

**UNAPPROVED MINUTES OF THE
BUILDING COMMITTEE MEETING HELD
October 11, 2022 – 4:00 p.m.**

**STATE OF WISCONSIN
COUNTY OF PIERCE**

**} County Board Room; Courthouse Annex
124 N. Oak St., ELLSWORTH, WI**

2022 - 11

1) Meeting Convened

The Pierce County Building Committee met in the County Board Room of the Pierce County Courthouse, Ellsworth, WI. Also met virtually online via Google meetings. Chairman Scott Bjork called the meeting to order at 4:00 p.m.

1a) Those Present

A quorum was established acknowledging 5 members present.

Members present:

Jim Ashbach	District #2
Mike Kahlow	District #6
Scott Bjork	District #7
Dale Auckland	District #12
Jerry Kosin	District #15

Absent/Excused:

Also present: Jerry Forss-Maintenance Supervisor, Jason Matthys-Administrative Coordinator, Jamie Feuerhelm-County Clerk, Greg Weaver-Data Analyst, Matt Kelly-Fair Groundskeeper, Bob Harrington-Braun Intertech, Steve Pott-PSC Alliance.

1b) Public Comment

None.

2) Agenda Adopted

Motion by M. Kahlow/J. Kosin to approve the agenda as presented; motion carried unanimously.

3) Minutes Approved

Motion by J. Kosin/M. Kahlow to approve minutes of Aug. 8th & Sept. 13th, 2022 meeting; motion carried unanimously.

4) Discuss/take action on possible intermediary Courthouse Dome options to lessen the impact of moisture until a permanent repair happens

B. Harrington-Braun Intertech reviewed Dome repair options that could possibly be done by Maintenance staff or scaled as smaller projects that would help to lessen the moisture intrusion impact. Some of those items included balancing the mechanical system to closer to a neutral pressure rather than positive or negative pressures. Insulate & seal sky light, repair roof corners, insulate around windows & doors, seal cracks in masonry joints. Committee directed J. Forss to move forward with the things that staff could manage & contact Fisher Roofs to get guidance on repairing the roof. No action taken.

5) Discuss/take action to review tower shelter site construction bid results and award the bid to Civcon, LLC.

S. Pott-PSC Alliance reviewed bids for tower shelter project with Committee. He explained six companies submitted a bid for the project & that they all have experience with this kind of project. Bids were as follows: Structural Towers for \$418,000 + \$8400 for ground rings; Daniels Construction for \$617,760 + \$15,560 for ground rings; CivCon for \$352,596 + \$5600 for ground rings; Vinco for \$442,052 no bid for ground rings; Midwest Tower for \$522,504 + \$11,979 for ground rings; JDR Technologies for \$405,550.12 + \$23,400 for ground rings. Motion by M. Kahlow/J. Kosin to approve bid from CivCon to include ground rings at the three sites in the amount of \$358,196, contingent upon authorization of the additional funding needed; motion carried unanimously.

6) Discuss/take action to provide a recommendation to the ARPA Adhoc Committee for funding consideration to complete the Courthouse Dome Repairs

J. Matthys explained that the Dome repair project may likely be eligible to be considered for the County's ARPA funds but the decision to do so would be up to the ARPA Adhoc Committee. He suggested submitting a more specific request to the Adhoc Committee for consideration. Committee discussed previous options provided by Braun Intertec & reviewed at the Aug. 9th, 2022 meeting. Motion by M. Kahlow/J. Kosin to submit Option #1 of the "Domed Roof & Partial Masonry Assessment" Report submitted by Braun Intertec Corp. dated July 12, 2022, in the amount of \$4,825,000 + 20 % (Total of \$5,790,000), to the ARPA Adhoc Committee for funding consideration; motion carried unanimously.

7) Discuss/take action on setting Fairgrounds camping season dates

M. Kelly explained that there have been some instances when campers have rented a campsite on the Fairgrounds as a temporary residence because of transitioning to new or different housing. He added that there are no current date parameters that stipulate when camping is allowed throughout the year. He suggested an annual date of April 1st to October 31st for this activity, with the exception of during the Fair event or Old Car Club event. He added that the Fair Committee has yet to address the issue. Motion by M. Kahlow/J. Kosin to approve setting camping dates for Fairgrounds from April 1st to October 31st, & allow Fair Groundskeeper discretion for special circumstances, all contingent upon approval by Fair Committee; motion carried unanimously.

8) Discuss/take action to address the occasional insufficient damage deposits related to rental of the Fairgrounds

M. Kelly explained that a situation occurred where a group had an event & caused some damage to the grounds that exceeded the damage deposit submitted prior to the rental in order to make the proper repairs. He suggested possibly increasing damage deposits required. Committee discussed possible options to address the issue. Suggested was to have the Corp Counsel Office review rental contracts & add language requiring that proof of insurance includes coverage for property damage. Motion by J. Ashbach/M. Kahlow to approve submitting suggestions to Corp Counsel for review to add the requirement of property damage to insurance required when renting Fairgrounds property; motion carried unanimously.

9) Future agenda items

- Radio tower shelter project update
- Courthouse Dome project tour for Committee

10) Next Meeting Date

Next regular meeting set for Nov. 8th, 2022; 4 p.m.; County Board Room & remotely. Also, a special meeting scheduled for Oct. 25th at 5 p.m. in part for Committee tour of Courthouse Dome.

11) Adjournment

Meeting adjourned at 5:17 p.m. by motion of M. Kahlow/J. Kosin; motion carried unanimously.

Respectfully submitted by: Jamie Feuerhelm, County Clerk