

# ROCK COUNTY, WISCONSIN



**GENERAL SERVICES COMMITTEE  
TUESDAY, MAY 1, 2018 – 8:00 A.M.  
CONFERENCE ROOM N-1 – FIFTH FLOOR  
ROCK COUNTY COURTHOUSE-EAST**

## Agenda

1. Call to Order
2. Approve Agenda
3. Election of Vice Chair
4. Set Meeting Day and Time
5. Citizen Participation
6. Approval of Minutes – April 12, 2018 and April 17, 2018
7. Transfers
7. Resolutions
  - A. Awarding a Contract for Demolition of the Vacant Former Rock Haven Building Located at 3418 N. County Trunk F
  - B. Awarding Contract for Boiler Replacements and Water Efficiencies at Rock County Jail
  - C. Awarding the Contract for Repairing Job Center Masonry and Amending 2018 Facilities Management Capital Budget
8. Updates
  - A. Discussion and Possible Approval of Overhead Door Openers and Installation with Bower City Door at the Department of Public Works
  - B. Update on the Failed Boiler at UW Rock County Campus
9. Communications, Announcements and Information
10. Adjournment

Please contact Marilyn at (608)757-5510 if you are going to be late or if you will not be able to attend the meeting.

## Rock County Transfer Request - Over \$5,000

TO: FINANCE DIRECTOR      Date 4/24/18  
Requested By Facilities Management  
Department

Transfer No. 18-14  
Brent Sutherland  
Department Head

FROM:	AMOUNT	TO:	AMOUNT
Account #: 000-0000-0001-46205 Description: Insurance Proceeds Current Balance: \$31,760.55	\$31,760.55	Account #: 18-1819-0000-62400 Description: Repair and Maintenance	\$31,760.55
Account #: Description: Current Balance:		Account #: Description:	
Account #: Description: Current Balance:		Account #: Description:	
Account #: Description: Current Balance:		Account #: Description:	

**REASON FUNDS ARE AVAILABLE FOR TRANSFER - BE SPECIFIC**

Insurance proceeds received for UW-Rock boiler failure.

Chubb - \$20,796  
MPIC - \$10,964.55

**REASON TRANSFER IS NECESSARY - BE SPECIFIC**

Reimbursement of costs due to UW-Rock boiler failure.

**FISCAL NOTE:**

Insurance proceeds have been received. *SS 4-24-18*

**ADMINISTRATIVE NOTE:**

Recommended *JMM 4-25-18*

**REQUIRED APPROVAL**

Governing Committee \_\_\_\_\_

Finance Committee \_\_\_\_\_

**DATE**

**COMMITTEE CHAIR**

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

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

**RESOLUTION  
ROCK COUNTY BOARD OF SUPERVISORS**

General Services Committee  
INITIATED BY



Brent Sutherland  
DRAFTED BY

General Services Committee  
SUBMITTED BY

April 23, 2018  
DATE DRAFTED

**AWARDING A CONTRACT FOR DEMOLITION OF THE VACANT FORMER ROCK  
HAVEN BUILDING LOCATED AT 3418 N. COUNTY TRUNK F**

- 1 **WHEREAS**, the former Rock Haven building located at 3418 N. County Trunk F was constructed in
- 2 1962 and has been vacant since 2013; and
- 3
- 4 **WHEREAS**, the building does not meet the current International Building Codes as well as the current
- 5 Life Safety Codes and before this building could be occupied, renovations would be required to meet the
- 6 current codes; and
- 7
- 8 **WHEREAS**, in 2012 and 2017, a cost analysis showed it was more cost effective to demolish this
- 9 building then to renovate it; and
- 10
- 11 **WHEREAS**, the County Board unanimously approved by resolution the recommendation to demolish
- 12 the former Rock Haven Building in 2018; and
- 13
- 14 **WHEREAS**, specifications were written and bids solicited with eight contractors responding; and
- 15
- 16 **WHEREAS**, the lowest, most responsive and responsible bidder is Corporate Contractors Inc. of Beloit
- 17 WI in the amount of \$350,334.
- 18
- 19 **NOW, THEREFORE, BE IT RESOLVED** that the Rock County Board of Supervisors duly assembled
- 20 this \_\_\_\_\_ day of \_\_\_\_\_, 2018, does hereby approve and authorize awarding a contract in the
- 21 amount of \$350,334 with Corporate contractors Inc. of Beloit WI, for the demolition of the former
- 22 Rock Haven vacant building.
- 23
- 24 **BE IT FURTHER RESOLVED** that a contingency fund be established in the amount of \$70,000 to
- 25 cover any unforeseen items that are found during the demolition process.

Respectfully submitted:

GENERAL SERVICES COMMITTEE

\_\_\_\_\_  
Henry Brill, Chair

\_\_\_\_\_  
Tom Brien

\_\_\_\_\_  
Robert Potter

\_\_\_\_\_  
Yuri Rashkin

\_\_\_\_\_  
Jeremy Zajac

AWARDING A CONTRACT FOR DEMOLITION OF THE VACANT FORMER ROCK HAVEN  
BUILDING LOCATED AT 3418 N. COUNTY TRUNK F  
Page 2

FISCAL NOTE:

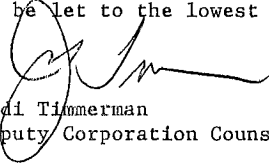
Funds were included in the 2018 budget for the demolition of the former Rock Haven building. This project is being funded with sales tax revenue.



Sherry Oja  
Finance Director

LEGAL NOTE:

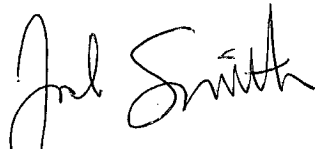
The County Board is authorized to take this action pursuant to secs. 59.01 and 59.51, Wis. Stats. In addition, sec. 59.52(29), Wis. Stats. requires the project to be let to the lowest responsible bidder.



Jodi Timmerman  
Deputy Corporation Counsel

ADMINISTRATIVE NOTE:

Recommended.



Josh Smith  
County Administrator

## **EXECUTIVE SUMMARY**

### **Contracting for the Demolition of the Vacant Former Rock Haven Building**

The resolution before you is authorizing the demolition of the vacant former Rock Haven building. The building was built in 1962 and has been vacant since 2013. The building does not meet the current International Building Codes or the Life Safety Codes. A cost analysis completed in 2012 and 2017 both showed it was more cost effective to tear it down then to renovate. The Rock County Board unanimously approved a resolution authorizing the demolition of the building in 2018. Bids were solicited with eight contractors bidding. The lowest most responsive and responsible bidder was Corporate Contractors Inc. of Beloit WI in the amount of \$350,334.00.



BID SUMMARY FORM

BID NUMBER 2018-18  
 BID NAME OLD ROCK HAVEN DEMOLITION  
 BID DUE DATE APRIL 23, 2018 - 1:30 P.M.  
 DEPARTMENT FACILITIES MANAGEMENT

	CORPORATE CONTRACTORS BELOIT WI	STEVE'S TRUCKING DECATUR IL	ROBINSON BROTHERS WAUNAKEE WI	TERRA ENGINEERING MADISON WI	DORE & ASSOCIATES BAY CITY MI	SPEEDWAY SAND & GRAVEL MIDDLETON WI	AMERICAN DEMOLITION ELGIN IL	IDEAL MIDWEST CLINTON WI
BASE BID	\$ 350,334.00	\$ 400,000.00	\$ 517,500.00	\$ 575,000.00	\$ 638,200.00	\$ 690,000.00	\$ 938,500.00	\$ 996,819.00
BID BOND	YES	YES	YES	YES	YES	YES	YES	YES
QUALIFICATIONS	YES	YES	YES	YES	YES	YES	YES	YES
ADDENDA	YES	YES	YES	YES	YES	YES	YES	YES
START DATE	5/21/18	5/30/18	5/21/18	6/1/18	5/15/18	10 DAYS	5/28/18	5/21/18
COMPLETION	7/31/18	7/25/18	9/30/18	10/15/18	1/1/19	BY 11/1/18	9/30/18	12/31/18

Invitation to Bid was advertised in the Janesville Gazette and on the Internet. Four additional vendors were solicited that did not respond.

PREPARED BY: JODI MILLIS, PURCHASING MANAGER

DEPARTMENT HEAD RECOMMENDATION: Corporate Contractors Inc.  
 SIGNATURE *Jodi Millis* DATE 4-24-18

GOVERNING COMMITTEE APPROVAL: \_\_\_\_\_ VOTE \_\_\_\_\_ DATE \_\_\_\_\_

**RESOLUTION  
ROCK COUNTY BOARD OF SUPERVISORS**

General Services Committee  
INITIATED BY



Brent Sutherland- Director-  
Facilities Management  
DRAFTED BY

General Services Committee  
SUBMITTED BY

April 24, 2018  
DATE DRAFTED

1

**Awarding Contract for Boiler Replacements and Water Efficiencies  
at Rock County Jail**

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**WHEREAS**, the 2018 budget includes funds to pay for utilities at Rock County Jail; and

**WHEREAS**, funds are budgeted over several years for equipment replacement at the Jail; and

**WHEREAS**, an inspection was completed on the Jail boiler system and implementation of energy saving measures will have an estimated costs of \$550,000, with a payback over time of less than ten (10) years; and

**WHEREAS**, the implementation costs as well as utilities costs avoidance are guaranteed by Johnson Controls, Inc.; and

**WHEREAS**, Johnson Controls, Inc. has the National Joint Powers Alliance (NJPA) cooperative purchasing contract for HVAC and building efficiencies (Contract # 030817).

**NOW, THEREFORE, BE IT RESOLVED** by the Rock County Board of Supervisors duly assembled this \_\_\_\_\_ day of \_\_\_\_\_, 2018, and awards a contract to replace boilers and provide water efficiency improvements at the Rock County Jail in the amount of \$550,000, to Johnson Controls, Inc. of Madison, WI.

**BE IT FURTHER RESOLVED**, a contingency fund of \$55,000 be established to cover any unforeseeable issues that arise.

Respectfully submitted,

GENERAL SERVICES COMMITTEE

\_\_\_\_\_  
Henry Brill, Chair

\_\_\_\_\_  
Tom Brien

\_\_\_\_\_  
Robert Potter

\_\_\_\_\_  
Yuri Rashkin

\_\_\_\_\_  
Jeremy Zajac

ADMINISTRATIVE NOTE:

Recommended.

*Randall D. Tinsley*  
60-

Josh Smith  
County Administrator

FISCAL NOTE:

The County will not have any upfront costs. The project costs will be billed monthly on the County's utility bill using our energy savings.

Sherry Oja  
Finance Director

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.

  
Richard Greenlee  
Corporation Counsel

*Executive Summary*

**Awarding Contract for Boiler Replacements and Water Efficiencies  
at the Rock County Jail**

The resolution before you is contracting with Johnson Controls Inc. for the replacement of boilers, pumps, controls and water saving fixtures at the Jail.

Johnsons Controls was awarded the cooperative purchasing contract for HVAC and Building efficiencies (Contract # 030817-JHN) through the National Joint Powers Alliance (NJPA). This contract cost is budget neutral.

Johnson Controls provides and installs the equipment and we are billed monthly utilizing our energy and maintenance savings. This savings is guaranteed by Johnson Controls Inc. This project has a 10 year payback.



# RESOLUTION

## ROCK COUNTY BOARD OF SUPERVISORS

General Services Committee  
INITIATED BY

General Services Committee  
SUBMITTED BY



Brent Sutherland –  
Director of Facilities Management  
DRAFTED BY

April 17, 2018  
DATE DRAFTED

### Awarding the Contract for Repairing Job Center Masonry and Amending 2018 Facilities Management Capital Budget

1   **WHEREAS**, funds were budgeted in 2018 for the masonry repair of the north and west walls of  
2   the Job Center; and  
3  
4   **WHEREAS**, the masonry repair needs are immediate to prevent further structural damage of the  
5   north and west walls of the Job Center; and  
6  
7   **WHEREAS**, specifications were drafted and bids solicited with the lowest most responsive and  
8   responsible bidder being Custom Restorations Inc. for \$85,976.  
9  
10  **NOW, THEREFORE, BE IT RESOLVED**, that the Rock County Board of Supervisors duly  
11  assembled this \_\_\_\_ day of \_\_\_\_\_, 2018 does hereby approve and authorize  
12  awarding a contract in the amount of \$85,976 to Custom Restoration Inc. of Sussex, WI, for the  
13  masonry repair at the Job Center.

14  
15  **BE IT FURTHER RESOLVED**, a contingency fund of \$8,500 be established to cover any  
16  unforeseeable issues that arise.

17  
18  **BE IT FURTHER RESOLVED**, the Facilities Management 2018 budget be amended as  
19  follows:

<u>ACCOUNT/DESCRIPTION</u>	<u>BUDGET</u> 4/17/18	<u>INCREASE/ (DECREASE)</u>	<u>AMENDED BUDGET</u>
<u>Source of Funds</u>			
18-1821-0000-68000	(\$200,655)	(\$44,500)	(\$245,155)
Facilities Management Cost Allocations			
<u>Use of Funds:</u>			
18-1821-0000-67200	\$326,140	\$44,500	\$370,640
Job Center Capital Improvements			

Respectfully submitted,

GENERAL SERVICES COMMITTEE

FINANCE COMMITTEE ENDORSEMENT

\_\_\_\_\_  
Henry Brill, Chair

Reviewed and approved on a vote of \_\_\_\_\_

\_\_\_\_\_  
Jeremy Zajac, Vice Chair

\_\_\_\_\_  
Mary Mawhinney, Chair      Date

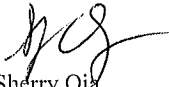
\_\_\_\_\_  
Robert Yeomans

\_\_\_\_\_  
Vacant

\_\_\_\_\_  
J. Russell Podzilni

FISCAL NOTE:

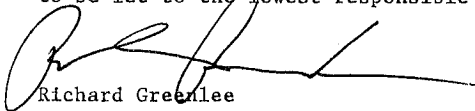
This resolution awards the Job Center masonry repair contract to Custom Restorations, Inc. The bid for this project came in over budget. Therefore, the resolution amends the Facilities Management budget for the additional costs. The additional costs will be cross-charged to the Job Center building budget and will come from the Job Center fund balance.



Sherry Oja  
Finance Director

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.



Richard Greenlee  
Corporation Counsel

ADMINISTRATIVE NOTE:

Recommended.



Josh Smith  
County Administrator

## **Executive Summary**

### **Awarding the Contract for Repairing Job Center Masonry and Amending 2018 Facilities Management Capital Budget**

The resolution before you is awarding the contract for repairs to the Job Center building north and west exterior masonry walls that are in need of tuck pointing, replacing bricks and adding sheet metal to prevent further deterioration due to water damage behind the wall.

Bids were solicited with four contractors responding. \$50,000 was budgeted in 2018 for these repairs. The bids came in over budget so this resolution is also amending the Facilities Management 2018 budget.

Director of Facilities Management and Purchasing Manager are recommending awarding the bid to the lowest, most responsive and responsible bidder, Custom Restorations Inc. from Sussex, WI. In the amount of \$85,976.



BID SUMMARY FORM

BID NUMBER: 2018-17  
 BID NAME: JOB CENTER MASONRY RESTORATION  
 BID DUE DATE: APRIL 9, 2018 - 1:30 P.M.  
 DEPARTMENT: FACILITIES MANAGEMENT

	CUSTOM RESTORATION SUSSEX WI	KLOBUCAR CONSTRUCTION BELOIT WI	B & B QUALITY RESTORATION FITCHBURG WI	BERGLUND CONSTRUCTION CHICAGO IL
BID PRICE	\$ 85,976.00	\$ 109,000.00	\$ 128,500.00	\$ 169,000.00
ADDENDUM	YES	YES	YES	YES
START	5/10/18	5/21/18	5/1/18	9/3/18
COMPLETION	7/15/18	7/27/18	8/1/18	10/19/18

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

PREPARED BY: JODI MILLIS, PURCHASING MANAGER

DEPARTMENT HEAD RECOMMENDATION: *Custom Restorations*

SIGNATURE: *[Signature]* DATE: *4-18-18*

GOVERNING COMMITTEE APPROVAL: \_\_\_\_\_ VOTE: \_\_\_\_\_ DATE: \_\_\_\_\_



**BID SUMMARY FORM**

**BID NUMBER**        2018-20  
**BID NAME**         OVERHEAD DOOR OPENERS  
**BID DUE DATE**    APRIL 16, 2018 – 1:30 P.M.  
**DEPARTMENT**    FACILITIES MANAGEMENT

	<b>BOWER CITY DOOR JANESVILLE WI</b>	<b>OVERHEAD DOOR CO</b>
<b>BASE BID</b>	<b>\$ 11,558.86</b>	<b>\$ 15,850.00</b>
ADDENDA	YES	YES
START DATE	5/21/18	5/21/18
COMPLETION	5/25/18	5/25/18

Invitation to Bid was advertised in the Janesville Gazette and on the Internet. Three additional vendors were solicited that did not respond.

PREPARED BY: JODI MILLIS, PURCHASING MANAGER

DEPARTMENT HEAD RECOMMENDATION: Bower City Door

*Bruce Sutherland* 4-20-18  
SIGNATURE DATE

GOVERNING COMMITTEE:

\_\_\_\_\_  
CHAIR VOTE DATE

UW Rock County  
Boiler Overheating Assessment  
Rock County Government  
General Services Committee  
Executive Summary

Provided by J. Aaron Rittenhouse  
State of Wisconsin Program Leader  
Funding and Energy/Water Efficiency Solutions  
Johnson Controls, Inc.  
[James.A.Rittenhouse@jci.com](mailto:James.A.Rittenhouse@jci.com)  
Mobile 608.381.8253

April 24, 2018

Dear Members of the General Services Committee:

Thank you for the opportunity to provide an Executive Summary of the UW Rock County Boiler overheating matter. Below is the both the summary of the problem and the risk mitigation/solution for moving forward.

**Root Causes of Problems Summary:**

In fall of 2017, Johnson Controls, Inc. (JCI) was invited by Brent Sutherland, Rock County Government Facilities Director; and, UW Rock County Operations Manager, Brian Zobel to assist with evaluating the potential overheating of a boiler at UW Rock County. JCI removed the boiler and placed the boiler on a shipping company truck for delivery to the original equipment manufacturer (OEM) named Thermal Dynamics' authorized dealer Fluid Handling Solutions. Unfortunately the boiler was damaged during shipment by the shipping company.

However, when Fluid Handling Solutions analyzed the boiler they provided pictures that the boiler had overheated and the apparent root cause of the overheating was due to the low water cut off being "jumpered out" so that it was inactive. Therefore, the shipping company's insurance company only paid a de-rated value for the boiler.

The UW Rock County staff involved in operating and maintaining the boilers have stated they did not "jumper out" the low water cut off.

**Risk Mitigation/Solution Moving Forward:**

Rock County Government's insurance companies have provided payment to Rock County Government for the boiler which overheated.

Moving forward and effective immediately, in order to provide a firm audit trail and documentation UW Rock County maintenance staff as well as any third party companies which work on any boilers will need to provide documentation (date/time/first and last name/actions taken) which will be mounted on the boiler. Moreover, the mechanic/technician will need to document their visual verification of the fact that the boiler safety systems (e.g. Low Water Cut Off) as well as other basic safety mechanisms are in good working order through a checklist mounted on the individual boiler.

Sincerely,

J. Aaron Rittenhouse

Of Wisconsin  
em Date: 04/16/2018

County of Rock  
Treasurer's Office

General Receipt  
System Time: 1:42 pm

RECEIPT DATE: 04/16/2018 BY: 3WS1

Receipt: 9999GN00147665 PAGE:

RECEIVED OF: CORP COUNSEL

HOW PAID                      AMOUNT PAID  
CK                              20,796.00

AMOUNT RECEIVED:                      20,796.00  
AMOUNT RECEIPTED:                      20,796.00  
AMOUNT REFUNDED:                      0.00

COMMENTS:                      CHUBB INSURANCE  
   09/04/2017 BOILER FAILURE  
   FACILITIES MANAGEMENT UW-ROCK COUNTY

<u>A/R</u>	<u>P/Y</u>	<u>ACCOUNT</u>	<u>DESCRIPTION</u>	<u>AMOUNT</u>
		0000000001-46205	09/04/17 BOILER FAILURE	20,796.00

State Of Wisconsin  
System Date: 04/11/2018

County of Rock  
Treasurer's Office

General Receipt  
System Time: 11:54 am

RECEIPT DATE: 04/11/2018 BY: 7HB Receipt: 9999GN00147618 PAGE: 1

RECEIVED OF: CORPORATION COUNSEL

HOW PAID	AMOUNT PAID	AMOUNT RECEIVED:	10,964.55
CK	10,964.55	AMOUNT RECEIPTED:	10,964.55
		AMOUNT REFUNDED:	<u>0.00</u>

COMMENTS: MPIC INSURANCE  
9/4/17 BOILER FAILURE  
FACILITIES MANAGEMENT; UW ROCK COUNTY

<u>A/R</u>	<u>P/Y</u>	<u>ACCOUNT</u>	<u>DESCRIPTION</u>	<u>AMOUNT</u>
		000000001-46205	9/4/17 BOILER FAILURE	10,964.55



Madison Branch  
2400 Kilgust Rd  
Madison, WI 53713  
Tel. 608-226-5100  
FAX 608-222-9490



Brent Sutherland  
Rock Count  
51 South Main Street  
Janesville, WI 53545

March 30, 2018

RE: Boiler Invoice Breakdown

Below is the requested breakdown of invoice dated February 26<sup>th</sup>, 2018 in the amount of \$37,794:

- \$28,994 - New Boiler Cost
- \$8,800 - Labor to remove old boiler and labor to install new boiler
- \$37,794 - Subtotal
  
- -\$2,533.45 - for XPO Logistics Payment to Johnson Controls
  
- \$35,260.55 – NEW TOTAL including deduction for XPO payment

Sincerely,

Daniel Hansen  
Branch Installation Manager  
Johnson Controls, Inc.

CC:  
Lisa Lamanna  
Aaron Rittenhouse



## Invoice

Madison WI Common Branch  
2400 KILGUST RD  
MONONA, WI 53713-4842  
Phone:  
Fax: 866-862-0458

**TO:** Rock County Government  
51 S. Main Street  
  
Janesville, WI 53545  
Brent Sutherland

**Date:** February 26, 2018  
**Project:** UW Rock County Boiler  
Replacement  
**Invoice Ref:** UW Boiler Replacement

### UW Rock County Library Wing Damaged Boiler Replacement:

• Furnish new replacement boiler. Labor to remove inoperative boiler, crate, ship and replace with new boiler of same make and model.

**Total due This Invoice** **\$37,794.00**

*Payment terms: Net 30 days.*

**Please remit to:** Johnson Controls, Inc.  
Attn: Stephanie Radke  
2400 Kilgust Road  
Madison, WI 53713