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Columbia County Ad Hoc Building Committee Minutes August 10, 2017

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, Barry Pufahl, John Hartman, Judge Hepler, Sue Moll, Shonna Neary, Joe Ruf, Judge Voigt, Cory Wiegel; Tanner Davis and Steve Klaven (Findorff); Ron Locast (Potter Lawson); 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 at the Administration Building, Meeting Room 115, 112 E. Edgewater Street, Portage, WI.

Approve Agenda

Motion by Ross to approve the revised agenda as published with the request to change the order of items presented. Second by Teitgen. Motion carried.

Approve Minutes

Motion by Weyh to approve the July 26, 2017 minutes of the Ad Hoc Building Committee. Second by Ross. Motion carried.

Vouchers/Expenditure Reports

Motion by Weyh to approve the Capital Projects Expenditure Report for 7/21/17-8/3/17. Second by Ross. Motion carried.

Neary reviewed the budget transfer requests. The transfer of funds increased the funding shortage to \$619,325 based on projected costs, a difference of \$97,842 increase from the previously reported funding shortage.

Motion by Ross to approve requested budget transfers as presented. Second by Weyh. Motion carried.

The Summary of Building Projects-Phase I/II/III-Owner Costs Through August 4, 2017 was distributed by email to committee members.

The Administration and Health and Human Services Owner Contingency Tracking Report tracked by Findorff was also distributed by email to committee members.

Construction Manager Update Courthouse: Schedule and Construction Activities

Davis reported demolition is almost complete on the three buildings next to the courthouse.

Courthouse Updates and Costs: Asbestos, Security and Courtroom Wood Paneling

Davis stated the additional asbestos report indicated no additional asbestos was found. The original asbestos test report remains unchanged.

Locast gave an update on a meeting held last Thursday at the remodel site. The wood paneling was reviewed. He stated the goal is to salvage as many wood panels as possible and refinish them to match the new panels. The Courtroom seals will be salvaged, if damaged, they could be replicated using a foam product. Six marble panels were removed, only one panel was salvaged. The contractors will change their technique to try and salvage additional marble panels.

A decision on the security revisions are still pending. The total cost of the revisions was \$15,000. Davis stated the infrastructure costs are approximately \$1,300. This would include power, data, jacks, and installation. The casework and computer equipment could be added later.

Motion by Teitgen to approve moving forward with the infrastructure only at the security station at cost of \$1,300. Second by Weyh. Motion carried.

Administration, Health and Human Services Punch List Items and Costs: Begin Closeout of Costs

The final punch list of items is being worked on. Klaven will generate an updated report for review at the next meeting. Locast stated the pending furniture items should be resolved by the next meeting.

Konkel would like to closeout the costs for the Health and Human Services and Administration buildings. He stressed no new items should be added to the building costs, with the exception of the current punch list items. Konkel also announced the first payment from Focus on Energy was received in amount of \$14,000, with an additional payment of approximately \$26,000 to be received soon. They are also working with Gerke Construction on a final bill to submit to the City.

Maintenance Building Closeout

Konkel stated the maintenance building has been completed and the landscaping will be finalized soon. The County is waiting for lien waivers from Harmony Construction before making the final payment.

Update on Land Purchase

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 Land Purchase]. The Committee will return to open session. Second by Weyh. Roll call vote was unanimous. The Ad Hoc Building Committee went into closed session at 1:49 p.m. with Cupery, Foley, Gove, Konkel, Pufahl, Ross, Sumnicht, Teitgen, Weyh, Moll, Neary, Ruf, Davis, Klaven and Locast attending.

Motion by Teitgen to return to open session. Second by Ross. Motion carried. The Ad Hoc Building Committee returned to open session at 2:16 p.m.

Next Meeting Date

The next meeting will be held on August 24, 2017 at 1 p.m. in Meeting Room #115 at the Administration building. A meeting was also scheduled for September 7, 2017 at 1 p.m. in Meeting Room #115 at the Administration building.

Motion by Weyh to adjourn the meeting. Second by Teitgen. The meeting adjourned 2:22 p.m.

Respectfully Submitted,



Mike Weyh
Ad Hoc Building Committee Secretary