

## GENERAL SERVICES COMMITTEE

June 7, 2011

**Call to Order.** Chair Owens called the meeting of the General Services Committee to order at 8:00 A.M., Tuesday, June 7, 2011 in Conference Room N-1 on the fifth floor of the Rock County Courthouse-East.

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

**Committee Members Absent:** Supervisor Heidenreich.

**Staff Members Present:** Rob Leu, General Services Director; Craig Knutson, County Administrator; Sherry Gunderson, Nursing Home Administrator; David Sudmeier, Rock Haven Controller; Commander Erik Chellevoid; Randy Terronez and Nick Osborne, Assistants to County Administrator.

**Others Present:** Kevin Higgs and Kurt Berner, The Samuels Group; Greg Zastrow, Eppstein Uhen

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

**Citizen Participation.** None.

**Approval of Minutes.** Supervisor Combs moved approval of the minutes of May 17, 2011 as presented, second by Supervisor Brill. ADOPTED.

**Transfers and Appropriations.** None.

### **Bills/Encumbrances**

|                                      |    |           |
|--------------------------------------|----|-----------|
| Health Care Center                   | \$ | 67.13     |
| Health Care Center Building Complex  |    | 8,166.00  |
| Purchasing Inventory                 |    | 12,190.52 |
| General Services                     |    | 17,590.75 |
| Glen Oaks Operations                 |    | 29.79     |
| Juvenile Detention Center Operations |    | 1,040.07  |
| Communications Center Operations     |    | 178.97    |
| Jail Capital Improvement             |    | 8,310.22  |
| Jail/HCC Complex                     |    | 45,923.88 |

### **Pre-Approved Encumbrance Amendments**

|                    |    |           |
|--------------------|----|-----------|
| Tri-North Builders | \$ | 19,537.80 |
|--------------------|----|-----------|

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

**Updates.**

## **Jail Project**

**Update Report** Mr. Higgs reported that the Sheriff's staff will begin using the booking area on Thursday, June 8th; the punch list items are being done; the DOC Inspector was in last week and everything was good; and Sheriff staff did a shake down.

**Change Orders** Mr. Higgs went over the Program Request for the Change Order:

Program Request #024 (COR#090) pertaining to the door position switches at the new sally port for a total cost of \$326.62.

Program Request #024 (COR#091) pertaining to the temporary H2 fixture and replacement for a total cost of \$952.80.

Program Request #024 (COR#093) pertaining to the sanitary manhole that was lower than the asphalt elevations for a total cost of \$450.50.

Program Request #024 (COR#094) pertaining to the fire rated partition to achieve the required rating for a total cost of \$396.44.

Supervisor Mawhinney moved the above Program Request and Change Order Requests totaling \$2,126.36, second by Supervisor Combs. ADOPTED.

Program Request #025 (COR#095) pertaining to the door position switches for the security electronics system to monitor the doors for a total cost of \$297.32.

Program Request #025 (COR#096) pertaining to the suicide watch modifications as per the owners request for a total cost of \$380.43.

Supervisor Mawhinney moved the above Program Request and Change Order Requests totaling \$677.75, second by Supervisor Combs. ADOPTED.

**Report – Samuels Group – Project Cost Information on Rock Haven Facility.** Mr. Berner handed out copies of the *Rock Haven Health Care Budget Design Development Estimate I* (attached) and went over it. He said the areas with the most change were: earthwork due to the site utilities and size of the pond; masonry for work inside the courtyard; HVAC - the geothermal wells came in for 200 wells at 300 feet deep and we thought they only needed to be 120 feet deep. We are going to audit the contractor for verification and to clarify why the HVAC component came in at \$50 per square foot instead of \$35 per square foot, as we thought it would be. If geothermal will not give a cost savings over the life of the project we will need to re-visit it. Mr. Berner stressed that they are going to do some digging to find out why the HVAC component came in at this amount.

Mr. Berner said they would like to see a 2% to 2½% contingency going into construction.

Mr. Berner said if they can get the HVAC down to \$35 per square foot we should see about a \$2 million savings.

Chair Owens asked if the geothermal field could be done going horizontally instead of vertically. Mr. Berner said he would check into this, but he did not think it was possible on this campus. Mr. Berner said if the cost comes in over \$35 per square foot let's look at this and see what is the best way to go.

Supervisor Combs asked why the difference in underground utilities. Mr. Berner said it required more conduit pipes than they thought.

Mr. Berner said the partial basement will be included in the bid request, but as an alternate so there will be separate numbers for a full basement.

Ms. Gunderson said the facility is networked with the County system and the fiber connection was included in the development design. It is more costly for them to have their own system then it is for them to be linked with the County's.

Mr. Berner said this estimate is from just one contractor and not a bid yet, though we have historically found the bids are within 5% of these numbers.

Supervisor Combs asked about the construction documents. Mr. Zastrow said they are on track and will be sending them out the first week of August.

Supervisor Combs asked what the life expectancy of the building is. Mr. Zastrow said it is a 100-year building, but typically the functionality will be outdated before the building itself.

Mr. Berner said we have the opportunity to have multiple prime contractors but they need to know if this is what we want before the bids go out. Chair Owens asked for an explanation of this process. Prior discussions with Supervisor Heidenreich had indicated he was interested in the use of multiple primes as a means of soliciting greater local subcontractors.

**Discussion on Awarding Contract to Complete Phase 3 of the UW-Rock Master Plan.** Chair Owens said he had talked to Dean Pillard and she would like to address the Committee on this before we take action. So, we have this item for action on June 9<sup>th</sup> at 5:40 P.M.

Supervisor Combs said in the Master Plan Executive Summary it states that there are still unfinished projects in the Phase 2 study. Mr. Leu said this is correct. Supervisor Combs suggested that maybe Dean Pillard might like the unfinished projects added to this Master Plan update. Mr. Leu said he would provide everyone with a copy of the Phase 2 plan. Chair Owens suggested the items not accomplished in the first two phases should be moved to Phase 3.

Supervisor Combs said he liked that idea of using local businesses.

Supervisor Mawhinney said this is the staff's plan.

### **Resolutions**

### **Awarding Contract for Juvenile Detention Center Security System Upgrade**

**“NOW, THEREFORE, BE IT RESOLVED** that the Rock County Board of Supervisors duly assembled this \_\_\_\_ day of \_\_\_\_\_, 2011, award a contract for the Security System Upgrade at the Juvenile Detention Center to Faith Technologies of Sun Prairie, Wisconsin, in the total Base Bid Amount of \$316,950.00; and,

**BE IT FURTHER RESOLVED**, that a contingency in the amount of \$7,500.00 be established to cover authorized change orders.”

Supervisor Brill moved to approve the above resolution, second by Supervisor Combs.

Supervisor Mawhinney asked if the problems reported at a prior meeting had been corrected. Mr. Leu reported they have. He said, for this project, we have one vendor for all security/electronics. He said they checked on the vendors who did not reply and they had the following reasons: felt it was too involved; they already had too many projects going on; did not want to bid against larger companies; couldn't get the parts needed; and the scope was too large for some.

Supervisor Brill commented that he wished constituents would understand that we don't get bids from local companies much of the time.

ADOPTED.

**General Services Director's Report.**

**Update of UW-Rock County Landscaping Project** Mr. Leu reported that Watts Landscaping pulled out of the project and Findorff has hired Oak Village. The rough grading has started and they have been very careful. Findorff has a full time person on site to supervise. Some of the plants are no longer available so the list is being revisited. Oak Village has been very conscientious.

Mr. Leu said that Dean Pillard has on her agenda to talk to the Master Gardener on working a trade of meeting room space for work on the natural prairie hill.

**Communications and Announcements.** None.

**Adjournment.** Supervisor Combs moved adjournment at 8:55 A.M., second by Supervisor Mawhinney. ADOPTED.

Respectfully submitted,

Marilyn Bondehagen  
Confidential Administrative Assistant

**NOT OFFICIAL UNTIL APPROVED BY COMMITTEE.**