

**GENERAL SERVICES COMMITTEE**  
**Minutes – October 6, 2015**

**Call to Order.** Chair Brill called the meeting of the General Services Committee to order at 8:00 A.M., Tuesday, October 6, 2015 in Conference Room N-1, Rock County Courthouse East.

**Committee Members Present:** Supervisors Brill, Brien, Heidenreich, Nash and Zajac.

**Committee Members Absent:** None.

**Staff Members Present:** Rob Leu, General Services Director; Josh Smith, County Administrator; Randy Terronez, Assistant to the County Administrator; Jodi Millis, Purchasing Manager.

**Others Present:** Supervisor Russ Podzilni; Mike Connor, UW Rock County Maintenance; Dean Carmen Wilson, UW Rock County; Jeff Pronschinske, Mead & Hunt.

**Approval of Agenda:** Supervisor Zajac moved approval of the agenda, second by Supervisor Heidenreich. ADOPTED.

**Citizen Participation.** Dean Wilson informed the Committee that Charles Clark will be the new Regional Executive Officer of the Southwest Region, which includes UW-Baraboo, UW-Richland, and UW-Rock County. She added that she will be here through the end of December 2015. She thanked the Committee for their support of her and the UW-Rock County Campus over the past few years.

**Approval of Minutes.** Supervisor Nash moved approval of the minutes of September 10, 2015 and September 15, 2015 as presented, second by Supervisor Zajac. ADOPTED.

**Transfers and Appropriations.** None.

**Bills/Encumbrances**

HCC Building Complex	\$ 4,570.33
Postage Meter	367.33
General Services	24,091.38
Glen Oaks Facility Operations	521.00
Youth Services Center	9,170.36
Communications Center Operations	602.98
Diversion / ASC	2,185.89
Jail Capital Improvements	34,156.66
Courthouse Facility	2,300.00
HCC Building Complex	1,694.85

**Pre-Approved Encumbrance Amendments** None.

Supervisor Zajac moved approval of the above Bills/Encumbrances and Pre-Approved Encumbrances for the General Services Committee, second by Chair Brill. ADOPTED.

**Project Bid Review and Discussion on UW-Rock Security / Mass Notification – Jeff Pronschinske, Mead & Hunt.** Mr. Leu handed out a synopsis of the UW-Rock Security Upgrade Project and went over it (attached).

Mr. Pronschinske went over the e-mail (attachment) he sent September 10, 2015 to Mr. Leu and the possible cost savings on various items if eliminated from the project. Mr. Pronschinske said with the programmable logic controller (PLC) the system would be non-proprietary versus a card system, which would be proprietary. He added that the fire alarm speakers could take the place of the campus wide paging system.

Mr. Leu suggested the possibility of working with a carrier to help solve the cell phone access problem at a lower cost.

Mr. Connor said, with the upcoming changes to campus personnel, he would suggest not eliminating the security workstations in Dan and John's offices.

The Committee decided to have this put on the next agenda for further discussion and action.

**Award Contract for the Purchase of 2016 Calendars.** Supervisor Heidenreich moved approval of Office Pro for the 2016 calendars at a cost of \$7,699.74, second by Supervisor Brien. ADOPTED.

**Resolution.**

**Awarding Contract for Concrete Work at the Courthouse and Community Corrections Building**

**“NOW, THEREFORE, BE IT RESOLVED** by the Rock County Board of Supervisors duly assembled this \_\_\_\_ day of \_\_\_\_\_, 2015, that a contract to replace the service drive at the Courthouse in the base bid amount of \$17,740.00, and the sidewalks at the Community Corrections Building, in the amount of \$8,319.00 plus the alternate of \$1,535.00, be awarded to Anglin LLC of Monroe, WI; and,

**BE IT FURTHER RESOLVED** that payment be made to the vendor upon approval of the General Services Committee.”

Supervisor Heidenreich moved approval of the above resolution, second by Supervisor Zajac. ADOPTED.

**Updates.**

**Tower Demolition** Mr. Leu said the contractor is working on submittals and permits.

Supervisor Heidenreich moved to have Corporation Counsel see if the contractor can be held to an end date and to pay for any added costs incurred because of the length of time it is taking, second by Supervisor Nash. ADOPTED.

**Storage Garage** Mr. Leu handed out a preliminary schedule (attached) on the storage garage.

**Communications, Announcements and Information.** Supervisor Brien asked for an update on the Job Center. Mr. Leu said he would put this on the first meeting agenda in November as the next agenda will be reviewing the 2016 Budget.

Supervisor Nash asked about the Courthouse Window project. Mr. Leu said pictures are being taken of each window and they are then being cataloged.

**Adjournment.** Supervisor Heidenreich moved adjournment at 8:53 A.M., second by Supervisor Brien. ADOPTED.

Respectfully submitted,

Marilyn Bondehagen  
Confidential Administrative Assistant

**NOT OFFICIAL UNTIL APPROVED BY COMMITTEE.**

To: The General Services Committee

Fr: Rob, GS Director

Date: 10/6/15

Re: UW-Rock Security Upgrade Project

In 2011, the County hired Arnold & O'Sheridan Engineering to prepare a feasibility study to upgrade campus security, and research a new emergency mass notification system. The effort began under Dean Pillard with Dean Wilson taking over the effort upon her arrival. On April 23<sup>rd</sup>, 2013, Jeff Pronschinske from A&O presented the report to the General Services Committee and Campus officials.

In an e-mail to Chair Owens, Craig Knutson and myself dated April 29<sup>th</sup>, 2013, Dean Wilson expressed her appreciation to the County for considering full implementation of the security recommendations outlined in the report. In light of the \$690,000 price tag she offered a secondary approach that would only focus on their most critical security need, that being a campus wide public address system. She also cited the added benefit that it would replace the old fire and severe weather alarm system in Williams Hall, the Cultural Center, and the first and second floor of Andrews Hall with an alarm system consistent with that in the north campus.

The Committee considered the Dean's scaled back option, but felt it was in the County's best interest to proceed with the complete package. In July, 2013, the County Board hired A&O to prepare plans and specifications for the project to include:

Emergency Mass Notification	\$55,500
Distributed Antenna (for cell phone coverage)	\$124,500
Door Control and Monitoring	\$25,500
Card Access	\$20,000
Duress Alarm	\$50,000
Video Surveillance	\$129,500
Voice Communication	\$180,000
Soft Costs	<u>\$105,000</u>
	\$690,000

As design progressed, A&O went out of business causing another delay. In July 2014 the County hired Mead & Hunt, and Jeff Pronschinske, to begin work on the project again. Given the time lapse, the fact that the Business Manager Michael Pierick had left the Campus, and Jon Fons taking over for Michael, we re-grouped.

The scope of the project was looked at in depth. Initially, the project was not going to include upgrades to the fire alarm system. During Mead and Hunts analysis, it was determined that the old Siemens system serving the south campus needs to be replaced with new technology, similar to the system that serves the north campus. A fully integrated fire alarm is a key element in any mass notification system.

It was also determined that less costly options to improve phone coverage, like what we did at the Health Care Center last year, could be implemented, so the \$124,500 budgeted for a distributed antenna system could help fund fire alarm upgrades.

Below are the bid results

	GILBANK CONSTRUCTION CLINTON WI	KLOBUCAR CONSTRUCTION BELOIT WI
<b>BASE BID</b>	<b>\$ 826,100.00</b>	<b>\$ 886,685.00</b>
<b>ALTERNATE 1-ADD</b>	239,000.00	244,155.00
<b>ALTERNATE 2-ADD</b>	54,900.00	54,379.00
<b>TOTAL BID WITH ALTERNATES</b>	<b>\$ 1,120,000.00</b>	<b>\$ 1,185,219.00</b>
<b>ADDENDA RECEIVED</b>	YES	YES
<b>BID BOND RECEIVED</b>	YES	YES
<b>START DATE</b>	OCTOBER 1, 2015	OCTOBER 1, 2015
<b>COMPLETION DATE</b>	FEBRUARY 1, 2016	JANUARY 16, 2016

ALTERNATE 1: Upgrade the existing fire alarm system

ALTERNATE 2: Expand Emergency Communications Pedestal System

Going into the bidding phase with the latest scope of work, the budget estimates were:

Integrated Emergency Mass Notification	\$65,000
Distributed Antenna	\$ -0-
Door Control and Monitoring	\$95,000
Card access	\$45,000
Duress Alarm	\$25,000
Video Surveillance	\$180,000
Voice Communication	\$50,000
Soft Costs	\$105,000
	<u>\$535,000</u>
 Fire Alarm Alternate	 <u>\$239,000</u>
	 \$774,000

Attached are Jeff Pronschinske's comments on the bids received.

## ROB LEU

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**From:** Jeff Pronschinske <jeff.pronschinske@meadhunt.com>  
**Sent:** Thursday, September 10, 2015 7:35 PM  
**To:** ROB LEU  
**Subject:** UW Rock - Bid Review

Re: UW Rock County  
Security and Emergency Mass Notification System Upgrade & Replacement  
Janesville, WI

Rob,

Upon review of the bids received 8/25/15 on subject job, it would be my recommendation to award the project to the apparent low bidder Gilbank Construction, Inc. The bid from Gilbank Construction has been reviewed and deemed complete.

We are also pleased hear that Gilbank Construction intends to use Stanley Security as their Div. 28 Security Electronics Contractor. We have worked with Stanley Security on numerous projects over the years, and have always been pleased with the quality of their product and level of performance. Stanley recently provided the Security System Upgrade for the Rock County Juvenile Detention Center (a successful installation which was very well received).

With these type of "specialty" projects, it is always interesting to see what type of Contractor bids the work as Prime. On past (similar) projects General Contractors, Electrical Contractors and even low-voltage Security Contractors bid as Prime. We are most pleased when General Contractors are successful. It has been our experience that General Contractors are best suited for coordinating and managing the construction team for this type of work. They bring the most experience to the table, since it is a role they must assume on every project.

Upon review of our original OPC, some of the reasons bids were higher than expected could be due to the following:

- A) Addition of touch screen work stations in Dan and John's office (only 1 workstation was budgeted for Mike's office).
- B) Relocation of exterior cameras from the roof of the building to light poles in the parking lot (trenching was not included in the budget).
- C) Evolution of the Emergency Mass Notification Industry. Requirements for public buildings to be equipped with EMNS technology was first introduced under the 2010 version of NFPA 72, and the industry has evolved ever since. Initially, fire alarm service providers equipped their systems to deliver several EMNS functions, but they could not offer a truly integrated solution. Other solution providers rose and fell. The industry has since stabilized, but new features continue to be developed. One feature developed recently are Geoboundary alerts. This feature allows dissemination of emergency messages to anyone with a smart phone (staff, student or visitor) entering the confines of the UW Rock campus (this feature was not included in our original budget).

Should Rock County choose to explore Value Engineering options in an effort to bring this project closer to budget, the following items could be considered:

- 1. Omit Code Blue Emergency Pedestal at Courtyard
  - a. Opinion of Probable Cost savings: \$ 25,000
- 2. Omit touch screen security workstation in Dan's Office
  - a. Opinion of Probable Cost savings: \$ 7,500
- 3. Omit touch screen security workstation in John's Office
  - a. Opinion of Probable Cost savings: \$ 7,500
- 4. Eliminate Geoboundary feature from Emergency Mass Notification System.

- a. Opinion of Probable Cost savings: \$ 5,000
- 5. Change cameras in Parking Lot from multi-lense 180° Megapixel to single-lense wide-angle 1080p.
  - a. Opinion of Probable Cost savings: \$ 3,000
- 6. Reduce size of touch screen workstations from 24" to 22" wide screen
  - a. Opinion of Probable Cost savings: \$ 2,000

This project will deliver the following benefits to Rock County:

- a) A non-proprietary, non-restrictive, open-architecture security system consisting of only off-the-shelf parts (and software) available from any local electronic warehouse. These types of systems allow the County to either service and maintain the system themselves, or take competitive bids for future maintenance and expansion.
- b) An Emergency Mass Notification System (EMNS) that will increase security and safety of students, staff and visitors. UW Rock will have the ability to distribute emergency alerts, through the following mediums, all using a single user interface:
  - a. Cell phones
  - b. E-Mail
  - c. Text
  - d. Facebook
  - e. Twitter
  - f. PC
  - g. CCTV
  - h. Hand-held radios
  - i. Administrative phones
  - j. Fire alarm speakers

Congratulations on a successful bid. We look forward to beginning the construction phase of this project.

I'll plan on attending Building Committee Meeting on 10/6 (8AM) as discussed. See you then!

Jeff

**Jeff Pronschinske | Security Practice Leader**

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**GS Committee Meeting 10/6/15**

Re: Storage Garage.

Attached is the preliminary schedule for the storage garage.


While not on the agenda for action, there are two minor change orders which will be on the next agenda for action.

The first is a Credit for \$750.00 in labor, if we accept a proposed metal roofing system that has less seams to fasten. The roof still complies with the specifications. I assume the credit will be accepted and will give a verbal ok to Gilbank.

The second item for \$1,345.00 will add rough in's for a future toilet and sink, which we will install at a later date. \$475 of that amount is the cost to prepare the application and the City permit.

Even though I will bring this back for formal action at the next meeting, I would appreciate hearing the Committee's thoughts on this matter.

Thank You

Rob 

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