

ROCK COUNTY, WISCONSIN



GENERAL SERVICES COMMITTEE TUESDAY, AUGUST 4, 2026 - 8:00 AM

CALL: 1-312-626-6799 US (Chicago)

MEETING ID: 876 7407 0491

PASSCODE: 255203

AND

**N1/N2, 5th Floor, Courthouse-East
51 S Main St Janesville, WI**

Join Zoom Meeting

<https://us02web.zoom.us/j/87674070491?pwd=VVFxVG5nRjl5RmhrUjlSbXg0SXdvdz09>

If you are interested in providing public comments on items on this agenda, you must submit your comments by noon on Monday, August 3, 2026. To submit a public comment, use the following email: generalservices@co.rock.wi.us. At this meeting, the committee will allow live public comment during citizen participation.

After you have joined:

- Please identify yourself by name
- Please mute your phone when you are not speaking to minimize background noises

Instructions for the hearing impaired –

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

ROCK COUNTY, WISCONSIN



GENERAL SERVICES COMMITTEE TUESDAY, AUGUST 4, 2026 - 8:00 AM

Agenda

1. Call to Order
2. Approve Agenda
3. Citizen Participation, Communications and Announcements
4. Approval of Minutes
 - A. July 7, 2026 Minutes
5. Approval of Transfers
 - A. Capital Transfer Over \$20,000
6. Review of Payments
7. Review and Approval of Resolutions
 - A. Awarding Contract for Cleaning Services for Various County Buildings
 - B. Awarding Contract for Elevator Maintenance, Service and Testing for Various County Buildings
8. Review, Discussion and Possible Action
 - A. Review and Approval of Lease Amendments and Renewals
 - 1) Manpower Lease amendment #5
 - 2) Southwest Workforce Development Board Amendment #5
 - 3) Department of Workforce Development #3
 - B. Semi-Annual Report — Attendance at Conventions/Conferences
 - C. Committee Approval to Contract for Water Treatment
 - D. Review of Grandstand Renovation Change Order #3
9. Next Meeting Date and Time-August 18, 2026 8:00 AM
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 at least 48 hours prior to a public meeting to discuss any accommodations that may be necessary.



Minutes - July 7, 2026

Call to Order: Chair Brien called the hybrid General Services Committee meeting to order at 8:12 AM in N1/N2 Courthouse conference rooms.

Committee Members Present: Supervisors Brien (Zoom), Ford (Zoom), Harwick (Zoom), Fleming.

Committee Members Absent: Supervisor Buchanan.

Staff Members Present: Brent Sutherland, Director of Facilities Management; Mike Parille, Facilities Assistant Director; Dave Froeber, Superintendent of Facilities Management.

Others Present: Chad Ahrens, UW Whitewater

Approve Agenda: Supervisor Fleming moved approval of the agenda as presented, second by Supervisor Harwick.
ADOPTED.

Citizen Participation, Communications and Announcements: None

Approval of Minutes:

June 16, 2026 Minutes: Supervisor Fleming moved to approve the June 16, 2026 minutes, second by Supervisor Harwick. ADOPTED.

Review of Payments:

June Payments: The committee discussed the payments.

Review and Approval of Resolutions:

Awarding the Contract for the Replacement Software for the Security Badge Access System:
Supervisor Harwick moved approval of the above resolution, second by Supervisor Brien.

Brent explained 2 bids were submitted. Martin Brothers was the lowest bid. Martin Brothers was SGTS, and we used them for the Genetec software. The cameras will intergrate with the new system.

ADOPTED.

Review, Discussion and Possible Action:

Committee Approval to Contract for Roof Replacement: Supervisor Fleming moved to approve the contract for the roof replacement at Rock Haven, second by Supervisor Brien.

Brent explained we had 8 bidders and the lowest two were disqualified for not submitting the proper scope of work and addendums. Rock Haven's shingles are failing and need to be replaced. Top Roofing will be awarded the contract for \$38,422.00.

ADOPTED.

Budget Review: The committee reviewed the budget. There were no questions or concerns.

Next meeting date and time-July 21, 2026 8:00 AM:

Buildings Tour - July 14, 2026 :

The committee will meet at the Courthouse back parking lot at 10:00 am.

Adjournment: Supervisor Fleming moved adjournment at 8:32 am, second by Supervisor Harwick.
ADOPTED.

Respectfully submitted
Maurine Braun
Administrative Professional III

NOT OFFICIAL UNTIL APPROVED BY COMMITTEE.

Rock County
Transfer Request - Over \$10,000

TO: FINANCE DIRECTOR Date 6/29/26 Transfer No. _____

Requested By Facilities Maintenance Brent Sutherland

Department

Department Head

FROM:	AMOUNT	TO:	AMOUNT
Account #: 18-1843-0000-67200 Description: URock Capital Improve Current Balance: \$166,722.00	\$45000.00	Account #: 18-1842-0000-67200 Description: CH Capital Improve	\$45,000.00
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

Funds were budgeted for restroom restoration. UW moved forward with the restorations out of their own budget before Rock County could get it implemented.

REASON TRANSFER IS NECESSARY - BE SPECIFIC

Safety concerns were raised after an incident where someone tried to jump over the railing on 4th floor, but was stopped by the District Attorney. Court Security Committee recommended we move forward with an action plan to mitigate the risk. Presiding judge sent a letter to General Services Committee Chair requesting they mitigate the risk. General Services Committee voted to proceed with an action plan.

FISCAL NOTE:

Sales Tax Funded K. Vanderkooi

ADMINISTRATIVE NOTE:



REQUIRED APPROVAL

DATE

COMMITTEE CHAIR

☒ Governing Committee

☒ Finance Committee (≥\$20,000)

RESOLUTION

ROCK COUNTY BOARD OF SUPERVISORS

Brent Sutherland
INITIATOR

Supervisor Tom Brien
SPONSOR



7/20/2026
DATE SUBMITTED

Awarding Contract for Cleaning Services for Various County Buildings

1 **WHEREAS**, Facilities Management Department contracts for cleaning services at various County
2 buildings totaling 432,654 sq. ft., and;

3
4 **WHEREAS**, the Purchasing Division solicited sealed bids from qualified cleaning contractors for a 5-
5 year contract starting January 1, 2027, based on an annual cost per square foot, and;

6
7 **WHEREAS**, bids were received from nine (9) cleaning services, and;

8
9 **WHEREAS**, the bids were reviewed by Facilities Management and Purchasing staff with the
10 recommendation to award the contract to the lowest, most responsible and responsive bidder, Blooming
11 Facilities LLC of Justice IL, at \$1.25 per square foot, with an annual cost of \$540,817.50.

12
13 **NOW, THEREFORE, BE IT RESOLVED** by the Rock County Board of Supervisors duly assembled
14 this _____ day of _____, 2026 that a contract in the amount for \$1.25 per
15 square foot for cleaning services be awarded to Blooming Facilities of Justice IL, based on the terms and
16 conditions set forth in Invitation to Bid #2026-09 starting January 1, 2027.

FISCAL NOTE:

This resolution has no impact on the 2026 Adopted Budget. Funding for this contract will be included in the Facilities Management portion of the 2027 Recommended Budget.

Kristin Vander Kooi
Finance Director

LEGAL NOTE:

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

Richard Greenlee
Corporation Counsel

ADMINISTRATIVE NOTE:

This item is ready for consideration by the Board of Supervisors.

John Light
County Administrator

Committee Action
General Services Committee

Rock County, Wisconsin

Facilities Management
51 South Main Street
Janesville, WI 53545
(608) 757-5527



Executive Summary

Awarding the 5 -year contract for cleaning services for several Rock County buildings totaling 432,654 sq. ft. which will start January 1, 2027.

Facilities Management in cooperation with Purchasing Department bid for cleaning services on a cost per square foot. We received nine (9) bids and the lowest most responsible and responsive bidder, Blooming Facilities LLC out of Justice IL, at \$1.25 per square foot, with an annual cost of \$540,817.50.

Purchasing Manager and Facilities Management Director are recommending Blooming Facilities LLC.



ROCK COUNTY WISCONSIN

ROCK COUNTY PURCHASING DEPARTMENT

Sarah Smith, Purchasing Manager
51 S. Main St., Janesville, WI 53545
608.757.5517

Sarah.Smith@co.rock.wi.us

BID SUMMARY FORM

BID NUMBER 2026-09
BID NAME CLEANING SERVICES
BID DUE DATE JULY 2ND, 2026
DEPARTMENT FACILITIES MANAGEMENT

COST PER SQUARE FOOT	BLOOMING FACILITY, LLC	MCCLEANING SOLUTIONS, LLC	MT CLEANING INDUSTRIES, LLC	A BETTER CHOICE, LLC	KLEEN-TECH
2027	\$ 1.25	\$ 1.3983	\$ 1.50 (2026)	\$ 1.50	\$ 1.70
2028	\$ 1.25	\$ 1.4403	\$ 1.53 (2027)	\$ 1.53	\$ 1.70
2029	\$ 1.27	\$ 1.4835	\$ 1.56 (2028)	\$ 1.56	\$ 1.74
2030	\$ 1.28	\$ 1.5280	\$ 1.59 (2029)	\$ 1.59	\$ 1.76
2031	\$ 1.29	\$ 1.5739	\$ 1.62 (2030)	\$ 1.62	\$ 1.79
Est. Start Date	January 1, 2027	January 1, 2027	November 2026	January 1, 2027	January 1, 2027
Est. Completion Date	December 31, 2031	December 31, No year specified	October 20230	December 31, 2031	December 31, 2031
BID FORM RECEIVED	YES	YES	YES WRONG BID FORM	YES	YES
ADDENDUM #1 RECEIPT	YES	YES	NO	YES	YES
ADDENDUM #2 RECEIPT	YES	NO	NO	YES	YES
ADDENDUM #3 RECEIPT	ADDENDUM #3 WAS AN EXCEL SPREADSHEET, NO RECEIPT REQUIRED				
ADDENDUM #4 RECEIPT	YES	YES	NO	YES	YES

COST PER SQUARE FOOT	JANI-KING OF MADISON, WI	DIVERSIFIED BUILDING MAINTENANCE	MIDAMERICAN BUILDING SERVICES	E.B.M., INC.
2027	\$ 1.74	\$ 1.75	\$ 2.085	\$ 3.98
2028	\$ 1.78	\$ 1.78	\$ 2.085	\$ 4.10
2029	\$ 1.81	\$ 1.82	\$ 2.085	\$ 4.23
2023	\$ 1.85	\$ 1.84	\$ 2.085	\$ 4.35
2031	\$ 1.88	\$ 1.86	\$ 2.085	\$ 4.48
Est. Start Date	July 1, 2027	January 1, 2027	January 1, 2027	January 1, 2027
Est. Completion Date	December 30, 2030	December 31, 2031	December 31, 2031	December 31, 2031
BID FORM RECEIVED	YES	YES	YES	YES
ADDENDUM #1 RECEIPT	YES	NO	YES	YES
ADDENDUM #2 RECEIPT	YES	NO	YES	YES
ADDENDUM #3 RECEIPT	ADDENDUM #3 WAS AN EXCEL SPREADSHEET, NO RECEIPT REQUIRED			
ADDENDUM #4 RECEIPT	YES	YES – NOT DATED	YES	YES

Invitation to Bid was advertised in the Janesville Gazette and Demandstar.com

PREPARED BY: Sarah Smith, Purchasing Manager_____

DEPARTMENT HEAD RECOMMENDATION: Blooming Facilities LLC_____

Brent Sutherland_____7/15/26
SIGNATURE DATE

GOVERNING COMMITTEE APPROVAL:

CHAIR VOTE DATE

RESOLUTION

ROCK COUNTY BOARD OF SUPERVISORS

Brent Sutherland
INITIATOR

Supervisor Tom Brien
SPONSOR



7/29/2026
DATE SUBMITTED

Awarding Contract for Elevator Maintenance, Service and Testing for Various County Buildings

1 **WHEREAS**, the Facilities Management Department has multiple elevators at various County buildings,
2 and;

3
4 **WHEREAS**, the Purchasing Division solicited requests for proposals from qualified elevator
5 contractors for a 5-year contract starting January 1, 2027, and;

6
7 **WHEREAS**, two (2) proposals were received with Express Elevator Company being the lowest, most
8 responsive and responsible bidder at \$146,123 for the full 5-year contract, and;

9
10 **WHEREAS**, Purchasing and Facilities Management recommends awarding the contract to Express
11 Elevator Company of Madison, Wisconsin.

12
13 **NOW, THEREFORE, BE IT RESOLVED** by the Rock County Board of Supervisors duly assembled
14 this _____ day of _____, 2026 that a 5-year contract for elevator maintenance
15 and service be awarded to Express Elevator Company, of Madison, Wisconsin starting January 1, 2027.
16

FISCAL NOTE:

The 2027 Administrator's Recommended Budget will include sufficient funds for elevator maintenance and service.

Kristin Vander Kooi
Finance Director

LEGAL NOTE:

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

Richard Greenlee
Corporation Counsel

ADMINISTRATIVE NOTE

I recommend approval of this item.

John Light
County Administrator

Committee Action

General Services Committee

17

Rock County, Wisconsin

Facilities Management
51 South Main Street
Janesville, WI 53545
(608) 757-5527



Executive Summary

Awarding the elevator maintenance contract for several Rock County facilities. Rock County contracts out for elevator maintenance, service, and testing for several buildings managed by Facilities Management. The Purchasing Division solicited requests for proposals for a 5-year contract starting January 1, 2027.

Two (2) proposals were received. Express Elevator Company from Madison, Wisconsin was the lowest, most responsive and responsible bidder at \$146,123 for the full 5-year contract.

The Purchasing Manager and the Facilities Management Director are recommending awarding the contract for elevator maintenance, service, and testing to Express Elevator Company of Madison, Wisconsin.



RFP SUMMARY FORM

RFP NUMBER 2026-11
RFP NAME ELEVATOR MAINTENANCE SERVICES
RFP DUE DATE JULY 27TH, 2026
DEPARTMENT FACILITIES MANAGEMENT

	EXPRESS ELEVATOR		OTIS ELEVATOR	
2027 BASE BID	\$28,020.00		\$31,080.00	
ADDENDUM #1 RECEIPT (REQUIRED)	YES		NO	
2028 INCREASE PERCENTAGE	0.0%		3.0%	
2029 INCREASE PERCENTAGE	3.5%		3.0%	
2030 INCREASE PERCENTAGE	3.5%		3.0%	
2031 INCREASE PERCENTAGE	3.5%		3.0%	
HOURLY RATE FOR REPAIRS NOT COVERED BY MAINTENANCE AGREEMENT				
	SINGLE	TEAM	SINGLE	TEAM
REGULAR TIME	\$225.00	\$450.00	\$225.00	\$405.00
OVERTIME	\$382.50 (PPOT: \$157.50)	\$765.00 (PPOT: \$315.00)	\$382.50	\$688.50
SUNDAYS & HOLIDAYS	\$450.00	\$900.00	\$450.00	\$810.00

Request for Proposal was advertised in the Janesville Gazette and Demandstar.com

PREPARED BY: Sarah Smith, Purchasing Manager _____

DEPARTMENT HEAD RECOMMENDATION: Express Elevator _____

Brent Sutherland 7/29/2026
SIGNATURE DATE

GOVERNING COMMITTEE APPROVAL:

CHAIR VOTE DATE

LEASE AMENDMENT 5

THIS LEASE AMENDMENT ("Amendment") is made and entered into as of the 22 day of June, 2026 ("Effective Date"), by and between Rock County, Wisconsin, ("Landlord") and ManpowerGroup US Inc., a Wisconsin corporation ("Tenant").

RECITALS

WHEREAS, Landlord and Tenant entered into a Lease dated September 1, 2021 (the "Lease") for approximately 1,117 square feet of space located at 1717 Center Ave, Janesville, WI 53546 (the "Leased Premises") on March 1, 2024, the Tenant has requested an additional workstation increasing the total square foot to 1,230; On June 1, 2025 the Tenant has requested to remove a workstation decreasing the total square foot to 1,117 square feet. On June 22, 2026, the Tenant requested to remove 2 additional workstations decreasing the total square footage to 782 square feet.

WHEREAS, Landlord and Tenant have agreed to extend the Term of the Lease as set forth herein. Accordingly, Landlord and Tenant desire to amend the Lease.

NOW THEREFORE, for good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, the parties agree as follows:

1. Capitalized Terms. Capitalized terms used herein without definition shall have the meanings assigned to them in the Lease.
2. Extension Terms. Section 3 of the Lease is hereby amended to provide that the Term of the Lease shall be extended for a period of one (1) years, commencing on September 1, 2026, and terminating on August 31, 2027 ("Extension Term").
3. Base Rent. Section 4 of the Lease is hereby amended to state that Tenant shall pay Base Rent as follows:

<u>Period</u>	<u>Price Per Sq Ft</u>	<u>Annual Rent</u>	<u>Monthly Rent</u>
6/1/2025-8/31/2026	1.15	\$15,414.60	\$1,284.55
9/1/2026-8/31/2027	1.18	\$11,073.12	\$922.76

4. Option to Renew. Provided that Tenant is not currently in default of this Lease, Tenant is hereby granted one (1) option to renew the Lease for one (1) additional period of three (3) years. Except for the Rent, which shall be according to the schedule below, the extended term shall be on the same terms and conditions as provided in the Lease. This option shall be exercised by giving written notice to Landlord not less than thirty (30) days prior to the Expiration Date.

<u>Period</u>	<u>Price Per Sq Ft</u>	<u>Annual Rent</u>	<u>Monthly Rent</u>
9/1/2027-8/31/2028	1.22	\$11,448.48	\$954.04
9/1/2028-8/31/2029	1.26	\$11,791.92	\$982.66
9/1/2029-8/31/2030	1.29	\$12,145.68	\$1,012.14

5. Consent to Lease Assignment; Release of Original Tenant. Landlord hereby acknowledges and, to the extent required under the Lease, consents to the assignment of the Lease by

Original Tenant to Tenant. From and after the Effective Date, Landlord shall look solely to Tenant with regard to the performance of the obligations of tenant under the Lease. Landlord hereby releases Original Tenant from any obligation under the Lease arising from and after the Effective Date.

6. Continuation of Lease; Successors and Assigns. The terms and conditions of this Amendment shall be binding upon and inure to the benefit of Landlord and Tenant and their respective successors and assigns. Except as specifically provided herein, all other terms and conditions of the Lease shall remain in full force and effect.

7. Notices. All notices, demands, requests or other writings that are required or permitted to be given, made or sent under this Lease or by law must be given by U.S. certified mail, return receipt requested, postage prepaid or via nationally recognized overnight carrier, addressed in the case of the Landlord and Tenant as follows:

Landlord (for payment and notice): Rock County Facilities Management
51 S Main St.
Janesville, WI 53545

Tenant: ManpowerGroup
c/o Cushman & Wakefield
575 Marville Centre Drive, Suite 500
St. Louis, MO 63141
Attn: LocID #WI058

Either party may, by written notice to the other, designate another address which shall thereupon become the effective address of such party for the purposes of this Section. Notice shall be deemed to have been given when mailed as aforesaid.

8. Counterparts; Facsimile Signature. This Amendment may be executed in counterparts, each of which shall for all purposes be deemed to be an original, and all of which when taken together shall be deemed to constitute one fully executed Amendment. A signature transmitted by facsimile or email transmission shall be effective between the parties.

9. Counterparts and Electronic Signatures. This Agreement may be executed in multiple counterparts by the parties hereto. All counterparts so executed shall constitute one agreement binding upon all parties, notwithstanding that all parties are not signatories to the original or the same counterpart. Each counterpart shall be deemed an original to the Agreement, all of which shall constitute one agreement to be valid as of the date of this Agreement. Documents executed, scanned and transmitted electronically and electronic signatures shall be deemed original signatures for purposes of this Agreement and all matters related thereto, with such scanned and electronic signatures having the same legal effect as original signatures. This Agreement, and any other document necessary for the consummation of the transaction contemplated by this Agreement may be accepted, executed or agreed to through the use of an electronic signature in accordance with the Electronic Signatures in Global and National Commerce Act ("E-Sign Act"), Title 15, United States Code, Sections 7001 et seq., the Uniform Electronic Transaction Act ("UETA") and any applicable state law. Any document accepted, executed or agreed to in conformity with such laws will be binding on each party as if it were physically executed.

10. ESG Reporting. The Landlord will share the Environmental Performance Data (energy, water, and waste), if any, they hold relating to the Premises and/or the Building. Such Environmental

Performance Data will be shared on a regular basis, not less frequently than yearly, with the third party who the Landlord and the Tenant agree needs to receive such data. The Landlord may share the Environmental Performance Data directly with the Tenant in the EPA's ENERGY STAR Portfolio Manager tool; provide copies of utility bills; or complete the Environmental Performance Data Request provided by the Tenant.

IN WITNESS WHEREOF, the parties have executed this Amendment as of the date first written above.

LANDLORD:

Rock County, Wisconsin

By: _____

Name: _____

Title: _____

TENANT:

MANPOWERGROUP US INC.

By: _____

Name: _____

Title: _____

LEASE AMENDMENT 5

THIS LEASE AMENDMENT ("Amendment") is made and entered into as of the ____ day of _____, 2026 ("Effective Date"), by and between Rock County, Wisconsin, ("Landlord") and Southwest Wisconsin Workforce Development Board Inc. ("Tenant").

RECITALS

WHEREAS, Landlord and Tenant entered into a Lease dated September 1, 2021 (the "Lease") for approximately 3,619 square feet of space located at 1717 Center Ave, Janesville, WI 53546 (the "Leased Premises");

WHEREAS, Landlord and Tenant have agreed to extend the Term of the Lease as set forth herein. Accordingly, Landlord and Tenant desire to amend the Lease, decreasing the square footage from the original lease total of 3,636 square feet, which was amended in Amendment #1 to 3,775 square feet, and was amended to 3,619 square feet in Amendment #2, and amended to 3,735 square feet in Amendment #3, and amending to 3,857. square feet in Amendment #4 and now amending to 4,440 square feet in Amendment #5.

NOW THEREFORE, for good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, the parties agree as follows:

1. Capitalized Terms. Capitalized terms used herein without definition shall have the meanings assigned to them in the Lease.
2. Extension Terms. Section 3 of the Lease is hereby amended to provide that the Term of the Lease shall be extended for a period of one (1) year, commencing on September 1, 2026, and terminating on August 31, 2027 ("Extension Term").
3. Base Rent. Section 4 of the Lease is hereby amended to state that Tenant shall pay Base Rent as follows:

<u>Period</u>	<u>Annual Rent</u>	<u>Monthly Rent</u>	<u>Price per Sq. Foot</u>
09/01/26-08/31/27	\$62,870.40	\$5,239.20	\$1.18

4. Option to Renew. Provided that Tenant is not currently in default of this Lease, Tenant is hereby granted one (1) option to renew the Lease for one (1) additional period of three (3) years. Except for the Rent, which shall be according to the schedule below, the extended term shall be on the same terms and conditions as provided in the Lease. This option shall be exercised by giving written notice to Landlord not less than thirty (30) days prior to the Expiration Date.

<u>Period</u>	<u>Annual Rent</u>	<u>Monthly Rent</u>	<u>Price per Sq. Foot</u>
9/1/27-8/31/28	\$65,001.60	\$5,416.80	\$1.22
9/1/28-8/31/29	\$67,132.80	\$5,594.40	\$1.26
9/1/29-8/31/30	\$69,264.00	\$5,772.00	\$1.30

5. Consent to Lease Assignment; Release of Original Tenant. Landlord hereby acknowledges and, to the extent required under the Lease, consents to the assignment of the Lease by Original Tenant to Tenant. From and after the Effective Date, Landlord shall look solely to Tenant with

regard to the performance of the obligations of tenant under the Lease. Landlord hereby releases Original Tenant from any obligation under the Lease arising from and after the Effective Date.

6. Continuation of Lease; Successors and Assigns. The terms and conditions of this Amendment shall be binding upon and inure to the benefit of Landlord and Tenant and their respective successors and assigns. Except as specifically provided herein, all other terms and conditions of the Lease shall remain in full force and effect.

7. Notices. All notices, demands, requests or other writings that are required or permitted to be given, made or sent under this Lease or by law must be given by U.S. certified mail, return receipt requested, postage prepaid or via nationally recognized overnight carrier, addressed in the case of the Landlord and Tenant as follows:

Landlord (for payment and notice): Rock County Facilities Management
51 S Main St.
Janesville, WI 53545

Tenant: Southwest Wisconsin Workforce Development
Board Inc.
1370 N. Water Street
Platteville, Wisconsin 53818

Either party may, by written notice to the other, designate another address which shall thereupon become the effective address of such party for the purposes of this Section. Notice shall be deemed to have been given when mailed as aforesaid.

8. Counterparts; Facsimile Signature. This Amendment may be executed in counterparts, each of which shall for all purposes be deemed to be an original, and all of which when taken together shall be deemed to constitute one fully-executed Amendment. A signature transmitted by facsimile or email transmission shall be effective between the parties.

9. Counterparts and Electronic Signatures. This Agreement may be executed in multiple counterparts by the parties hereto. All counterparts so executed shall constitute one agreement binding upon all parties, notwithstanding that all parties are not signatories to the original or the same counterpart. Each counterpart shall be deemed an original to the Agreement, all of which shall constitute one agreement to be valid as of the date of this Agreement. Documents executed, scanned and transmitted electronically and electronic signatures shall be deemed original signatures for purposes of this Agreement and all matters related thereto, with such scanned and electronic signatures having the same legal effect as original signatures. This Agreement, and any other document necessary for the consummation of the transaction contemplated by this Agreement may be accepted, executed or agreed to through the use of an electronic signature in accordance with the Electronic Signatures in Global and National Commerce Act ("E-Sign Act"), Title 15, United States Code, Sections 7001 et seq., the Uniform Electronic Transaction Act ("UETA") and any applicable state law. Any document accepted, executed or agreed to in conformity with such laws will be binding on each party as if it were physically executed.

[REMAINDER OF PAGE LEFT INTENTIONALLY BLANK]

[SIGNATURES ON FOLLOWING PAGE]

IN WITNESS WHEREOF, the parties have executed this Amendment as of the date first written above.

LANDLORD:

Rock County, Wisconsin

By: _____
Name: Brent Sutherland
Title: Director of Facilities Management

TENANT:

Southwest Wisconsin Workforce
Development Board Inc.

By: _____
Name: Rhonda Suda
Title: Chief Executive Officer

LEASE AMENDMENT 3

THIS LEASE AMENDMENT ("Amendment") is made and entered into as of the ____ day of _____, 2026 ("Effective Date"), by and between Rock County, Wisconsin, ("Landlord") and State of Wisconsin Department of Administration. ("Tenant").

RECITALS

WHEREAS, Landlord and Tenant entered into a Lease dated September 1, 2021 (the "Lease") for approximately 6,554 square feet of space located at 1717 Center Ave, Janesville, WI 53546 (the "Leased Premises");

WHEREAS, Landlord and Tenant have agreed to extend the Term of the Lease as set forth herein. Accordingly, Landlord and Tenant desire to amend the Lease, decreasing the square footage from the original lease total of 6,554 square feet, which was amended in Amendment #1 to 6,505 square feet, and was amended to 6,094 square feet in Amendment #2, and now amending to 6,018 square feet in Amendment #3.

NOW THEREFORE, for good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, the parties agree as follows:

1. Capitalized Terms. Capitalized terms used herein without definition shall have the meanings assigned to them in the Lease.

2. Extension Terms. Section 3 of the Lease is hereby amended to provide that the Term of the Lease shall be extended for a period of one (1) year, commencing on September 1, 2026, and terminating on August 31, 2027 ("Extension Term").

3. Base Rent. Section 4 of the Lease is hereby amended to state that Tenant shall pay Base Rent as follows:

<u>Period</u>	<u>Annual Rent</u>	<u>Monthly Rent</u>	<u>Price per Sq. Foot</u>
09/01/26-08/31/27	\$85,214.88	\$7,101.24	\$1.18

4. Option to Renew. Provided that Tenant is not currently in default of this Lease, Tenant is hereby granted one (1) option to renew the Lease for one (1) additional period of three (3) years. Except for the Rent, which shall be according to the schedule below, the extended term shall be on the same terms and conditions as provided in the Lease. This option shall be exercised by giving written notice to Landlord not less than thirty (30) days prior to the Expiration Date.

<u>Period</u>	<u>Annual Rent</u>	<u>Monthly Rent</u>	<u>Price per Sq. Foot</u>
9/1/27-8/31/28	\$88,103.52	\$7,341.96	\$1.22
9/1/28-8/31/29	\$90,992.16	\$7,582.68	\$1.26
9/1/29-8/31/30	\$93,880.80	\$7,823.40	\$1.30

5. Consent to Lease Assignment; Release of Original Tenant. Landlord hereby acknowledges and, to the extent required under the Lease, consents to the assignment of the Lease by Original Tenant to Tenant. From and after the Effective Date, Landlord shall look solely to Tenant with

regard to the performance of the obligations of tenant under the Lease. Landlord hereby releases Original Tenant from any obligation under the Lease arising from and after the Effective Date.

6. Continuation of Lease; Successors and Assigns. The terms and conditions of this Amendment shall be binding upon and inure to the benefit of Landlord and Tenant and their respective successors and assigns. Except as specifically provided herein, all other terms and conditions of the Lease shall remain in full force and effect.

7. Notices. All notices, demands, requests or other writings that are required or permitted to be given, made or sent under this Lease or by law must be given by U.S. certified mail, return receipt requested, postage prepaid or via nationally recognized overnight carrier, addressed in the case of the Landlord and Tenant as follows:

Landlord (for payment and notice):	<u>Rock County Facilities Management</u> <u>51 S Main St.</u> <u>Janesville, WI 53545</u>
Tenant:	<u>State Leasing Officer</u> <u>Wisconsin Department of Administration</u> <u>101 E. Wilson Street, 7th Floor</u> <u>P.O. Box 7866</u> <u>Masison, WI 5370-7866</u>

Either party may, by written notice to the other, designate another address which shall thereupon become the effective address of such party for the purposes of this Section. Notice shall be deemed to have been given when mailed as aforesaid.

8. Counterparts; Facsimile Signature. This Amendment may be executed in counterparts, each of which shall for all purposes be deemed to be an original, and all of which when taken together shall be deemed to constitute one fully-executed Amendment. A signature transmitted by facsimile or email transmission shall be effective between the parties.

9. Counterparts and Electronic Signatures. This Agreement may be executed in multiple counterparts by the parties hereto. All counterparts so executed shall constitute one agreement binding upon all parties, notwithstanding that all parties are not signatories to the original or the same counterpart. Each counterpart shall be deemed an original to the Agreement, all of which shall constitute one agreement to be valid as of the date of this Agreement. Documents executed, scanned and transmitted electronically and electronic signatures shall be deemed original signatures for purposes of this Agreement and all matters related thereto, with such scanned and electronic signatures having the same legal effect as original signatures. This Agreement, and any other document necessary for the consummation of the transaction contemplated by this Agreement may be accepted, executed or agreed to through the use of an electronic signature in accordance with the Electronic Signatures in Global and National Commerce Act ("E-Sign Act"), Title 15, United States Code, Sections 7001 et seq., the Uniform Electronic Transaction Act ("UETA") and any applicable state law. Any document accepted, executed or agreed to in conformity with such laws will be binding on each party as if it were physically executed.

[REMAINDER OF PAGE LEFT INTENTIONALLY BLANK]

[SIGNATURES ON FOLLOWING PAGE]

IN WITNESS WHEREOF, the parties have executed this Amendment as of the date first written above.

LANDLORD:

Rock County, Wisconsin

By: _____
Name: Brent Sutherland
Title: Director of Facilities Management

TENANT:

State of Wisconsin, Department of
Administration

By: _____
Name: _____
Title: _____



MEMORANDUM

DATE: July 6, 2026

TO: General Services Committee

FROM: Brent Sutherland, Director of Facilities Management

SUBJECT: Semi-Annual Report - Attendance at Conventions/Conferences

As required by Resolution #96-8A-050, each department head shall report semi-annually, all instances of attendances at all training, conventions and conferences that exceed \$1,000 per event, per employee, to their respective governing committee for informational purposes.

Please be advised that during the first six months of 2026 Facilities Management Assistant Director attended a training course offered by UW Extension called Local Government Leadership Academy for \$1,200. There were no conferences that were attended that exceeded \$1,000 per event, per employee.

Rock County, Wisconsin
51 South Main Street
Janesville WI 53545



General Services
Facilities Management
Maintenance
(608) 757-5527

"Committee Approval"

Approval of a 5- year contract with HOH Water Technologies in the amount of \$67,956.36 starting January 1, 2027. HOH Water Technologies provides boiler water and chilled water quality program. This contract is the cost of the water quality program and chemicals to treat the water to prevent scaling, bacteria, and legionella.

Purchasing sent out an RFP with one company submitting a proposal. With only one company submitting a proposal. HOH Water Technology was the one submission and has provided this service to Rock County for several years and has performed well. The required funds are budgeted for this service.

GOVERNING COMMITTEE APPROVAL

CHAIR

VOTE

DATE



RFP SUMMARY FORM

RFP NUMBER 2026-12
RFP NAME WATER TREATMENT SERVICES
RFP DUE DATE JULY 27TH, 2026
DEPARTMENT FACILITIES MANAGEMENT

	HOH WATER TECHNOLOGY
2027 BASE BID	\$12,800.00
2028 YEARL TOTAL	\$13,184.00
2029 YEARLY TOTAL	\$13,579.50
2030 YEARLY TOTAL	\$13,986.88
2031 YEARLY TOTAL	\$14,406.48
Vendor Certificate Received	YES

Request for Proposal was advertised in the Janesville Gazette and Demandstar.com

PREPARED BY: Sarah Smith, Purchasing Manager_____

DEPARTMENT HEAD RECOMMENDATION: HOH Water Technology_____

Brent Sutherland 7/28/2026
SIGNATURE DATE

GOVERNING COMMITTEE APPROVAL:

CHAIR VOTE DATE



705 Madison St. #101,
Lake Geneva, WI 53147
Office: (262) 203-7034

PROPOSED CHANGE ORDER QUOTATION

PCO # **3**

Project:	ROCK COUNTY FAIRGROUNDS GRANDSTAND RENOVATION	A/E Job No. 78800 Date: 7/17/2026
Owner: COUNTY OF ROCK 51 SOUTH MAIN STREET JANESVILLE, WI 53545 Att: MR. MICHAEL PARILLE	Architect: ANGUS YOUNG ARCHITECTS 51 S. MAIN STREET JANESVILLE, WI 53545 Att: MR. BRIAN CROSS	Distribution: Owner <u>X</u> Contractor <u>X</u> Field _____ File <u>X</u> Other _____

We propose to provide the following change(s) to our contract for the above referenced Project, with the contract amount being adjusted by Contract Change Order amount(s) stated below.

Replace fall protection wire fencing at rear of stands with new chain-link fence. Old fencing had significant rusting and was bent from abuse over the years. Labor for work was included in the base bid. Three rolls of galvanized chain link fence was purchased. \$120.60 per roll. Total cost was \$361.00

Provide "safety yellow" paint stripe at leading edge of all steps at the grandstand. This occurs at approximately 120 locations. Total cost \$690.00.

DESCRIPTION OF SCOPE CHANGE	COST
1 Complete all work identified above	\$ 1,051.00
2 Glen Fern Construction Management Fee @ 15%	\$157.65
3 Total Contract Adjustment for the changes.	<u>1,208.65</u>

Submitted By:		
Glen Fern Construction Company	By: <u>Gregory Odden</u>	7/17/2026
		Date:
Architect Review:		
Angus Young Associates	By: _____	_____
[] Recommend/No Exception	Signature	Date
[] Revise & Resubmit	Comments: _____	
[] Rejected		
Owner Response:		
Rock County Government	By: <u>Brent Sutherland</u>	7/20/2026
[X] Accepted & Authorized	Signature	Date
[] Revise & Resubmit	Comments: _____	
[] Rejected	I requested the paint on the steps & wanted upgraded fall protection	

Owner acceptance authorizes Contractor to proceed with change immediately and include change on future Contract Change Order.