GENERAL SERVICES COMMITTEE
TUESDAY, MAY 1, 2018 – 8:00 A.M.
CONFERENCE ROOM N-1 – FIFTH FLOOR
ROCK COUNTY COURTHOUSE-EAST

Agenda

1. Call to Order
2. Approve Agenda
3. Election of Vice Chair
4. Set Meeting Day and Time
5. Citizen Participation
6. Approval of Minutes – April 12, 2018 and April 17, 2018
7. Transfers
8. Resolutions
   A. Awarding a Contract for Demolition of the Vacant Former Rock Haven Building Located at 3418 N. County Trunk F
   B. Awarding Contract for Boiler Replacements and Water Efficiencies at Rock County Jail
   C. Awarding the Contract for Repairing Job Center Masonry and Amending 2018 Facilities Management Capital Budget

9. Updates
   A. Discussion and Possible Approval of Overhead Door Openers and Installation with Bower City Door at the Department of Public Works
   B. Update on the Failed Boiler at UW Rock County Campus

9. Communications, Announcements and Information

10. Adjournment

Please contact Marilyn at (608)757-5510 if you are going to be late or if you will not be able to attend the meeting.
Rock County
Transfer Request - Over $5,000

TO: FINANCE DIRECTOR  Date 4/24/18  Transfer No. 18-14
Requested By Facilities Management  Brent Sutherland
Department  Department Head

<table>
<thead>
<tr>
<th>FROM:</th>
<th>AMOUNT</th>
<th>TO:</th>
<th>AMOUNT</th>
</tr>
</thead>
<tbody>
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<td>Account #:</td>
<td>000-0000-0001-46205</td>
<td>Account #:</td>
<td>18-1819-0000-62400</td>
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<tr>
<td>Description:</td>
<td>Insurance Proceeds</td>
<td>Description:</td>
<td>Repair and Maintenance</td>
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<tr>
<td>Current Balance:</td>
<td>$31,760.55</td>
<td>Current Balance:</td>
<td></td>
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| Account #:     | | Account #: | |
| Description:   | | Description: | |
| Current Balance: | | Current Balance: | |

| Account #:     | | Account #: | |
| Description:   | | Description: | |
| Current Balance: | | Current Balance: | |

**REASON FUNDS ARE AVAILABLE FOR TRANSFER - BE SPECIFIC**

Insurance proceeds received for UW-Rock boiler failure.
Chubb - $20,796
MPIC - $10,964.55

**REASON TRANSFER IS NECESSARY - BE SPECIFIC**

Reimbursement of costs due to UW-Rock boiler failure.

**FISCAL NOTE:**
Insurance proceeds have been received.

**ADMINISTRATIVE NOTE:**
Recommended

**REQUIRED APPROVAL**
☑ Governing Committee
☑ Finance Committee

Distribution: *EMAIL* Sherry Oja and Susan Balog

Revised: 04/2016
RESOLUTION

ROCK COUNTY BOARD OF SUPERVISORS

RESOLUTION

AWARDING A CONTRACT FOR DEMOLITION OF THE VACANT FORMER ROCK
HAVEN BUILDING LOCATED AT 3418 N. COUNTY TRUNK F

WHEREAS, the former Rock Haven building located at 3418 N. County Trunk F was constructed in
1962 and has been vacant since 2013; and

WHEREAS, the building does not meet the current International Building Codes as well as the current
Life Safety Codes and before this building could be occupied, renovations would be required to meet the
current codes; and

WHEREAS, in 2012 and 2017, a cost analysis showed it was more cost effective to demolish this
building then to renovate it; and

WHEREAS, the County Board unanimously approved by resolution the recommendation to demolish
the former Rock Haven Building in 2018; and

WHEREAS, specifications were written and bids solicited with eight contractors responding; and

WHEREAS, the lowest, most responsive and responsible bidder is Corporate Contractors Inc. of Beloit
WI in the amount of $350,334.

NOW, THEREFORE, BE IT RESOLVED that the Rock County Board of Supervisors duly assembled
this _______ day of __________, 2018, does hereby approve and authorize awarding a contract in the
amount of $350,334 with Corporate contractors Inc. of Beloit WI, for the demolition of the former
Rock Haven vacant building.

BE IT FURTHER RESOLVED that a contingency fund be established in the amount of $70,000 to
cover any unforeseen items that are found during the demolition process.

Respectfully submitted:

GENERAL SERVICES COMMITTEE

Henry Brill, Chair

Tom Brien

Robert Potter

Yuri Rashkin

Jeremy Zajac
AWARDING A CONTRACT FOR DEMOLITION OF THE VACANT FORMER ROCK HAVEN BUILDING LOCATED AT 3418 N. COUNTY TRUNK F

Page 2

FISCAL NOTE:

Funds were included in the 2018 budget for the demolition of the former Rock Haven building. This project is being funded with sales tax revenue.

Sherry Oja
Finance Director

LEGAL NOTE:

The County Board is authorized to take this action pursuant to secs. 59.01 and 59.51, Wis. Stats. In addition, sec. 59.52(29), Wis. Stats. requires the project to be let to the lowest responsible bidder.

Joel Timmerman
Deputy Corporation Counsel

ADMINISTRATIVE NOTE:

Recommended.

Josh Smith
County Administrator
EXECUTIVE SUMMARY

Contracting for the Demolition of the Vacant Former Rock Haven Building

The resolution before you is authorizing the demolition of the vacant former Rock Haven building. The building was built in 1962 and has been vacant since 2013. The building does not meet the current International Building Codes or the Life Safety Codes. A cost analysis completed in 2012 and 2017 both showed it was more cost effective to tear it down then to renovate. The Rock County Board unanimously approved a resolution authorizing the demolition of the building in 2018. Bids were solicited with eight contractors bidding. The lowest most responsive and responsible bidder was Corporate Contractors Inc. of Beloit WI in the amount of $350,334.00.
BID SUMMARY FORM

| BID NUMBER | 2018-18      |
| BID NAME    | OLD ROCK HAVEN DEMOLITION |
| BID DUE DATE| APRIL 23, 2018 – 1:30 P.M. |
| DEPARTMENT  | FACILITIES MANAGEMENT |

<table>
<thead>
<tr>
<th></th>
<th>CORPORATE CONTRACTORS BELOIT WI</th>
<th>STEVE’S TRUCKING DECATUR IL</th>
<th>ROBINSON BROTHERS WAUNAKEE WI</th>
<th>TERRA ENGINEERING MADISON WI</th>
<th>DORE &amp; ASSOCIATES BAY CITY MI</th>
<th>SPEEDWAY SAND &amp; GRAVEL MIDDLETON WI</th>
<th>AMERICAN DEMOLITION ELGIN IL</th>
<th>IDEAL MIDWEST CLINTON WI</th>
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<tbody>
<tr>
<td>BASE BID</td>
<td>$350,334.00</td>
<td>$400,000.00</td>
<td>$517,500.00</td>
<td>$575,000.00</td>
<td>$638,200.00</td>
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<td>YES</td>
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<td>5/21/18</td>
<td>5/30/18</td>
<td>5/21/18</td>
<td>6/1/18</td>
<td>5/15/18</td>
<td>10 DAYS</td>
<td>5/28/18</td>
<td>5/21/18</td>
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<td>7/25/18</td>
<td>9/30/18</td>
<td>10/15/18</td>
<td>1/1/19</td>
<td>BY 11/1/18</td>
<td>9/30/18</td>
<td>12/31/18</td>
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</table>

Invitation to Bid was advertised in the Janesville Gazette and on the Internet. Four additional vendors were solicited that did not respond.

PREPARED BY: JODI MILLIS, PURCHASING MANAGER

DEPARTMENT HEAD RECOMMENDATION: Corporate Contractors Inc.

SIGNATURE: [Signature]

DATE: 4-24-18

GOVERNING COMMITTEE APPROVAL:

CHAIR: [Signature]

DATE: [Date]
RESOLUTION
ROCK COUNTY BOARD OF SUPERVISORS

General Services Committee
INITIATED BY

General Services Committee
SUBMITTED BY

Brent Sutherland- Director-
Facilities Management
DRAFTED BY

April 24, 2018
DATE DRAFTED

Awarding Contract for Boiler Replacements and Water Efficiencies
at Rock County Jail

WHEREAS, the 2018 budget includes funds to pay for utilities at Rock County Jail; and

WHEREAS, funds are budgeted over several years for equipment replacement at the Jail; and

WHEREAS, an inspection was completed on the Jail boiler system and implementation of energy saving
measures will have an estimated costs of $550,000, with a payback over time of less than ten (10) years;
and

WHEREAS, the implementation costs as well as utilities costs avoidance are guaranteed by Johnson
Controls, Inc.; and

WHEREAS, Johnson Controls, Inc. has the National Joint Powers Alliance (NJPA) cooperative
purchasing contract for HVAC and building efficiencies (Contract # 030817).

NOW, THEREFORE, BE IT RESOLVED by the Rock County Board of Supervisors duly assembled
this _______ day of __________, 2018, and awards a contract to replace boilers and
provide water efficiency improvements at the Rock County Jail in the amount of $550,000, to Johnson
Controls, Inc. of Madison, WI.

BE IT FURTHER RESOLVED, a contingency fund of $55,000 be established to cover any
unforeseeable issues that arise.

Respectfully submitted,

GENERAL SERVICES COMMITTEE

Henry Brill, Chair

Tom Brien

Robert Potter

Yuri Rashkin

Jeremy Zajac

ADMINISTRATIVE NOTE:
Recommended.

FISCAL NOTE:
The County will not have any upfront costs. The project costs will be billed monthly on the County's
utility bill using our energy savings.

Sherry Oja
Finance Director

LEGAL NOTE:
The County Board is authorized to take this
action pursuant to secs. 59.01 and 59.51,
Wis. Stats. In addition, sec. 59.52(29),
Wis. Stats. requires the project to be let to
the lowest responsible bidder.

Richard Greenlee
Corporation Counsel

Josh Smith
County Administrator
Executive Summary

Awarding Contract for Boiler Replacements and Water Efficiencies at the Rock County Jail

The resolution before you is contracting with Johnson Controls Inc. for the replacement of boilers, pumps, controls and water saving fixtures at the Jail.

Johnson Controls was awarded the cooperative purchasing contract for HVAC and Building efficiencies (Contract # 030817-JHN) through the National Joint Powers Alliance (NJPA). This contract cost is budget neutral.

Johnson Controls provides and installs the equipment and we are billed monthly utilizing our energy and maintenance savings. This savings is guaranteed by Johnson Controls Inc. This project has a 10 year payback.
RESOLUTION

ROCK COUNTY BOARD OF SUPERVISORS

General Services Committee
INITIATED BY

General Services Committee
SUBMITTED BY

Brent Sutherland –
Director of Facilities Management
DRAFTED BY

April 17, 2018
DATE DRAFTED

Awarding the Contract for Repairing Job Center Masonry and Amending
2018 Facilities Management Capital Budget

WHEREAS, funds were budgeted in 2018 for the masonry repair of the north and west walls of
the Job Center; and

WHEREAS, the masonry repair needs are immediate to prevent further structural damage of the
north and west walls of the Job Center; and

WHEREAS, specifications were drafted and bids solicited with the lowest most responsive and
responsible bidder being Custom Restorations Inc. for $85,976.

NOW, THEREFORE, BE IT RESOLVED, that the Rock County Board of Supervisors duly
assembled this day of , 2018 does hereby approve and authorize
awarding a contract in the amount of $85,976 to Custom Restoration Inc. of Sussex, WI, for the
masonry repair at the Job Center.

BE IT FURTHER RESOLVED, a contingency fund of $8,500 be established to cover any
unforeseeable issues that arise.

BE IT FURTHER RESOLVED, the Facilities Management 2018 budget be amended as
follows:

<table>
<thead>
<tr>
<th>ACCOUNT/DESCRIPTION</th>
<th>BUDGET</th>
<th>INCREASE/ (DECREASE)</th>
<th>AMENDED BUDGET</th>
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<td>Source of Funds</td>
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<tr>
<td>18-1821-0000-68000</td>
<td>($200,655)</td>
<td>($44,500)</td>
<td>($245,155)</td>
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<td>Facilities Management Cost Allocations</td>
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Use of Funds:

| 18-1821-0000-67200      | $326,140 | $44,500 | $370,640 |

Job Center Capital Improvements

Respectfully submitted,

GENERAL SERVICES COMMITTEE

Henry Brill, Chair

Jeremy Zajac, Vice Chair

Robert Yeomans

Vacant

FINANCE COMMITTEE ENDORSEMENT

Reviewed and approved on a vote of ______

Mary Mawhinney, Chair Date
Awarding the Contract for Repairing Job Center masonry and Amending 2018 Facilities Management Capital Budget
Page 2

FISCAL NOTE:
This resolution awards the Job Center masonry repair contract to Custom Restorations, Inc. The bid for this project came in over budget. Therefore, the resolution amends the Facilities Management budget for the additional costs. The additional costs will be cross-charged to the Job Center building budget and will come from the Job Center fund balance.

Sherry OJM
Finance Director

LEGAL NOTE:
The County Board is authorized to take this action pursuant to secs. 59.01 and 59.51, Wis. Stats. In addition, sec. 59.52(29), Wis. Stats. requires the project to be let to the lowest responsible bidder.

Richard Grellle
Corporation Counsel

ADMINISTRATIVE NOTE:
Recommended.

Josh Smith
County Administrator
Executive Summary

Awarding the Contract for Repairing Job Center Masonry and Amending 2018 Facilities Management Capital Budget

The resolution before you is awarding the contract for repairs to the Job Center building north and west exterior masonry walls that are in need of tuck pointing, replacing bricks and adding sheet metal to prevent further deterioration due to water damage behind the wall.

Bids were solicited with four contractors responding. $50,000 was budgeted in 2018 for these repairs. The bids came in over budget so this resolution is also amending the Facilities Management 2018 budget.

Director of Facilities Management and Purchasing Manager are recommending awarding the bid to the lowest, most responsive and responsible bidder, Custom Restorations Inc. from Sussex, WI. In the amount of $85,976.
**GOVERNING COMMITTEE APPROVAL:**

<table>
<thead>
<tr>
<th>DATE</th>
<th>CHAIR</th>
<th>VOTE</th>
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<tbody>
<tr>
<td>4-18-18</td>
<td>Signature</td>
<td></td>
</tr>
</tbody>
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**DEPARTMENT HEAD RECOMMENDATION:**

**CUSTOMER FLIGHTS:**

**PREPARED BY:** Jodi Mills, Purchasing Manager

---

**Invitation to Bid**

Invitation to Bid was advertised in the Janesville Gazette and on the Internet. Six additional vendors were solicited that did not respond.

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<th>10/1/17</th>
<th>8/1/17</th>
<th>7/22/18</th>
<th>7/15/18</th>
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<td>YES</td>
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<td>YES</td>
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**BID PRICE**

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<tr>
<th>CHICAGO IL</th>
<th>FITCHBURG WI</th>
<th>BELLOT WI</th>
<th>SUSSEX WI</th>
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</thead>
<tbody>
<tr>
<td>CONSTRUCTION BERGLUND</td>
<td>RESTORATION B &amp; B QUALITY KLOBURCAR</td>
<td>CONSTRUCTION CUSTOM</td>
<td>RESTORATION Custom</td>
</tr>
</tbody>
</table>

**DEPARTMENT** FACILITIES MANAGEMENT

**BID DUE DATE**

| 8:30 PM | APART 9, 2018 |

**JOB CENTER** MASONRY RESTORATION

**BID NUMBER**

| 2018-17 |

---

**FINANCE DIRECTOR**

ROCK COUNTY, WISCONSIN

**PURCHASING DIVISION**

**ORIGINAL**

---

**SUMMARY FORM**

---
**BID SUMMARY FORM**

<table>
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<tr>
<td>BID NAME</td>
<td>OVERHEAD DOOR OPENERS</td>
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<td>BID DUE DATE</td>
<td>APRIL 16, 2018 – 1:30 P.M.</td>
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<td>FACILITIES MANAGEMENT</td>
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<tr>
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<th>BOWER CITY DOOR JANESVILLE WI</th>
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<tr>
<td>COMPLETION</td>
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<td>5/25/18</td>
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Invitation to Bid was advertised in the Janesville Gazette and on the Internet. Three additional vendors were solicited that did not respond.

PREPARED BY: JODI MILLIS, PURCHASING MANAGER

DEPARTMENT HEAD RECOMMENDATION: Bower City Door

SIGNATURE

DATE 4-20-18

GOVERNING COMMITTEE:

CHAIR VOTE DATE
UW Rock County
Boiler Overheating Assessment
Rock County Government
General Services Committee
Executive Summary

Provided by J. Aaron Rittenhouse
State of Wisconsin Program Leader
Funding and Energy/Water Efficiency Solutions
Johnson Controls, Inc.
James.A.Rittenhouse@jci.com
Mobile 608.381.8253

April 24, 2018

Dear Members of the General Services Committee:

Thank you for the opportunity to provide an Executive Summary of the UW Rock County Boiler overheating matter. Below is the both the summary of the problem and the risk mitigation/solution for moving forward.

Root Causes of Problems Summary:
In fall of 2017, Johnson Controls, Inc. (JCI) was invited by Brent Sutherland, Rock County Government Facilities Director; and, UW Rock County Opérations Manager, Brian Zobel to assist with evaluating the potential overheating of a boiler at UW Rock County. JCI removed the boiler and placed the boiler on a shipping company truck for delivery to the original equipment manufacturer (OEM) named Thermal Dynamics’ authorized dealer Fluid Handling Solutions. Unfortunately the boiler was damaged during shipment by the shipping company.

However, when Fluid Handling Solutions analyzed the boiler they provided pictures that the boiler had overheated and the apparent root cause of the overheating was due to the low water cut off being “jumpered out” so that it was inactive. Therefore, the shipping company’s insurance company only paid a de-rated value for the boiler.

The UW Rock County staff involved in operating and maintaining the boilers have stated they did not “jumper out” the low water cut off.

Risk Mitigation/Solution Moving Forward:
Rock County Government’s insurance companies have provided payment to Rock County Government for the boiler which overheated.

Moving forward and effective immediately, in order to provide a firm audit trail and documentation UW Rock County maintenance staff as well as any third party companies which work on any boilers will need to provide documentation (date/time/first and last name/actions taken) which will be mounted on the boiler. Moreover, the mechanic/technician will need to document their visual verification of the fact that the boiler safety systems (e.g. Low Water Cut Off) as well as other basic safety mechanisms are in good working order through a checklist mounted on the individual boiler.

Sincerely,

J. Aaron Rittenhouse
RECEIPT DATE: 04/16/2018  BY: 3WS1
RECEIVED OF: CORP COUNSEL
HOW PAID   AMOUNT PAID
CK        20,796.00

AMOUNT RECEIVED: 20,796.00
AMOUNT RECEIPTED: 20,796.00
AMOUNT REFUNDED: 0.00

COMMENTS: CHUBB INSURANCE
09/04/2017 BOILER FAILURE
FACILITIES MANAGEMENT UW-ROCK COUNTY

A/R   P/Y ACCOUNT DESCRIPTION AMOUNT
0000000001-46205 09/04/17 BOILER FAILURE 20,796.00
State Of Wisconsin
System Date: 04/11/2018

County of Rock
Treasurer's Office
General Receipt
System Time: 11:54 am

RECEIPT DATE: 04/11/2018 BY: 7HB

RECEIVED OF: CORPORATION COUNSEL

HOW PAID AMOUNT PAID AMOUNT RECEIVED: 10,964.55
CK

AMOUNT RECEIPTED: 10,964.55
AMOUNT REFUNDED: 0.00

COMMENTS: MPIC INSURANCE
9/4/17 BOILER FAILURE
FACILITIES MANAGEMENT: UW ROCK COUNTY

A/R PAY ACCOUNT DESCRIPTION AMOUNT
0000000001-46205 9/4/17 BOILER FAILURE 10,964.55
March 30, 2018

RE: Boiler Invoice Breakdown

Below is the requested breakdown of invoice dated February 26th, 2018 in the amount of $37,794:

- $28,994 - New Boiler Cost
- $8,800 - Labor to remove old boiler and labor to install new boiler
- $37,794 - Subtotal
- -$2,533.45 - for XPO Logistics Payment to Johnson Controls
- $35,260.55 – NEW TOTAL including deduction for XPO payment

Sincerely,

Daniel Hansen
Branch Installation Manager
Johnson Controls, Inc.

CC:
Lisa Lamanna
Aaron Rittenhouse
Invoice

TO: Rock County Government
51 S. Main Street
Janesville, WI 53545
Brent Sutherland

Date: February 26, 2018
Project: UW Rock County Boiler Replacement
Invoice Ref: UW Boiler Replacement

UW Rock County Library Wing Damaged Boiler Replacement:

- Furnish new replacement boiler. Labor to remove inoperative boiler, crate, ship and replace with new boiler of same make and model.

Total due This Invoice $37,794.00

Payment terms: Net 30 days.

Please remit to: Johnson Controls, Inc.
Attn: Stephanie Radke
2400 Kilgust Road
Madison, WI 53713