



Minutes - July 26, 2022

Call to Order: Vice Chair Fox called the General Services Committee meeting to order at 8:45 A.M. in the Conference Room at the Rock County Health Care Center.

Committee Members Present: Supervisors Fox, Cullen, Wilson, and Zoril.

Committee Members Absent: Supervisor Brien.

Staff Members Present: Josh Smith, County Administrator, Brent Sutherland, Facilities Director; Mike Parille and Dave Froeber, Facilities Superintendents; Maurine Braun, Facilities Administrative Assistant; Shilo Titus, Purchasing Manager

Others Present: Brian Zobel, Director, Facilities Planning and Management at University of Wisconsin – Whitewater, Robert Potter, Aaron Simmer, and Ben Mau.

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

Citizen Participation, Communications and Announcements: Supervisor Cullen asked for introductions of those present.

Approval of Minutes:

July 5, 2022 Meeting Minutes: Supervisor Wilson moved approval of the July 5, 2022 minutes, second by Supervisor Cullen. Adopted.

Approval of Transfers: None.

Review and Approval of Resolutions:

Awarding the Contract for the Renovation of the Law Library / Probate Vault and Amending the 2022 Facilities Management Budget: WHEREAS, The Law Library space on 4th floor of the Courthouse is currently empty as well as the Probate Vault located on 3rd floor of the Courthouse in the Probate Department; and WHEREAS, funds of \$500,000 were budgeted to convert the two vacate rooms into functioning hearing rooms; and WHEREAS, due to the market increases this project has come in higher than what was budgeted; and WHEREAS, Venture Architects worked with the Judges, Court Commissioners, Clerk of Courts, Rock County IT and Facilities Management to design very functional hearing rooms; and WHEREAS, specifications were drafted, and bids solicited with

(3) three contractors submitting bids for construction; and **WHEREAS**, Glen Fern Construction's bid was rejected due to not completing all required bid documents; and **WHEREAS**, the lowest, most responsive, and responsible bidder was JP Cullen and Sons of Janesville, Wisconsin. **NOW, THEREFORE, BE IT RESOLVED**, that the Rock County Board of Supervisors duly assembled this _____ day of _____, 2022 does hereby approve and authorize awarding a contract in the amount of \$654,320 to JP Cullen and Sons of Janesville, WI for the renovation of the former law library and Probate vault space. **BE IT FURTHER RESOLVED**, a contingency fund of \$ 65,400 be established to cover any unforeseeable issues that arise. **BE IT FURTHER RESOLVED**, approves contracting with Hendricksen under OMNIA R191802 National contract pricing for the purchase of movable furniture for this project in the amount of \$20,400.

Supervisor Cullen moved approval of the above resolution, second by Supervisor Wilson.

Brent explained that this is renovating a law library and probate vault to hearing rooms. The numbers that were used when this project was budgeted were from 2020, so the bids came in this year, they came in above what was budgeted. He explained that the lowest bidder did not submit some of the required forms. Because of this, the lowest bidder was not awarded the bid. Brent explained the extent of renovation that will need to occur for both rooms. Supervisor Zoril asked where the cost overage is coming from. Brent explained the overage is from increased construction costs.

Supervisor Zoril moved to table the project until next year. Motion failed.

The General Services Committee recommend this resolution for approval by a vote of 3 to 1 in which Supervisors Fox, Cullen and Wilson voted "Aye" and Supervisor Zoril voted "Nay."

ADOPTED.

Awarding Contracts for the Construction of the Law Enforcement Services (LES) / Jail – Bids

All Sections: WHEREAS, the LES/Jail renovation project will have three separate bid packets being advertised requesting bids for each individual specification section or trades; and **WHEREAS**, this is bid packet #3 for the remaining sections minus the electrical, which will have to be bid later due to additional information being required to properly bid with bid packet #3; and **WHEREAS**, specifications were developed by Venture Architect and sent out for advertising by Rock County Purchasing Department; and **WHEREAS**, Rock County received 1-6 bidders per section, which were evaluated by Rock County Purchasing, Facilities Management and Rock County Construction Manager; and **WHEREAS**, the lowest, most responsive and responsible bidders are as follows:

WP 3.02A Excavation – Veit – New Berlin, WI - \$1,862,800
WP 3.02B Site Utilities – Rt Fox Contractors – Edgerton, WI - \$1,447,000
WP 3.02C Asphalt Paving – Rock Road – Janesville, WI - \$660,995.95
WP 3.02D Building Demo – Dore and Associates – Bay City, MI - \$424,600
WP 3.03A Concrete (Horizontal) – JP Cullen – Janesville, WI - \$2,921,614
WP 3.04A Masonry – JP Cullen – Janesville, WI - \$10,584,249
WP 3.05A Structural and Misc Steel – JP Cullen – Janesville, WI - \$3,248,533
WP 3.06A Carpentry – JP Cullen – Janesville, WI - \$2,169,341
WP 3.07A Metal Walls and Panels – East Moline Sheet – Moline, IL - \$1,730,000
WP 3.07B Epdm Roofing – SRS Roofing – Waterford, WI - \$2,447,600
WP 3.07C Security Caulk – JP Cullen – Janesville, WI - \$359,993

WP 3.08A Glazing – Omni Glass – Oshkosh, WI - \$922,386
WP 3.09A Drywall – The Rockwell Group – Freeport, IL - \$1,532,400
WP 3.09B Ceramic Tile – Rockford Central Tile – Rockford, IL - \$183,905
WP 3.09C Acoustical – Just Rite Acoustics – Elk Grove Village, IL - \$1,934,000
WP 3.09D Flooring – Halverson Carpet – Janesville, WI - \$378,489
WP 3.09E Paint – Hess Sweitzer – Hartland, WI - \$1,332,000
WP 3.10A General Trades – JP Cullen – Janesville, WI - \$3,773,400
WP 3.11A Detention Furniture – JTA Builders – WDSI – West Bent, WI - \$640,000
WP 3.11B Kitchen Equipment – Streich Equipment – Wausau, WI - \$986,100
WP 3.14A Elevator – Schindler – Deforest, WI - \$126,000
WP 3.21A Fire Suppression – HJ Pertzborn – Madison, WI - \$1,214,700
WP 3.22A-3.23A Plumbing/HVAC–North American Mechanical –Windsor,WI - \$15,225,000
WP 3.27A Security System – SGTS – Madison, WI - \$2,344,612
WP 3.28A Electrical (Not Awarded – Bid Date = 7/28/22)

WHEREAS, the total cost of bid packet #3 is \$58,479,738; and **WHEREAS**, these amounts will be provided to JP Cullen in its role as Construction Manager to pay to these vendors during the construction project at appropriate project milestones; and **WHEREAS**, project costs of \$13,716,140 and County costs of \$686,227 (which include utility, special equipment, occupancy expense, and legal) totaling \$14,402,367 are also to be provided to JP Cullen as Construction Manager to administer. **NOW, THEREFORE, BE IT RESOLVED**, that the Rock County Board of Supervisors duly assembled this _____ day of _____ 2022 does hereby approve and authorize awarding JP Cullen & Sons, Inc., acting as the Construction Manager, a Purchase Agreement and Guaranteed Maximum Price Amendment to the AIA contract for a total cost of \$72,882,105, which includes contingency.

Supervisor Cullen moved approval of the above resolution, second by Supervisor Wilson.

Brent explained this is bid packet #3, which is the final bid packet. He explained the electrical portion was pulled from this bid packet due to many questions needing to be answered before sending out to bid. Brent further explained that between all three bid packets the project is currently about \$3 million under budget. Supervisor Cullen raised a question asking if the results of contingency money usage within a project are tracked. Brent responded that it has not been tracked but he will do more diligence to do so in the future.

Supervisor Zoril asked about the success rate of posting the bids to more places. Shilo Titus responded that no higher number of bids were received from posting in the additional places.

Supervisor Zoril moved to pull from this resolution, any bids that are over budget by more than \$100,000 and only received one bid. Motion failed.

The General Services Committee recommend this resolution for approval by a vote of 3 to 1 in which Supervisors Fox, Cullen and Wilson voted “Aye” and Supervisor Zoril voted “Nay.”

ADOPTED.

Review, Discussion and Possible Action:

Semi-Annual Out of State Training Memo: Brent explained that this is part of an ordinance that was

passed that he is required to share any out of state training. He shared that facilities staff does do training but does not have any out of state to report.

Change Order #01 for DPW Brown Shed Roof Replacement: Brent explained that this change order is due to bad roof joists that were discovered during construction along with issues that arose with gutters. Brent explained that the change order amount was within the threshold that he could approve, so he did so and further explained that the project still came in under budget. Supervisor Zoril asked if these issues should have been caught by the architect. Brent responded that there would be no way for anyone to tell until they got into the construction process.

Update on Alliant Energy Customer Hosted 1.4 Mega-Watt Solar Array: Brent explained that Supervisor Brien asked for an update and explanation on this for the new members. Brent explained that the county has partnered with Alliant Energy under a customer-hosted solar project. The county provides the space and Alliant Energy will install the solar and provide all maintenance while paying a lease for the land. Those lease payments will then be put toward the PACE program for ag-land preservation. Supervisor Zoril asked what the fair market rate would be if the land would instead be leased for industrial use. Brent responded that he has not studied that but can do some investigating and report back.

Facilities Management Staff- Cost Savings Measures: Brent explained that the facilities maintenance staff has done a great job of recycling items that would otherwise be thrown away and using them for other projects. Brent gave a few examples, with one being utilizing lumber from an old wall in a salt shed and making new shelves at the fairgrounds.

Updates on IT/911 Communication Center Addition and Renovation Project:

Schedule: Brent explained there are currently no projected schedule changes and he gave an update on the near completion of the roof and walls.

Next meeting date and time: Due to scheduling conflicts, the next meeting will be held on August 9, 2022 at the UW-Whitewater Rock County Campus.

Adjournment: Supervisor Cullen moved to adjourn at 9:26 A.M., second by Supervisor Wilson.
ADOPTED.

Respectfully submitted,

Tammy Kettleson
Office Coordinator

NOT OFFICIAL UNTIL APPROVED BY COMMITTEE.