

DODGE COUNTY BUILDING COMMITTEE MINUTES

Administration Building, Room 1H & 1I 127 East Oak Street, Juneau, WI 53039

Date: August 8, 2019

Call to order: The meeting of the Dodge County Building Committee was called to order by Chairman Dennis Schmidt at 3:00 p.m. on August 8, 2019 in Room 1H & 1I of the Dodge County Administration Building with the following members present: **Dennis Schmidt, Richard Fink, Mark Roesch, Kevin Burnett**

Roll Call and Non-Committee Member County Board Attendance: Jeff Caine

Also present: Russ Freber, Director of Physical Facilities; Phil McAleer, Assistant Director of Physical Facilities; Jim Mielke, County Administration; Jason Boeck, Lieutenant

Public Comment: None

Approval of the minutes from the July 11, 2019 meeting, and allow the Chairman to go out of order to efficiently conduct the meeting. A motion was made by Richard Fink and seconded by Kevin Burnett. Motion carried.

Discuss and Take Action to Hire CMG Plumbing Consulting Services a motion was made by Kevin Burnett and seconded by Richard Fink to hire CMG Plumbing Consulting to pinpoint flushing locations in the Dodge County Courthouse and the Dodge County Detention Facility. Add bypass in the Dodge County Detention Facility water room for flushing. Prepare bid documentation. Motion carried.

Discuss and Take Action to Hire a Consultant for the Law Enforcement Center (Angus Young) a motion was made by Richard Fink and seconded by Kevin Burnett to hire Angus Young to assess structural possibility to reuse the 1977 section of the Law Enforcement Center (J-Pod) with the 1959 section removed. Motion carried.

Discuss and Take Action to Purchase an F-250 Plow Truck a motion was made by Kevin Burnett and seconded by Mark Roesch to purchase a 2019 F-250 Truck in the amount of \$38,967. Motion carried.

Tour Highway Shop Property for Possible Storage Shed Needs this may be done at a later date.

Exterior Signs at the Dodge County Administration Building all the signs will be bid as one project next year. We will touch up existing signs.

Parking Lot Sink Holes at the Dodge County Courthouse two sink holes by storm sewer drains will be fixed next week.

Landscaping at the Henry Dodge Office Building is complete. The Highway Department poured curb to stop water from washing away soil.

Sprinkler Pipe Project at the Dodge County Courthouse is complete. There is nitrogen in the pipes. The pipes were replaced. Remaining pipes look good.

Preliminary 2020 Budget has just been started. Dodge County Courthouse LED lighting, Replace Pneumatic controls in the Dodge County Administration Building with DDC controls.

Maintenance Operations grass was planted at the Henry Dodge Office Building, Administration Building and the Dodge County Courthouse, looks good.

Future Agenda Items meeting times/dates for UW Extension room reservations. Committee meeting on August 22, 2019 to discuss Angus Young report. Assessment of relocating the vehicles currently parked at the Highway Department fuel pump area, east side.

Determine Next Meeting Date and Time Thursday August 22, 2019 at 3:00 p.m.

Adjournment:

There being no further business to come before this Committee, the meeting was adjourned by Chairman Dennis Schmidt at 3:55 p.m.

Respectfully submitted,

Cathy Houchin, Secretary

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

Lower Level Renovation

\$ 502,500

The summarizes the improvements included in the attached cost estimate:

- Site – new water laterals from street fire suppression; natural gas and electrical utilities.
- Demolition – removal of all interior improvements including walls; mechanical, electrical and plumbing systems.
- Interiors – build interior walls; cast concrete topping over floor; add garage catch basin and trench drain; epoxy floors in SWAT and Range room; paint new interior walls, acoustical ceilings in SWAT and Range room; insulated interior doors; gun cleaning counter and base.
- Fire suppression – new industrial coverage fire suppression system; fire extinguishers;
- Mechanical – make-up air unit and exhaust for vehicle storage area; heating and air-conditioning SWAT and Range rooms.
- Plumbing - garage catch basin and trench drain.
- Electrical – new service; distribution panels; transfer switch for emergency power from existing generator; convenience outlets and lighting.
- Fees and Development Expenses – general contractor fees including general conditions, overhead and profit and bonding expenses; construction contingency; development expenses for architectural, engineering and State review fees.

First Floor Interior Demolition

\$ 103,000

- Demolition – removal of all interior improvements including walls; mechanical, electrical and plumbing systems.
- Fees and Development Expenses – general contractor fees including general conditions, overhead and profit and bonding expenses; and contingency.

Add New Garage Door

\$ 57,700

The summarizes the improvements included in the attached cost estimate:

- Site – excavation and retaining walls for grade change to new door; new driveway from street to new garage door; exterior lighting.
- Demolition – removal of 12" cast-in-place concrete wall for new door opening.
- Exterior Enclosure – build new wall between man door and overhead door; new 16' x 9' insulated overhead door with opener; new 3' x 7' insulated man door.

- Electrical – power to new door operator and wiring of door controllers.
- Fees and Development Expenses – general contractor fees including general conditions, overhead and profit and bonding expenses; construction contingency; development expenses for architectural, engineering and State review fees.

New Storage Building \$843,400

The summarizes the improvements included in the attached cost estimate:

- Site – general site excavation; storm water management pond; extending water lateral; natural gas and electrical utilities; driveways; concrete aprons and bollards at exterior doors; landscaping (typically required within the City) and finished grading and seeding.
- Exterior Envelope – 100' x 60' pre-engineered metal building structure; pre-cast insulated concrete base 48" above floor at perimeter; 3" insulated metal wall panel exterior; standing seam metal roof system with R-38 batt roof insulation; (2) insulated man doors; and (2) 16' x 14' insulated overhead doors.
- Interiors – build interior block walls for Swat, Range room, furnace room and toilet room; 6" concrete floor; garage catch basin and trench drain; epoxy floors in SWAT and Range room; paint new interior walls; gypsum wallboard ceilings in SWAT, Range room, furnace and toilet room; insulated interior doors; gun cleaning counter and base.
- Fire suppression – new industrial coverage fire suppression system; fire extinguishers;
- Mechanical – make-up air unit and exhaust for vehicle storage area; heating and air-conditioning SWAT, Range room and toilet room.
- Plumbing - garage catch basin and trench drain; toilet and lavatory in toilet room, hose bibs in garage area.
- Electrical – new service; distribution panels; convenience outlets and lighting.
- Fees and Development Expenses – general contractor fees including general conditions, overhead and profit and bonding expenses; construction contingency; development expenses for architectural, engineering and State review fees.

First Floor Renovation \$ 1,248,500

The summarizes the improvements included in the attached cost estimate:

- Demolition – removal of all interior improvements including walls; mechanical, electrical and plumbing systems. Costs have been included in the item above 'First Floor Interior Demolition'.
- Exterior Envelope - construct new stair tower and infill opening from demolition of adjacent building with fixed glazed window.
- Interiors – build interior block and metal stud and GWB walls; interior finishes include painted walls; new floor finishes; acoustical, vapor resistant lay-in and printed concrete ceilings; interior doors; trim; minimal casework; and, personnel lockers.
- Fire suppression – new industrial coverage fire suppression system; fire extinguishers;
- Mechanical – roof mounted HVAC equipment with VAV boxes and controls; and, exhaust system for toilet and locker rooms.
- Plumbing – domestic water and wastewater systems; toilets; urinal and handwash sinks; electric water coolers; emergency eyewash stations; floor drain; showers, water softener system; and hot water heater.
- Electrical – convenience outlets; power to mechanical equipment; lighting; and data/telecommunications wiring.
- Fees and Development Expenses – general contractor fees including general conditions, overhead and profit and bonding expenses; construction contingency; development expenses for architectural, engineering and State review fees.

Budget Estimate

68190 Dodge County Day Enforcement Center

Lower Level Renovation 1.00

68190 Dodge County Day Enforcement Center				
Item Description			Sub-total	Cost / SF
Site			\$8,300	\$0.80 1.8%
Utilities		\$8,300		
Demolition			\$84,400	\$8.17 18.1%
Buildings		\$84,400		
Structure			\$75,000	\$7.26 16.1%
Concrete		\$50,600		
Masonry		\$24,300		
Interior Construction			\$20,400	\$1.98 4.4%
Base Materials		\$2,400		
Ceiling Finishes		\$1,600		
Flooring		\$7,900		
Interior Doors		\$5,000		
Wall Finishes		\$3,600		
Specialties			\$3,900	\$0.38 0.8%
Casework		\$3,100		
Fire Extinguishers and Cabinets		\$800		
Fire Protection Systems			\$26,400	\$2.56 5.7%
Wet & Dry Systems		\$26,400		
Mechanical			\$95,800	\$9.28 20.6%
Exhaust		\$10,400		
Heating, Ventilation & A/C		\$82,200		
Natural Gas		\$3,100		
Plumbing			\$4,100	\$0.40 0.9%
Domestic Systems		\$4,100		
Electrical			\$63,400	\$6.14 13.6%
Lighting		\$35,800		
Power		\$8,400		
Service and Distribution		\$19,200		
Total Budget before General Contractor markups			\$381,700	\$36.97 82.0%
General Conditions	7.00% X	\$381,700 =	\$26,700	
Bonds	1.50% X	\$408,400 =	\$6,126	
General Contractor O and P	7.00% X	\$414,526 =	\$28,600	
Bid Day Budget			\$443,100	\$42.92 95.2%
Construction Contingency	5.00% X	\$443,000 =	\$22,200	
Construction Budget			\$465,300	\$45.07 100.0%
Project Development Expenses	8.00% X	\$465,300 =	\$37,200	
Project Budget			\$502,500	\$48.67

Budget Estimate

68190 Dodge County Day Enforcement Center

Add Garage Door 1.01

68190 Dodge County Day Enforcement Center				
Item Description			Sub-total	Cost / SF
Site			\$24,600	\$246.00 46.0%
Excavation		\$5,500		
Improvements		\$17,900		
Lighting		\$1,200		
Demolition			\$11,500	\$115.00 21.5%
Selective		\$11,500		
Structure			\$1,100	\$11.00 2.0%
Masonry		\$1,100		
Exterior Enclosure			\$6,600	\$66.00 12.4%
Doors and Windows		\$6,600		
Total Budget before General Contractor markups			\$43,700	\$437.00 81.8%
General Conditions	7.00% X	\$43,700 =	\$3,100	
Bonds	1.50% X	\$46,800 =	\$702	
General Contractor O and P	7.00% X	\$47,502 =	\$3,300	
Bid Day Budget			\$50,800	\$508.00 95.1%
Construction Contingency	5.00% X	\$51,000 =	\$2,600	
Construction Budget			\$53,400	\$534.00 100.0%
Project Development Expenses	8.00% X	\$53,400 =	\$4,300	
Project Budget			\$57,700	\$577.00

Budget Estimate

68190 Dodge County Day Enforcement Center

New Storage Building 1.03

68190 Dodge County Day Enforcement Center

Item Description		Sub-total	Cost / SF	
Site		\$74,100	\$12.35	9.5%
Excavation	\$16,100			
Improvements	\$26,000			
Landscaping	\$14,000			
Lighting	\$4,100			
Utilities	\$14,000			
Structure		\$235,000	\$39.17	30.1%
Concrete	\$119,700			
Masonry	\$45,900			
Steel	\$69,300			
Roof System		\$60,200	\$10.03	7.7%
Insulation	\$21,400			
Roofing	\$38,700			
Exterior Enclosure		\$88,900	\$14.82	11.4%
Doors and Windows	\$24,100			
Exterior Finishes	\$59,600			
Insulation	\$5,200			
Interior Construction		\$47,900	\$7.98	6.1%
Base Materials	\$0			
Ceiling Finishes	\$9,000			
Flooring	\$29,300			
Wall Finishes	\$9,600			
Specialties		\$3,900	\$0.65	0.5%
Casework	\$3,100			
Fire Extinguishers and Cabinets	\$800			
Fire Protection Systems		\$16,500	\$2.75	2.1%
Wet & Dry Systems	\$16,500			
Mechanical		\$73,800	\$12.30	9.5%
Exhaust	\$6,500			
Heating, Ventilation & A/C	\$64,200			
Natural Gas	\$3,100			
Plumbing		\$7,800	\$1.30	1.0%
Domestic Systems	\$7,800			
Electrical		\$45,000	\$7.50	5.8%
Lighting	\$26,900			
Power	\$6,100			
Service and Distribution	\$12,000			

68190 Dodge County Day Enforcement Center

Item Description				Sub-total	Cost / SF
Total Budget before General Contractor markups				\$653,100	\$108.85 83.6%
General Conditions	7.00% X	\$653,100	=	\$45,700	
Bonds	1.50% X	\$698,800	=	\$10,482	
General Contractor O and P	7.00% X	\$709,282	=	\$48,900	
Bid Day Budget				\$758,200	\$126.37 97.1%
Construction Contingency	3.00% X	\$758,000	=	\$22,700	
Construction Budget				\$780,900	\$130.15 100.0%
Project Development Expenses	8.00% X	\$780,900	=	\$62,500	
Project Budget				\$843,400	\$140.57

Budget Estimate

68190 Dodge County Day Enforcement Center

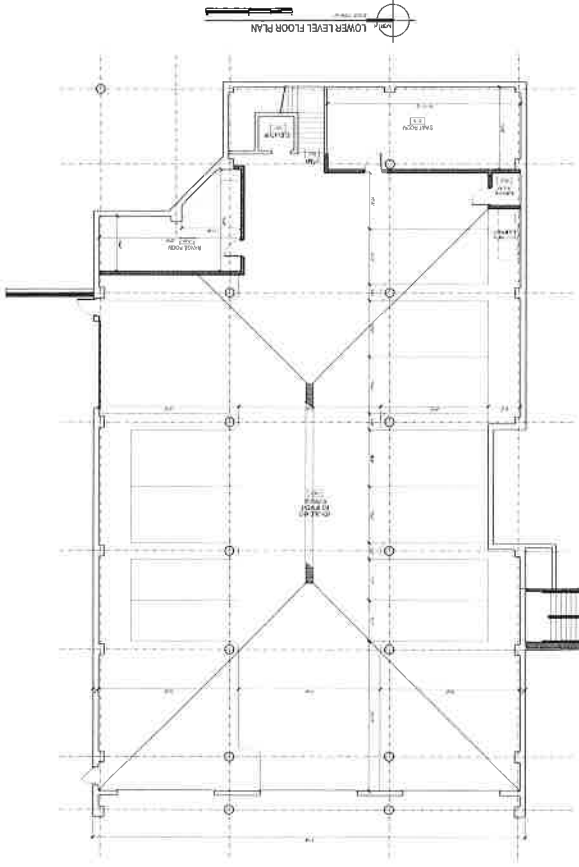
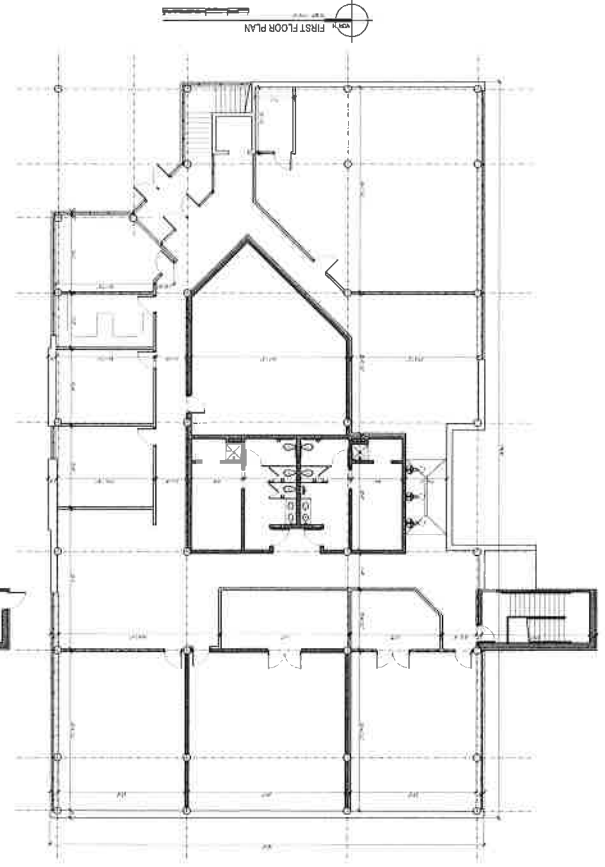
First Floor Renovation 1.02

68190 Dodge County Day Enforcement Center

Item Description		Sub-total	Cost / SF	
Demolition		\$84,400	\$8.17	6.7%
Buildings	\$84,400			
Structure		\$203,300	\$19.69	16.2%
Concrete	\$33,800			
Masonry	\$169,500			
Steel	\$0			
Roof System		\$600	\$0.06	0.0%
Accessories	\$600			
Insulation	\$0			
Roofing	\$0			
Exterior Enclosure		\$6,300	\$0.61	0.5%
Doors and Windows	\$3,500			
Insulation	\$2,300			
Sealants	\$400			
Interior Construction		\$187,800	\$18.19	15.0%
Base Materials	\$4,300			
Ceiling Finishes	\$23,000			
Flooring	\$48,900			
Framing and Furring	\$55,700			
Interior Doors	\$25,500			
Stair Systems	\$4,400			
Trim	\$8,400			
Wall Finishes	\$17,500			
Specialties		\$20,100	\$1.95	1.6%
Casework	\$4,700			
Fire Extinguishers and Cabinets	\$800			
Locker Room Equipment	\$14,600			
Fire Protection Systems		\$29,500	\$2.86	2.4%
Wet & Dry Systems	\$29,500			
Mechanical		\$255,800	\$24.77	20.4%
Exhaust	\$1,100			
Heating, Ventilation & A/C	\$247,900			
Natural Gas	\$6,800			
Plumbing		\$96,600	\$9.36	7.7%
Domestic Systems	\$96,600			
Electrical		\$141,900	\$13.74	11.3%
Communications	\$25,700			
Lighting	\$84,400			
Power	\$21,100			
Service and Distribution	\$10,800			

68190 Dodge County Day Enforcement Center

Item Description				Sub-total	Cost / SF
Total Budget before General Contractor markups				\$1,026,500	\$99.42 82.0%
General Conditions	7.00% X	\$1,026,500	=	\$71,900	
Bonds	1.50% X	\$1,098,400	=	\$16,476	
General Contractor O and P	7.00% X	\$1,114,876	=	\$76,900	
Bid Day Budget				\$1,191,800	\$115.43 95.2%
Construction Contingency	5.00% X	\$1,192,000	=	\$59,600	
Construction Budget				\$1,251,400	\$121.20 100.0%
Project Development Expenses	8.00% X	\$1,251,400	=	\$100,100	
Project Budget				\$1,351,500	\$130.90



PRELIMINARY - NOT FOR CONSTRUCTION

A100

PROJECT NO. 18-001
 ARCHITECT J. H. HARRIS
 ENGINEER J. H. HARRIS
 OWNER DODGE COUNTY
 DATE 11/14/18

DODGE COUNTY LAW ENFORCEMENT
 VEHICLE STORAGE AND TRAINING
 DODGE COUNTY
 JUNEAU, WISCONSIN

DATE:	DESCRIPTION:

ANGUS YOUNG
 ARCHITECTS
 1000 W. WISCONSIN ST.
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