



Columbia County Ad Hoc Building Committee Minutes May 18, 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: James E. Foley, Kevin Kessler, John Hartman, Sue Moll, Shonna Neary, Joe Ruf, Dawn Woodard; Ron Locast and Mike Lynch (Potter Lawson); Tanner Davis, John Feller, and Steve Klaven (Findorff); Lyn Jerde (Portage Daily Register)

The meeting of the Ad Hoc Building Committee was called to order by Chair Konkol at 3:01 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 Sumnicht to approve the agenda as published. Second by Weyh. Motion carried.

Approve Minutes

Motion by Ross to approve the May 5, 2016 minutes of the Ad Hoc Building Committee. Second by Sumnicht. Motion carried.

Vouchers/Expenditure Report

No action taken.

Plan Commission Update on Alley Vacating

Konkol reported the City Plan Commission approved the request to vacate an alley between the Courthouse and neighboring church. The County will meet with church elders on May 19th at 7 pm to agree on a plan to proceed with vacating the alley.

Canal Dredging Update

Klaven informed the Committee the contracts have been drafted and given to Ruf for review. The tentative start date to begin dredging the canal is May 31st.

Construction Manager

Construction Progress Update

Davis gave an update on the construction process, stating the steel should be completed for the Administration Building by the first week of June and the decking should be poured starting next week. Masonry shafts at the Health and Human Services Building will be constructed by the end of May with structural steel to start in mid-June.

BIM Update

Davis reported BIM meetings to address issues have been held twice a week, lasting 3-4 hours each. Klaven indicated a challenge with the spread footings for the connector. A redesign is being worked on.

A solution may be to install micro-piles. A similar redesign may also be required for the pedestrian bridge.

Construction CCO, Payments

Klaven reported Findorff has received two payments so far and all is going good.

Potter Lawson Contract for DHIA/Maintenance Building Engineering

Locast explained the \$12,500 contract for the DHIA/Maintenance Building were costs associated with the engineering work completed by General Engineering Company (approximately \$11,500), and the re-design work by Potter Lawson.

Motion by Teitgen to approve the contract for additional services for the DHIA/Maintenance Building. Second by Ross. Motion carried.

Locast stated the next step would be for the County to request proposals for a metal building. Findorff will work with Potter Lawson to draft an RFP, with the scope of work, for the County. Findorff could also provide a contact list of vendors for the project. The Design Build Company awarded with the contract would take the lead on any rezone requests with the City. Potter Lawson will meet with the Plan Commission on July 18 to discuss the plan and setbacks with final approval possible in September.

Architect Update

Courthouse Designs, Options, Scheduling, Costs

Locast stated Findorff has received the schematic design documents and started with the cost estimates for the courthouse remodeling project based on the plan design approved to date. Findorff will present the cost estimates at the next meeting on June 16th. Locast pointed out the scope of the project has grown from the original master plan scope. Value engineering will be done if cost estimates are too high. Locast has met with all the departments for their office design layout and preliminary work has started on the layout design for the courtrooms. No change in scheduling from the previous meeting. The project is at schematic design now.

County Board Presentation

Locast will give a presentation on courthouse remodeling project to the County Board. The presentation was emailed to the committee members for review.

Next Meeting Date

The next meeting will be held on June 16th at 1 p.m. in Meeting Room 1 at the Administration Building. Cost estimates for the courthouse remodeling project will be presented. Additional meeting dates were scheduled for June 30th at 1 p.m. (mechanical, engineering, plumbing); July 14th at 1 p.m. (design development); and July 28th at 1 p.m. (interior design). All meetings will be held at the Administration Building in Meeting Room 1.

Motion by Ross to adjourn the meeting. Second by Weyh. The meeting adjourned at 3:42 p.m.

Respectfully Submitted,



Mike Weyh
Ad Hoc Building Committee Secretary