following telephone number:

261 Seller: ( \_\_\_\_\_ ) \_\_\_\_\_ Firm: ( \_\_\_\_\_ ) \_\_\_\_\_

262  (3) **Commercial Delivery:** depositing the document or written notice fees prepaid or charged to an account with a  
 263 commercial delivery service, addressed either to the party, or to the party's recipient for delivery if named at line 258 or  
 264 259, for delivery to the party's delivery address at line 268 or 269.

265  (4) **U.S. Mail:** depositing the document or written notice postage prepaid in the U.S. Mail, addressed either to the  
 266 party, or to the party's recipient for delivery if named at line 258 or 259 for delivery to the party's delivery address at line  
 267 268 or 269.

268 Delivery address for Seller: \_\_\_\_\_

269 Delivery address for Firm: \_\_\_\_\_

270  (5) **E-Mail:** electronically transmitting the document or written notice to the party's e-mail address, if given below at  
 271 line 274 or 275. If this is a consumer transaction where the property being purchased or the sale proceeds are used  
 272 primarily for personal, family or household purposes, each consumer providing an e-mail address below has first  
 273 consented electronically as required by federal law.

274 E-Mail address for Seller: Brent.Sutherland@co.rock.wi.us

275 E-Mail address for Firm: bill@mcquiremears.com

276 **NON-DISCRIMINATION** Seller and the Firm and its agents agree that they will not discriminate against any  
277 prospective buyer on account of race, color, sex, sexual orientation as defined in Wisconsin Statutes, Section  
278 111.32 (13m), disability, religion, national origin, marital status, lawful source of income, age, ancestry, family  
279 status, status as a victim of domestic abuse, sexual assault, or stalking, or in any other unlawful manner.

280 **EARNEST MONEY** If the Firm holds trust funds in connection with the transaction, they shall be retained by the Firm in the  
281 Firm's trust account. The Firm may refuse to hold earnest money or other trust funds. Should the Firm hold the earnest money,  
282 the Firm shall hold and disburse the earnest money funds in accordance with Wis. Stat. Ch. 452 and Wis. Admin. Code  
283 Ch. REEB 18. If the transaction fails to close and the Seller requests and receives the earnest money as the total  
284 liquidated damages, then upon disbursement to Seller, the earnest money shall be paid first to reimburse the Firm for cash  
285 advances made by the Firm on behalf of Seller and one half of the balance, but not in excess of the agreed commission, shall  
286 be paid to the Firm as full commission in connection with said purchase transaction and the balance shall belong to Seller. This  
287 payment to the Firm shall not terminate this Listing.

288 **OPEN HOUSE AND SHOWING RESPONSIBILITIES** Seller is aware that there is a potential risk of injury, damage  
289 and/or theft involving persons attending an "individual showing" or an "open house." Seller accepts responsibility for  
290 preparing the Property to minimize the likelihood of injury, damage and/or loss of personal property. Seller agrees to  
291 hold the Firm and its agents harmless for any losses or liability resulting from personal injury, property damage, or theft  
292 occurring during "individual showings" or "open houses" other than those caused by the negligence or intentional  
293 wrongdoing of the Firm or its agents. Seller acknowledges that individual showings and open houses may be conducted  
294 by licensees other than the Firm, that appraisers and inspectors may conduct appraisals and inspections without being  
295 accompanied by agents of the Firm or other licensees, and that buyers or licensees may be present at all inspections  
296 and testing and may photograph or videotape Property unless otherwise provided for in additional provisions at lines  
297 320-331 or in an addendum per lines 332-337.

298 **EXTENSION OF LISTING** The Listing term is extended for a period of one year as to any Protected Buyer. Upon  
299 receipt of a written request from Seller or a firm that has listed the Property, the Firm agrees to promptly deliver to Seller  
300 a written list of those buyers known by the Firm and its agents to whom the extension period applies. Should this Listing  
301 be terminated by Seller prior to the expiration of the term stated in this Listing, this Listing shall be extended for  
302 Protected Buyers, on the same terms, for one year after the Listing is terminated (lines 303-311).

303 **TERMINATION OF LISTING** Neither Seller nor the Firm has the legal right to unilaterally terminate this Listing absent a  
304 material breach of contract by the other party. Seller understands that the parties to the Listing are Seller and the Firm.  
305 Agents for the Firm do not have the authority to enter into a mutual agreement to terminate the Listing, amend the  
306 commission amount or shorten the term of this Listing, without the written consent of the agent(s)' supervising broker. Seller  
307 and the Firm agree that any termination of this Listing by either party before the date stated on line 339 shall be  
308 effective by the Seller only if stated in writing and delivered to the Firm in accordance with lines 253-275 and effective  
309 by the Firm only if stated in writing by the supervising broker and delivered to Seller in accordance with lines 253-275.

310 **CAUTION: Early termination of this Listing may be a breach of contract, causing the terminating party to**  
311 **potentially be liable for damages.**

312 **DISPUTE RESOLUTION** The Parties understand that if there is a dispute about this Listing or an alleged breach, and  
313 the parties cannot resolve the dispute by mutual agreement, the parties may consider judicial resolution in court or may  
314 consider alternative dispute resolution. Alternative dispute resolution may include mediation and binding  
315 arbitration. Should the parties desire to submit any potential dispute to alternative dispute resolution, it is recommended  
316 that the parties add such in Additional Provisions or in an Addendum.

317 **NOTICE ABOUT SEX OFFENDER REGISTRY** You may obtain information about the sex offender registry and  
318 persons registered with the registry by contacting the Wisconsin Department of Corrections on the Internet at  
319 <http://www.doc.wi.gov> or by telephone at (608)240-5830.

320 **ADDITIONAL PROVISIONS**  
321 \_\_\_\_\_  
322 \_\_\_\_\_  
323 \_\_\_\_\_  
324 \_\_\_\_\_  
325 \_\_\_\_\_  
326 \_\_\_\_\_  
327 \_\_\_\_\_  
328 \_\_\_\_\_  
329 \_\_\_\_\_  
330 \_\_\_\_\_  
331 \_\_\_\_\_

332 **ADDENDA** The attached addenda \_\_\_\_\_  
333 \_\_\_\_\_  
334 \_\_\_\_\_  
335 \_\_\_\_\_  
336 \_\_\_\_\_  
337 \_\_\_\_\_ is/are made part of this Listing.

338 **TERM OF THE CONTRACT** From the 16th day of March, 2021  
339 up to the earlier of midnight of the 15th day of March, 2022, or the  
340 conveyance of the entire Property.

341 **BY SIGNING BELOW, SELLER ACKNOWLEDGES RECEIPT OF A COPY OF THIS LISTING CONTRACT AND**  
342 **THAT HE/SHE HAS READ ALL 7 PAGES AS WELL AS ANY ADDENDA AND ANY OTHER DOCUMENTS**  
343 **INCORPORATED INTO THE LISTING.**

344 All persons signing below on behalf of a Seller Entity represent that they have legal authority to sign for and bind the Entity.

345 Rock County  
346 Seller Entity Name (if any) Print Name ▲

347 (x) \_\_\_\_\_ Date ▲  
348 Authorized Signature ▲  
349 Print Name & Title  Brent Sutherland

350 \_\_\_\_\_  
351 Seller Entity Name (if any) ▲

352 (x) \_\_\_\_\_ Date ▲  
353 Authorized Signature ▲  
354 Print Name & Title

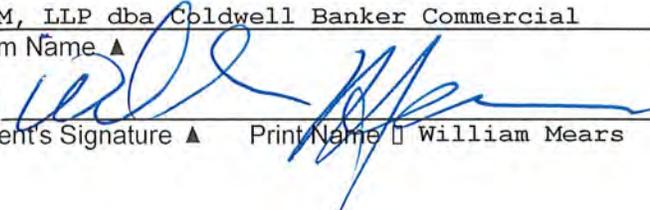
355 (x) \_\_\_\_\_ Date ▲  
356 Seller's Signature ▲ Print Name

357 (x) \_\_\_\_\_ Date ▲  
358 Seller's Signature ▲ Print Name

359 (x) \_\_\_\_\_ Date ▲  
360 Seller's Signature ▲ Print Name

361 (x) \_\_\_\_\_ Date ▲  
362 Seller's Signature ▲ Print Name

363 MLM, LLP dba Coldwell Banker Commercial  
364 Firm Name ▲

365 (x) \_\_\_\_\_ Date ▲  
366 Agent's Signature ▲  Print Name  William Mears 3/9/2021



## COUNTY OF ROCK, WISCONSIN CHANGE ORDER FORM

<b>CHANGE ORDER NUMBER</b>	<b>#7</b>
<b>PROJECT NUMBER</b>	<b>JPC- 5889</b>
<b>PROJECT NAME</b>	<b>Rock County Human Services Building</b>
<b>PURCHASE ORDER NUMBER</b>	
<b>ARCHITECT FIRM &amp; CONTACT</b>	<b>Venture Architect Jack Blume</b>
<b>A/E JOB NUMBER</b>	
<b>DISTRIBUTION</b>	<b>OWNER</b> _____ <b>CONTRACTOR</b> _____ <b>FILE</b> _____ <b>OTHER</b> _____
<i>We propose to provide the following change (s) to our contract for the above reference Project, with the contract amount being adjusted by Contract Change Order amount (s) stated below.</i>	
<b>DESCRIPTION:</b> <ul style="list-style-type: none"> <li>- Rotunda Exhibit &amp; added lighting, unforeseen existing out of code plumbing, added wood roof blocking, vapor barrier around windows, sheathing at exteriors</li> <li>- \$30,000 VE credit for not installing Knightwall thermal break system outside of wall insulation (recommendation from metal siding manufacturer)</li> <li>- \$13,000 for fiber optic engineering previously to be in Rock ITs scope</li> </ul>	
<b>ORIGINAL CONTRACT SUM</b>	<b>\$21,531,921</b>
<b>PREVIOUS CHANGE ORDERS AMOUNT</b>	<b>+\$230,125</b>
<b>CURRENT CHANGE ORDER AMOUNT</b>	<b>\$150,474</b>
<b>NEW CONTRACT SUM</b>	<b>\$21,912,520</b>
<b>CONTRACTOR SIGNATURE</b>	
<b>OWNER SIGNATURE</b>	
<b>ARCHITECT/ENGINEER SIGNATURE</b>	