

# DODGE COUNTY BUILDING COMMITTEE MINUTES

---

Administration Building, Room 1A 127 East Oak Street, Juneau, WI 53039

Date: September 2, 2015

**Call to order:** The meeting was called to order by Chairman Mattson at 8:00 a.m. with the following members present: **Rodger Mattson, Chester Caine and Tom Nickel**

**Also present:** Russell Freber, Director of Physical Facilities; Barbara Brooks, Administrative Secretary

**Public Forum: None**

**Minutes:** A motion was made by Chester Caine and seconded by Tom Nickel to approve the minutes of the August 5, 2015 meeting as recorded and allow the chairman to go out of order to efficiently conduct the meeting. Motion carried.

**Communications & Committee Member Reports: None**

**Consider, Discuss and Take Action:**

**Room Usage Courthouse for Restorative Justice:** Judge Storck has found a location in the reserve Judge's Chambers. The room will be looked at today by Restorative Justice. A doorbell would need to be added to give public access to the area. If this location works for Restorative Justice the move would take place after January 1, 2016. This will be put back on the Building Committee's agenda for final approval on the October 7<sup>th</sup> meeting.

**Capital Improvements Projects:**

Installation of an air conditioner for the Law Enforcement Center, this might be removed pending other Capital Improvements needs.

Purchase of a skid loader with attachments that can be used year around.

The Dodge County Physical Facilities Department has deemed it necessary to replace the 20 year roof at the Dodge County Administration Building. Bids are due September 10, 2015 with acceptance to be determined at the Dodge County Board budget meeting November 10, 2015.

Due to the units being unreliable it is necessary to replace the air conditioning in the 911 server rooms at the Dodge County Legal Services Building.

Refurbishment of the 400 ton Trane air conditioner at the Dodge County Detention Facility.

The dishwasher for the jail is in 2017 for replacement.

2018-2019 3 Trane air conditioning units at the Justice Facilities

2018 A more permanent solution for the repairs of the grass area in the boulevard on North Main and Center Street by the Dodge County Administration Building.

Addition to existing storage shed at the HDOB

**Micromain Training:**

Three of our Maintenance staff will be attending two day training in Milwaukee to expand on the knowledge of the Maintenance software. The cost of this training is \$1,000.00 per person.

**2016 Budget:**

The budget was discussed with numerous projects and equipment included. The budget has been submitted to the Dodge County Administrator for changes or approval. An updated list will be provided to the Building Committee at the October 7<sup>th</sup> meeting.

**Report & Consider Maintenance Operations & Projects:**

Russ Freber updated the committee on the projects at the different locations.

**Administration Building**

*Administration Building Roof Project* bids are due September 10, 2015. Bids will be awarded after budget.

*Parking Lot* will be worked on the week of September 1, 2015.

**Jail**

*Water Heater Project* scheduled to be finished up by the middle of September.

*Security Electronics Upgrade at the Jail/Courthouse* has gone out for bids. There was a walk through on Friday August 28, 2015 with a good turnout of vendors and contractors.

**HDOB**

*HDOB chiller* arrived Monday August 31, 2015. Johnson Controls was hired as the prime contractor for the installation of the chiller. The contract has been sent to Johnson Controls for signature. The chiller will be ready for the 2016 cooling system.

The next meeting is scheduled for Wednesday October 7, 2015 at 8:30 a.m. in Room 1A of the Dodge County Administration Building

**Adjournment:**

There being no further business to come before this committee, a motion was made by Chester Caine and seconded by Tom Nickel to adjourn the September 2, 2015 meeting at 8:32 a.m. Motion Carried.

Respectfully submitted,

---

Dennis Schmidt, Secretary

Disclaimer: The above minutes may be approved, amended or corrected at the next committee meeting.



September 15, 2015

Dodge County  
127 East Oak Street  
Juneau, WI 53039-1329

Attn: Russ Freber  
Re: Stone Repair / Replacement at South Facing Decks  
Dodge County Courthouse  
210 W. Center Street  
Juneau, WI

Dear Mr. Freber,

Per your request and our site inspection, we have developed the following proposal for your review:

### SCOPE OF WORK

The Dodge County Courthouse has two south facing decks which are clad with Mankato Stone. The owner has three concerns about the stone on these decks. The first is that the capstones are weathering which is causing pitting, the second is that some stones are dropping on the interior face and the third is that one stone on the interior has cracked. The owner would like these issues repaired.

Accordingly, we are proposing to complete the following items:

1.) Capstone Repairs: There is one capstone that has started to delaminate and is need of replacement prior to any further maintenance work. This stone is located on the east side of the third floor deck. This stone will be removed and replaced with a stone that matches the original profile and texture. Once this stone is replaced, we are proposing to complete one of two options for these capstones to prolong their life. It was assumed that this would be completed in conjunction with replacement of a stone panel on the third floor deck as well – see item 2 below.

- a. Install a Penetrating Sealer: This option is a less expensive option that will help to limit the amount of water that is absorbed into the stone. However, this will not stop all water from entering through the surface. Therefore, deterioration will still be occurring, just at a slower rate.

The procedure for this work is that the capstones will first be pressure washed to remove surface contaminates and allowed to fully dry. Next, an application of Prosoco's Natural Stone Treatment will be applied. This is a clear, penetrating and breathable sealer. This sealer will reduce the amount of water that is able to be absorbed into the stone while still allowing the stone to breath. This sealer should be reapplied approximately every 5 years.

- b. Install a Urethane Deck Coating: This second option is more expensive but entails installing a waterproof surface over the horizontal face of the stone, which will stop

#### Milwaukee Office

N57 W13580 Reichert Avenue • Menomonee Falls, WI 53051  
(262) 783-7745 • (800) 486-0659 • Fax (262) 783-4941  
office@statzrestoration.com

#### Madison Office

1600 Algonquin Drive • Baraboo, WI 53913  
(608) 356-9080 • Fax (608) 356-8865  
www.statzrestoration.com

deterioration on the horizontal surface of this stone. This coating is similar to what is applied to the concourses at Lambeau Field and Miller Park.

This work will be completed by first pressure washing the capstones to remove surface contaminants and allowed to fully dry. The edges of the capstones will be taped to protect them from spill over from the surface. A primer will then be installed at a coverage rate of approximately 200 sqft per gallon and allowed to cure until tack free. During the same working day, the basecoat will then be applied at a rate of approximately 80 sqft per gal and allowed to cure overnight. The first topcoat will be applied and broadcast with a silica sand for durability and allowed to cure overnight. A second topcoat will then be applied. Once the final topcoat has cured, the masking will be removed and the decks can be returned to service.

- 2.) Replace One (1) Stone Panel: There is one stone panel on the third floor deck that has cracked and has been repaired once prior by tuckpointing the crack. There is not a good way to repair this stone that will be aesthetically pleasing. Because of this, we are proposing to replace this stone with a similar stone. The existing stone will be removed and disposed of. The new stone will then be brought up to this location through the interior of the courthouse and will be set and anchored into the cavity. It was assumed that there would be two sets of clips retaining this stone, one on the top side of the stone, and one on the bottom side of the stone. With the stone anchored in place, the perimeter of the stone will be caulked to match the surrounding joint configurations.
- 3.) Adjust Three (3) Stones That Have Dropped: Three stones on the third floor balcony have dropped. It is assumed that this is due to the anchor points for the bottom clips that support the stone are giving way. We are proposing to lift the stone in place and add extra support to the bottom of the stone. In completing this work, it was assumed that it would be possible to simply pry these stone upward using wooden blocking and pry-bars taking care not to damage the stone. Once the stone has been lifted to close to its original position, a section of stainless steel angle (approximately 2 feet long) will be bolted to the concrete backup wall directly below the stone.
  - a. Install Additional Support for Remaining Stones –Two Decks: We are providing additional pricing to add the same stainless steel angle below the remaining eight (8) stones on the third floor deck and all eleven (11) stones on the second floor deck.

Due to the time of year, if it is desired to have stone replacements completed this year, approval will be needed quickly in order to get the stones ordered. Because the perimeter of these stones are caulked, it is possible to complete the stone replacement work later into the year without need to heat them.

Work was assumed to be completed during normal business hours and that the decks could be shut down during the duration of this work. Depending on what options are selected, the time to complete this work could vary from one day to more than one week.

**Milwaukee Office**

N57 W13580 Reichert Avenue • Menomonee Falls, WI 53051  
(262) 783-7745 • (800) 486-0659 • Fax (262) 783-4941  
office@statzrestoration.com

**Madison Office**

1600 Algonquin Drive • Baraboo, WI 53913  
(608) 356-9080 • Fax (608) 356-8865  
www.statzrestoration.com

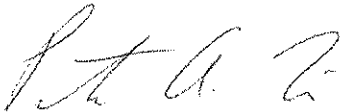
## PRICING

Statz Restoration and Engineering Co., Inc. will provide all labor, materials, equipment and insurance necessary to complete the work described above for the sum of:

- 1.) Capstone Repairs:
  - a. Install a Penetrating Sealer – Two (2) Decks: \$ 925.00
  - b. Install a Urethane Deck Coating– Two (2) Decks: \$ 5,850.00
- 2.) Replace One (1) Stone Panel and One (1) Capstone: \$ 3,450.00
- 3.) Adjust Three (3) Stones That Have Dropped and Add Support: \$ 2,250.00
  - a. Install Additional Support for Remaining Stones – Two (2) Decks: \$ 3,650.00

Please contact me with any questions and to schedule this work.

Sincerely,



Peter A. Nichols, P.E.  
Project Manager

 **FACILITY  
ENGINEERING**  
*Since 1996*

*Maintenance  
Programming* 9/15/2015

*Architectural  
Engineering* Dodge County  
127 East Oak Street  
Juneau, WI 53039

*Consulting* RE: Dodge County Administration Building Roof Rehabilitation  
FEI Project Number 15A0068

Dear Mr. Freber:

Facility Engineering, Inc. (FEI) has reviewed the Bid Results of the aforementioned Project that were received on 09/10/2015. Given the County's desire to obtain a 30 year manufacturer's warranty, FEI recommends the selection of Pioneer Roofing's Alternate Bid.

*Building Envelope:*

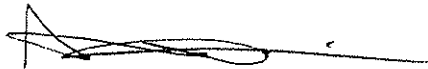
Dodge County should anticipate a contract for the total sum of \$168,999.00.

*Investigation  
Assessment  
Design  
Support*

Upon your approval of these recommendations, FEI will issue a Notice of Award to the Contractor after the County board meeting on November 10, 2015.

If you have any questions or comments, please call our office.

Sincerely,  
**Facility Engineering, Inc.**



*Energy Conservation  
by Design.*

Adam Geszyain  
Project Manager

enclosure: Bid Tabulation



**FACILITY ENGINEERING, Inc.**

101 Dempsey Rd., Madison, WI 53714

**BID TABULATION**

Administration Building Roof Replacement  
 Dodge County, WI  
 FEI Project Number 15A0068

Bid Close:  
 Issue Date:

Bid	Company	Base Bid	Bid Bond	Performance Pymnt Bond	Unit Cost					Alternate A-J	ADDENDA		
					1	2	3	4	5		1	2	3
1	Gary Brown Roofing Corp	\$150,000	Y	\$2,000	\$1.50-5	N/A	\$50	\$32	\$24	No bid	X		
2	Maly Roofing	\$129,500	Y	\$1,620	\$3-6.25	\$20	\$24	\$24	\$18	\$22,950	X		
3	H.I.S. Corporation	\$137,580	Y	\$1,600	\$5-10	N/A	\$75	\$60	\$50	\$58,620	X		
4	F.J.A. Christiansen Roofing Co, Inc	\$157,669	Y	\$1,594	\$3.75-4.50	T&M	\$25.60	\$22.40	\$16.80	\$24,575	X		
5	Southern Wisconsin Roofing	\$166,600	Y	\$4,855	\$2-3.50	N/A	\$22	\$22	\$20	No bid	X		
6	Pioneer Roofing, LLC	\$143,568	Y	\$1,200	\$5-8	\$25	\$130	\$80	\$60	\$25,431	X		



13709 West Research Drive, Suite 155  
Waubesa, Wisconsin 53226  
262-780-0232  
meadhunt.com

September 15, 2015

Dodge County Sheriff's Department  
124 West Street  
Juneau, WI 53039

Attn: Sheriff Dale Schmidt

Subject: Dodge County Detention Center  
Security System Upgrade & Replacement  
Juneau, WI

Dear Sheriff:

Upon review of the bids received 9/15/15 on subject job, it would be my recommendation to award the project to Elmstar Electric Corporation. The bid from Elmstar Electric has been reviewed and deemed complete.

We are also pleased that the bid from Elmstar Electric listed Accurate Controls (Ripon, WI) as the approved Div. 28 Security Electronics Contractor. We have worked with Accurate Controls on numerous projects over the years, and have always been pleased with the quality of their product and level of performance.

Congratulations on a successful bid. We look forward to beginning the construction phase of this project.

Sincerely,

A handwritten signature in black ink, appearing to read "Jeff Pronschinske".

Jeff Pronschinske  
Security Practice Leader  
MEAD & HUNT, Inc.

jp

cc: Dodge County Clerk – Karen Gibson  
Dodge County Administrator – Jim Mielke  
Dodge County Sheriff's Department Chief Deputy – Scott Smith



# BID TABULATION



**Project:**

Dodge County Detention Center  
 Security System Upgrade & Replacement  
 Juneau, WI

**Bid Date:** Tuesday, September 15, 2015 @ 12:00PM  
**Bid No.:** 1508

<b>PRIME CONTRACTORS:</b>	<b>Accurate Controls</b>	<b>Elmstar Electric</b>	<b>Sierra Detention</b>
<b>Bid Bond Included:</b>	Yes	Yes	Yes
<b>Addendum No. 1 Acknowledged</b>	Yes	Yes	Yes
<b>Addendum No. 2 Acknowledged</b>	Yes	Yes	Yes
<b>Base Bid Amount</b>	\$1,729,000.00	\$1,691,135.00	\$1,683,101.00
<b>Time of Completion</b> Base Bid: Actual Work Days	260	170	200
<b>Time of Completion</b> Base Bid: Calendar Work Days	365	240	300
<b>Alternate Bid No. 1</b> Summary: Reduce Courthouse Scope	(\$110,000.00)	(\$117,519.00)	(\$95,000.00)
<b>Alternate Bid No. 2</b> Summary: Include LEC in Scope	\$209,000.00	\$212,000.00	\$202,000.00
<b>Alternate Bid No. 3</b> Summary: Run Cable in Conduit - Jail	\$14,000.00	\$13,149.00	\$15,800.00
<b>Alternate Bid No. 4</b> Summary: Run Cable in Conduit - LEC	\$0.00	\$0.00	\$0.00
<b>Voluntary Alternate</b>	-	-	-
<b>Major Subcontractors:</b>			
<b>Detention Equipment:</b>	Valley Security	Valley Security	Sierra Detention
<b>Electrical:</b>	ElmStar Electric	ElmStar Electric	Elmstar Electric
<b>Security Electronics:</b>	Accurate Controls	Accurate Controls	Sierra Detention
<b>Others Acknowledged:</b>	-	-	-

## Security Electronics Upgrade Project

Figures and items from Mead & Hunt, IT Director Otto (Owner purchases), and Elmstar Electric bid.

2016	Security System Upgrade		Cost
Courthouse	Upgrade existing door control system		
	Expand existing card access system		
	Implement Centralized UPS		
	Upgrades to Baliff Stations		
	Expand existing duress alarm system		
	Upgrades to video surveillance system		
DCDF - Main Jail Bldg	Upgrades to existing door control system		
	Upgrades to existing voice comm. system		
	Upgrade to video surveillance system		
	Implement centralized UPS system		
		Elmstar Electric	
		Base Bid	\$1,691,135.00
		13.7% Contingency	\$232,716.84
Owner Purchases/Expenses	Mead & Hunt Consultant Fee_Const.Phase		\$18,500.00
	Video Storage Yr One Lease Payment		\$245,000.00
	UPS Unit		\$43,148.16
	VMS Camera licenses_DCDF		\$35,750.00
	Network switches and patch panels		\$35,000.00
	X-Ray Machine		\$30,000.00
		<b>Total</b>	<b>\$2,331,250.00</b>
		Allocated Sales	
		Tax Funds	\$2,331,250.00
		Difference	\$0.00
<b>2017 Remaining and Costs</b>	<b>Security System Upgrade</b>		<b>Cost</b>
	Replace Existing Timekeeping System	Maint will provide 2016	
	Expand video storage		\$405,415.00
	VMS Camera licenses_Courts		\$5,500.00
	Network switches and patch panels		\$10,000.00
		<b>Total</b>	<b>\$420,915.00</b>
<b>Elmstar Alternate Bid # 2: 2016</b>	<b>Security System Upgrade Pod J / LEC</b>		<b>Cost</b>
	Upgrade control room door lock system		
	Upgrade to existing door control systems		
	Upgrade to existing voice comm system		
		<b>Alt Bid Total</b>	<b>\$212,000.00</b>