



Columbia County Ad Hoc Building Committee Minutes January 27, 2016

Members present: Kirk Konkol, Andy Ross, Teresa Sumnicht, Fred C. Teitgen, Mike Weyh
Ex officio Members present: Mary Cupery, Vern E. Gove

Also in attendance during all or portions of the meeting: Kurt Calkins, John Hartman, Sue Moll, Shonna Neary, Joe Ruf, Cory Wiegel, Dawn Woodard; Ron Locast (Potter Lawson); Tanner Davis, John Feller (Findorff); Lyn Jerde (Portage Daily Register)

The meeting of the Ad Hoc Building Committee was called to order by Chair Konkol at 1:01 p.m. The meeting was properly noticed as required by the Wisconsin Open Meetings Law. The meeting was held in Meeting Room 1 at the Administration Building, 400 DeWitt Street, Portage, WI.

Approve Agenda

Motion by Ross to approve the agenda as published. Second by Teitgen. Motion carried.

Approve Minutes

Motion by Teitgen to approve the December 22, 2015 and January 20, 2016 minutes of the Ad Hoc Building Committee. Second by Ross. Motion carried.

Vouchers/Expenditure Report

Motion by Teitgen to approve the Expenditure Report for 12/19/15-1/21/16. Second by Weyh. Motion carried. A Summary of Building Projects-Phase I, Through January 21, 2016 was distributed by email to the Committee.

Update on Property Acquisitions & FSA/NRCS Space Needs and Lease Terms

Motion by Teitgen to go into closed session pursuant to Wisconsin State Statute Section 19.85(1)(e) "Deliberating or negotiating the purchasing of public properties, the investing of public funds, or conducting other specified public business, whenever competitive or bargaining reasons require a closed session" [Update on Property Acquisitions; FSA/NRCS Space Needs and Lease Terms]. The Committee will return to open session. Second by Ross. Roll call vote was unanimous. The Ad Hoc Building Committee went into closed session at 1:02 p.m. with Konkol, Ross, Sumnicht, Teitgen, Weyh, Cupery, Gove, Moll, Neary and Ruf attending. Calkins, Locast, Davis and Feller also joined the meeting.

Motion by Teitgen to return to open session. Second by Weyh. Motion carried. The Ad Hoc Building Committee returned to open session at 2:14 p.m.

Motion by Teitgen to eliminate the office space for FSA and NRCS and remodel the area originally designated for the NRCS office for the Columbia County Economic Development Corp. (CCEDC) office. The basement could be considered for FSA/NRCS offices in the future. Second by Ross. Motion carried.

Lighting

A letter from KJWW dated January 26, 2016 was distributed in response to Wiegel's request to have 5000k lamps in lieu of 4100k lamps. Examples of light color temperature will be viewed at the Law Enforcement Center before a decision will be made. Wiegel's suggestion to install LED lamps with florescent fixtures instead of LED fixtures with LED lamps was considered. Wiegel stated the entire LED fixture would need to be replaced when an LED lamp goes out versus only replacing the LED lamp in a florescent fixture. Potter Lawson will identify where the proposed LED fixtures are to be installed and the ceiling type. This will be reviewed on February 24th.

Architect Update

Locast gave an update on the courthouse remodeling project. The preliminary project schedule and space needs assessment (without space needs for Child Support) was distributed. Locast will work with the County Clerk to coordinate meetings with the department heads to review space needs. Locast stated space for a fourth courtroom and security issues will be a challenge.

Construction Manager Update

The bid process was reviewed. Moll stated her office is ready to receive bids and explained the procedure should there be a waiting line at the Noon deadline, in which case, all bids from bidders in line by Noon would be accepted. The Committee determined non-conforming bids (bids without a bid bond, partial bids, or bids received after the deadline) would not be read at the bid opening. The Committee also determined if only one bid is received for a package, Findorff would review the bid and if the amount is within the estimated budget, the contract would be considered, if over the estimated budget, the package would be re-bid.

Davis gave a project update stating the demolition is about 85% complete and should be completed by next week, which is on track with the schedule.

The Groundbreaking Ceremony will be held on February 3rd, weather permitting.

Konkel stated the County is working on the DNR permits for the structures crossing the canal and the land easements and canal dredging agreement are in progress.

Set Next Meeting Dates

The next meeting will be held on January 28, 2016 at 2:30 p.m. (following the bid opening), in the basement classroom at the Law Enforcement Center, to review the Earthwork and Structure bid proposals. Meetings were also scheduled for February 9, 2016 at 1 p.m. in Meeting Room 1 at the Administration Building, to review all remaining bid proposals (Teitgen requested to join the meeting by Skype), and February 24, 2016 at 1 p.m. in Meeting Room 1 at the Administration Building (Ross may join the meeting by Skype).

Motion by Ross to adjourn the meeting. Second by Teitgen. The meeting adjourned at 3:17 p.m.

Respectfully Submitted,



Mike Weyh

Ad Hoc Building Committee Secretary

These minutes were recorded by Susan M. Moll, County Clerk.