

**PIERCE COUNTY
BUILDING COMMITTEE MEETING AGENDA
Tuesday, September 10, 2019 – 4:00 p.m.
Courthouse - County Board Room; 414 W. Main St. – Ellsworth, WI**

#	Action	Presenter
1.	Call to order 1a) Establish quorum 1b) Committee will receive public comment not related to agenda items	Chair
2.	Establish and adopt agenda.	Members
3.	Approve minutes of the August 13, 2019 meeting	Members
4.	Discuss Space Needs	Forss
5.	Discuss / Take action on bid for Courthouse Hail Damaged Roof Replacement	Forss
6.	Discuss / Take action on bid for Campus Hail Damaged Roof Replacements	Forss
7.	Discuss the Blue Building progress	Forss
8.	Fairgrounds Keeper Report	Kelly
9.	Maintenance Supervisors' Report	Forss
10.	Future Agenda Items	Members
11.	Next Meeting Date (2 nd Tuesday: Oct. 8th)	Members
12.	Adjourn	Members

A quorum of county board supervisors may be present.

9/04/19 cjk

**UNAPPROVED MINUTES OF THE
BUILDING COMMITTEE MEETING HELD
August 13, 2019 – 4:00 p.m.**

**STATE OF WISCONSIN
COUNTY OF PIERCE**



**County Board Room; Courthouse
414 W. Main St., ELLSWORTH, WI**

2019 - 07

1) Meeting Convened

The Pierce County Building Committee met in the County Board Room of the Pierce County Courthouse, Ellsworth, WI. Vice-Chairman Jerry Kosin called the meeting to order at 4:00 p.m.

1a) Those Present

A quorum was established acknowledging 3 members present; 2 excused.

Members present:

Mike Kahlow District #6
Scott Bjork District #7
Jerry Kosin District #15

Absent/Excused:

Dale Auckland District #12
Dan Reis District #13

Also present: Jerry Forss-Maintenance Supervisor, Matt Kelly-Fair Groundskeeper, Jamie Feuerhelm-County Clerk, & Jason Matthys-AC.

1b) Public Comment

None.

2) Agenda Adopted

Motion by M. Kahlow/S. Bjork to adopt agenda as presented; motion carried unanimously.

3) Minutes Approved

Motion by S. Bjork/M. Kahlow to approve minutes of the July 16th & 23rd, 2019; motion carried unanimously.

4) Discuss District Attorney space

J. Forss indicated that the DA wanted to do further research of available space, as well as making their space need known as ongoing until addressed.

5) Discuss space needs

J. Forss indicated that staff has removed a wall & cleaned up the office previously occupied by the Courthouse Security Officer. He indicated that there are no immediate plans for the space other than temporary usage by the scanning company contracted by the Register of Deeds for their scanning project. AC J. Matthys added that the future hope for that space would be to use as a conference room should a new County Board Room be identified & completed. This would allow the current County Board Room to be used by the Courts for hearings & court matters. No action taken.

6) Discuss / Take action on 2020 Maintenance Department Budget

J. Forss reviewed each page of the proposed budget with the Committee to include the Fairgrounds items. Motion by M. Kahlow/S. Bjork to approve 2020 Maintenance Dept. Budget as presented; motion carried unanimously.

7) Discuss / Take action on bid for east water way erosion at Law Enforcement Center

J. Forss explained that when this project was reviewed by Corp Counsel it was determined that the project should be bid out. He then contacted seven excavating companies to procure a bid & received two responses. They were as follows: PC Highway Dept. for \$6,151; & BS Construction for \$14,750. Motion by M. Kahlow/S. Bjork to approve bid from PC Highway Dept. in the amount of \$6,151 & forward request to Finance & Personnel Committee recommending funds from Sheriff's Office/Jail Building project be used to complete this project; motion carried unanimously.

8) Discuss the Blue Building progress

J. Forss indicated that a representative from Market & Johnson did look at the building & indicated that it was a feasible project, but no further contact or information from M&J has been received to this point. No action taken.

9) Discuss / Take action on rolling steps for secure paper storage areas

J. Forss stated that the ceilings are quite high in the former jail area now being remodeled for secured storage & that access ladders would be needed to reach the higher shelving. He recommended a rolling safety ladder with one ladder for each of the areas, totaling six. Four quotes were obtained as follows: Uline for \$2,346 + \$801.30 for shipping; Amazon for \$2,178.12 assembly required; Northern Tool & Equipment for \$3,167.94 + shipping & assembly; Grainger for \$4,103.28 assembly required. He recommended the Uline bid & that the department could pick up the ladders at their Hudson, WI location. Motion by M. Kahlow/S. Bjork to approve purchase of six rolling safety ladders from ULine-Hudson in the amount of \$2,346; motion carried unanimously.

10) Discuss / Take action on campus parking

J. Forss explained that parking at the Courthouse & PCOB buildings has been an issue for a number of years regarding enough space for public parking. He indicated that many of the public parking spaces are being used by employees. He further explained that he has created a color system for the parking spaces using four different colors. Spaces with yellow lines would be designated for public parking only. White line spaces for employee & public parking. Red line or "Reserved" spaces for designated personnel only; namely the Judge, Court Commissioner, & Law Enforcement primarily. Blue spaces are designated handicap only usage. Forss stated that notifying Dept. Heads & employees in the past about where they may park only lasted for a few weeks because there was no enforcement of the rules. He suggested a written warning to violators via a sticker placed on the vehicle indicating that the vehicle will be towed if parked in the public parking areas again. Committee discussed implementation & how to get the information out to all employees. Forss indicated that he would see that every employee would get a notification of the rules & consequences, & suggested beginning the new program in September, 2019. Motion by M. Kahlow/S. Bjork to proceed with parking plan to include the written warning then tow program; motion carried unanimously.

11) Fair Groundskeeper report

M. Kelly gave oral report of activities. He indicated that the fair was well attended, that the wet ground caused by Saturday's rain left some areas muddy & the grass damaged, but would be repaired & seeded. Report accepted by Committee.

12) Maintenance Supervisor report

J. Forss gave brief verbal summary of activities to include that it has been over 2000 days without an accident within the Dept. Report accepted by Committee.

13) Future Agenda Items

- Campus buildings roof repair bids
- Blue Building project

14) Next Meeting Date

Next regular meeting set for Sept. 10th, 2019 at 4 p.m.; County Board Room.

15) Adjournment

Meeting adjourned at 5:10 p.m. by motion of M. Kahlow/S. Bjork; motion carried unanimously.

Respectfully submitted by: Jamie R. Feuerhelm, Pierce County Clerk

09/10/19 BCM Packet Material

#4 – Space Needs. Work on the secured paper storage area continues.

No other new space requests at this time.

#5 – Courthouse Roof. I advertised for bids and received one bid and that was from Fischer Roofing for \$174,782.00. The insurance company is going to give full replacement dollars for this roof.

I will be asking for a motion to except the bid from Fischer Roofing with the funding to come from the insurance company.

#6 – Campus Hail Damaged Roofs. I advertised for bids on the theses roofs and received one bid from Bruce Andrews Seamless Gutters for \$883,808.25. The insurance company is not going to pay for all of the roof replacement costs. At this time I don't have all of the final information.

I would make a motion to except the bid from Bruce Andrews Seamless Gutters contingent on getting the final dollar amount paid to us by the insurance company and where the balance of the funding will come from.

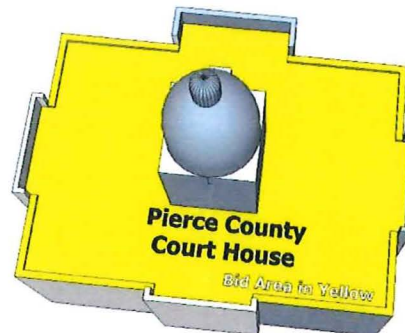
#5 Courthouse Roof

Bid for: Pierce County Courthouse – Hail Damaged Replacement Roof
Project Location: 414 W. Main St, Ellsworth, WI 54011
Contact Person: Jerry Forss
Phone: (715) 273-3531
Mailing Address: 428 W. Grove St, PO Box 119, Ellsworth, WI 54011
Email: jerry.forss@co.pierce.wi.us
Rough Size: 6,800 sqft
Work Description: Tear off existing roof and install new system



We appreciate the opportunity to handle your roofing needs regarding the replacement of the roof on your building at the above noted location. As an authorized I.B. and GAF Contractor, we would like to offer the following recommendations and proposals.

Tear off all old roofing
Install (2) inch EPS SP insulation (R-8.5)
Install (2) inch EPS insulation (R-8.25)
Install mechanically attached roof system
Install custom fabricated deck sheet
Install custom fabricated stack and curb flashings
Install I.B. wall flashing membrane 6" to 12" high & terminate
Remove existing electrical conduit buried in spray foam
Install new electrical conduit to make roof lighting fully functional
Install (7) I.B. two-way vents
Install new 2"x10" wall cap nailer board
Install custom metal wall cap
Install membrane under metal wall cap
Remove unused sleepers curbs & stacks
Install membrane up and over wall as required.
(8) Dumpster(s) included for roof debris & clean up
Snow removal not included
Inspect finished installation and certify completion
Note: Ponding water and uphill seam laps are normal occurrences on flat and low slope roof systems.



Fischer Companies, Inc. Will complete the project as described in this proposal for: (initial your choice below)

Electrical Condit and equipment removal and reinstallation to existing condition **\$8865.00**

80 mil I.B. CPA, Roof System **\$165,917.00**

(IB's Free 25 year Warranty)

TERMS AND CONDITIONS

This contract includes all labor and materials, cleanup of project site, IB's Free Material Commercial Warranty, worker's compensation and public liability insurance. The owner is to carry fire, tornado, liability and all other necessary insurance on the above property. This bid assumes the structure is sound. If there are unforeseen problems, such as rotten roof decking, structural deterioration, etc. which must be corrected, or if any type of hazardous materials are discovered (Examples: coal tar, asbestos, etc.), property owner will be contacted and additional fees and charges will be incurred.

1. Change orders altering this proposed description will be executed only on written agreement stating the labor and material cost or an agreed on bid amount. All future work will be halted regardless of consequence if the additional work / change order is not signed and authorized. Note: Change orders frequently result in a changed price, and a pre-payment will be required before work will be performed. Verbal agreements are not binding and will not be honored.
2. A 1.5% per month finance fee will be charged on the balance overdue, and a 3% fee on any credit card payments.
3. Fulfillment of this work will be accomplished, unless there are acts beyond our control such as poor weather, union interference, accidents, etc.
4. This bid can be withdrawn by us at any time prior to starting the actual work.
5. Fischer Companies and its associates will not be held liable for unforeseen mishaps such as screws piercing water pipes, electrical conduit, wires of any kind, equipment damage, problems associated with undetected wet or deteriorated areas, etc. or the problems, situations or costs that may arise from the mishaps or their repairs.
6. Great care and normal and customary precautionary measures, (at Fischer's discretion) will be taken to minimize any type of damage during the re-roofing process. Fischer Companies Inc. and its associates will not be held liable for interior or exterior water damage or building damage prior to, during roof replacement, or after the roof is replaced, or any mold or mildew issues or costs incurred from mold or mildew remediation at any time regardless of so called negligence.
7. Building or roofing permits acquired by building owner. (The cost of the building permit is not included in the bid.)
8. The costs of re-aligning satellites or raising or altering equipment on the roof aren't included in this bid.
9. This bid does not include prevailing wage, if prevailing wages are required add 15% to the accepted bid amount.

This proposal of work for Jerry Forss is respectfully submitted by:

Tim Fischer, President

Date

8/27/19

Acceptance of bid:

The above prices, specifications and conditions are satisfactory and are hereby accepted. Fischer Companies, Inc. is authorized to do the work as specified. **Payments (negotiable if necessary) will be made as follows: 50% to be paid 30 days before estimated start date and the balance is due five days after Fischer Companies completes the roof installation and our (Fischer Companies) final inspection.**

Property Owner or Authorized Person's Signature

Date

(To Accept: Sign and Mail or Fax back to Fischer Companies.)



Jerry Forss <jerry.forss@co.pierce.wi.us>

Fwd: Pierce County

1 message

Wanda Kinneman <kinneman@co.pierce.wi.us>
To: Jerry Forss <jerry.forss@co.pierce.wi.us>

Wed, Sep 4, 2019 at 10:30 AM

fyi...Wanda

----- Forwarded message -----

From: **Mark Koch** <mkoch@aegis-wi.com>
Date: Wed, Sep 4, 2019 at 10:13 AM
Subject: RE: Pierce County
To: Wanda Kinneman <kinneman@co.pierce.wi.us>

Good Morning Wanda,

Please find attached the spreadsheet showing the quoted bid amounts from Andrews Seamless Gutters. I have applied appropriate depreciation to the individual structures. As we have previously discussed, the roofs that are over 15 years old are insured on an actual cash value bases.

The courthouse is not shown in the spreadsheet.

Courthouse bid is \$174,782 with depreciation in the amount of \$13,108.65 for an ACV amount of \$161,673.35. There is recoverable depreciation in the amount of \$13,108.65 on the courthouse when work is completed.

Call me is you have questions, 608-797-7547.

Thanks,

Mark Koch

Aegis Corporation – La Crosse Office

From: Wanda Kinneman [mailto:kinneman@co.pierce.wi.us]
Sent: Tuesday, September 3, 2019 11:22 AM
To: Mark Koch <mkoch@aegis-wi.com>; Laurie Cisewski <lcisewski@aegis-wi.com>
Subject: Pierce County

#6 Campus Roofs

Bruce Andrews Seamless Gutters, LLC
PO BOX 39
Bay City WI 54723
715-448-2200
office@thebestgutters.com

August 14, 2019

To: Pierce County Building Committee
RE: Pierce County Campus Buildings
Hail Damages Roof Replacement
428 W. Grove Street; PO Box 119
Ellsworth WI, 54014

RE: Interest to BID; Pierce County Campus Buildings- Hail Damages

Dear Committee,

With reference to your invite to bid on the Pierce County Campus Buildings- Hail Damages; enclosed you will find the following information; 29 bids for Metal & Asphalt shingle roofing, Metal Siding, Seamless gutters, and other exterior finishing. These bids will included full replacement with material, labor, equipment and debris haul away. We have also included the specifications of all materials being used on site, as well as the warranties we would offer.

Bruce Andrews Seamless Gutters, LLC (BASG) would like to be considered as a candidate for the construction and re-roofing project. Over the last few months we have spent many hours compiling information for these enclosed bids, and have met with adjusters, taken pictures, and sent in items for review. We have also previously been contracted to do various projects for the Pierce County buildings including this calendar year and prior years as well.

BASG has been in business in residential and commercial exterior construction for over 20 years and have the knowledge and experience to perform excellent workmanship for the enclosed project list. We are also backed by our ACM manufactures with an additional 10 yr. workmanship warranty for all aluminum finishing. We have a Lifetime Transferable warranty on all LeafLock Gutter Protection systems, and also carry additional extended warranties if needed on all of our roofing components.

BASG have been granted various awards over the years from Angie's List, Home Advisor and carry a very high accreditation and referral rating with the local community. In the last 6 years we have grown our service market and the volume of our business has increased along the way as well.

We have allotted a timeframe of approximately 40 business calendar days for this project and will reference this calendar if awarded the project. We have noted the project completion date of April 30th 2020.

Please consider us for the project of the Pierce County Campus Buildings. It would be our pleasure to work with you on this project. If the committee has any questions or would like to set up a meeting, we would be happy to set this up at any time.

Thank you for your consideration and time,

Sincerely,



Bruce Andrews
Bruce Andrews Seamless Gutters, LLC

[illegible]

Pierce County losses

Structure	Number	Contractor Estimate	Depreciation (Age)	ACV	Age for ACV	Anticipated Final Claim Expense
4H Food Stand	Building #22	\$9,958.00	\$7,212.75	\$2,745.25	over 15	\$2,745.25
Beldenville	Building # 40	\$20,670.00	\$7,392.73	\$13,277.27		\$20,670.00
Blue Barn	Building # 33	\$77,758.00	\$38,294.14	\$39,463.86	over 15	\$39,463.86
Can Shed	Building #15	\$1,494.00	\$537.58	\$956.42		\$956.42
Cattle Arena	Building #34	\$110,855.00	\$44,039.44	\$68,815.56	over 15	\$68,815.56
Dog Shed	Building #36	\$1,114.00	\$707.19	\$406.81	over 15	\$406.81
Drewiski Barn	Building #35	\$72,618.00	\$25,570.45	\$47,047.55	over 15	\$47,047.55
Dump Station	Building #11	\$606.00	\$46.30	\$559.70	over 15	\$559.70
Electrical Building 26	Building # 26	\$3,094.00	\$1,323.86	\$1,770.14		\$1,770.14
Electrical building 8	Building #8	\$750.00	\$155.47	\$594.53		\$750.00
First Aid Building	Building # 5	\$3,442.50	\$1,323.86	\$2,118.64		\$3,442.50
Frier Schoolhouse	Building #14	\$15,407.00	\$6,491.20	\$8,915.80	over 15	\$8,915.80
Grandstands	Building # 1	\$5,730.00	\$1,523.02	\$4,206.98	over 15	\$4,206.98
Home EC Building	Building # 21	\$23,058.00	\$10,013.05	\$13,044.95		\$23,058.00
Horse Announcer stand	Building # 30	\$2,603.00	\$1,027.68	\$1,575.32	over 15	\$1,575.32
Horse Barn	Building # 2	\$65,358.00	\$42,413.46	\$22,944.54	over 15	\$22,944.54
Human Services Building	Building # 44	\$170,863.00	na	na		\$170,863.00
Kenny Hines Building	Building # 3	\$39,952.50	\$2,946.60	\$37,005.90		\$37,005.90
Maintenance Building	Building # 28	\$12,271.75	\$3,780.36	\$8,491.39		\$12,271.75
Milk House	Building # 32	\$11,298.50	\$4,940.79	\$6,357.71	over 15	\$6,357.71
Picnic Shelter	Building # 17	\$25,758.00	\$3,050.57	\$22,707.43		\$25,758.00
Pierce County Food Stand	Building # 9	\$6,550.00	\$3,957.97	\$2,592.03	over 15	\$2,545.86
Rabbit/Poultry Building	Building # 29	\$23,082.00	\$13,306.39	\$9,775.61		\$23,082.00
Round Barn	Building # 23	\$60,502.00	\$17,302.19	\$43,199.81	over 15	\$43,199.81
Senior Citizens Building	Building # 13	\$5,078.00	\$59.18	\$1,018.90		\$5,078.00
Seyforth Building	Building # 4	\$40,469.50	\$10,207.85	\$30,261.65		\$40,469.50
Shaving Shed	Building # 37	\$1,238.00	\$282.05	\$955.95		\$1,238.00
Silver Barn	Building # 31	\$67,588.00	\$10,712.55	\$56,875.45		\$67,588.00
Tan Restroom	Building # 12	\$4,641.50	\$1,709.50	\$2,932.00		\$4,641.50
Totals:		\$883,808.25	\$258,618.68	\$447,685.15		\$682,785.96

#8

FAIRGROUNDS REPORT FOR AUG 13 - SEPT 4

- Weekly cleaning and daily vacuuming of Seyforth bldg
- Weekly lawn mowing and weed whipping
- Clean up from fair
- Level of ruts in parking lots and grandstand from mess from the fair
- Meet with fall tractor pull contact several times regarding vendors and food servers
- Various groups used seyforth building
- Meet with administration for the county employee picnic
- Set up for Meyers industries company picnic on grounds
- Set up for family reunion in picnic shelter
- Check all outbuildings daily
- Made out my monthly report

Matt Kelly 9-04-2019

#9 Maintenance Supervisors

Report August 8th – September 4th 2019

- Completed some cleaning and repairs for the Highway Dept.
- Completed some cleaning and repairs for the Courthouse, PCOB and the LEC.
- Secured Paper Storage and other space needs have been worked on.
- Worked on the PCOB and BB projects.
- Worked with the Fair on things.
- Blue Building cleaning and organizing.
- Lawns have been mowed.
- The Cemetery has been getting mowed.
- Completed many work orders.
- Many projects have been worked on at various levels..
- 2046 days without time lost injuries has been accomplished.
- Prepared for this meeting

Jerry Forss 09-04-19