

**Rock County, Wisconsin**

51 South Main Street  
Janesville, WI 53545  
(608)757-5518



**General Services**

- Facilities Management
- Maintenance
- Duplicating
- Central Stores

**GENERAL SERVICES COMMITTEE  
TUESDAY, JUNE 21, 2016 – 8:00 A.M.  
CONFERENCE ROOM N-1 – FIFTH FLOOR  
ROCK COUNTY COURTHOUSE-EAST**

**Agenda**

1. Call to Order and Approve Agenda
2. Citizen Participation
3. Approval of Minutes – June 15, 2016
4. Review of Payments
5. Resolutions
  - A. Recognizing Douglas Keating
  - B. Awarding Contract to B&B Quality Restoration for UW-Rock County Wells Cultural Center Band Room Parapet and Wall Repair
6. Facilities Management Update
  - A. Vacant Department Positions
  - B. Review Draft Form for Building Conditions Tracking
  - C. Building Portfolio / Energy Manager
7. Project Updates & Change Orders
  - A. Courthouse Windows
  - B. Courthouse Security
8. Communications, Announcements and Information
9. 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.

RESOLUTION NO. \_\_\_\_\_

AGENDA NO. \_\_\_\_\_

**RESOLUTION  
ROCK COUNTY BOARD OF SUPERVISORS**

The General Services Committee  
INITIATED BY



Carl Varga  
DRAFTED BY

The General Services Committee  
SUBMITTED BY

June 3, 2016  
DATE DRAFTED

**Recognizing Douglas Keating**

- 1   **WHEREAS**, Douglas Keating has served the citizens of Rock County for 36 years and 1 month, as a
- 2   dedicated and valued employee of Rock County; and
- 3
- 4   **WHEREAS**, Doug began his career with Rock County on August 4, 1980, as a Laundry Worker; and
- 5
- 6   **WHEREAS**, Doug's career path changed and he became a Mechanical Maintenance Worker II on March
- 7   3, 1986; and then on November 10, 1990, a Mechanical Maintenance Worker III; and
- 8
- 9   **WHEREAS**, Doug was hired as Mechanical Maintenance Supervisor on January 6, 1999; and while
- 10   working in this position Doug studied and became a certified locksmith in 2004 and took care of facility
- 11   lock and key needs; and
- 12
- 13   **WHEREAS**, Doug was hired as Facilities Superintendent on August 29, 2011; and has served faithfully
- 14   and diligently in that position until his retirement on September 8, 2016; and
- 15
- 16   **WHEREAS**, Doug played a significant role in the new Rock Haven Nursing Home construction project
- 17   and was thoughtful and attentive to the safety and comfort of the nursing home residents served by Rock
- 18   Haven during the move into the new building; and
- 19
- 20   **WHEREAS**, Doug's knowledge of facilities and systems will be greatly missed by residents and
- 21   employees alike.
- 22
- 23   **NOW, THEREFORE, BE IT RESOLVED** by the Rock County Board of Supervisors duly assembled
- 24   this \_\_\_\_\_ day of \_\_\_\_\_, 2016, does hereby recognize Douglas Keating for over 36 years of
- 25   faithful service, and wishes him the best in all his future endeavors.

Respectfully Submitted:

GENERAL SERVICES COMMITTEE

\_\_\_\_\_  
Henry Brill, Chair

\_\_\_\_\_  
Jason Heidenreich, Vice Chair

\_\_\_\_\_  
David Homan

\_\_\_\_\_  
Bob Yeomans

\_\_\_\_\_  
Jeremy Zajac

COUNTY BOARD STAFF COMMITTEE

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J. Russell Podzilni, Chair

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Sandra Kraft, Vice Chair

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Eva Arnold

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Henry Brill

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Betty Jo Bussie

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Mary Mawhinney

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Louis Peer

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Alan Sweeny

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Terry Thomas

RESOLUTION NO. \_\_\_\_\_

AGENDA NO. \_\_\_\_\_

**RESOLUTION  
ROCK COUNTY BOARD OF SUPERVISORS**

The General Services Committee  
INITIATED BY



Brent Sutherland  
DRAFTED BY

The General Services Committee  
SUBMITTED BY

June 7, 2016  
DATE DRAFTED

**Awarding Contract to B&B Quality Restoration for UW-Rock County Wells  
Cultural Center Band Room Parapet and Wall Repair**

- 1 **WHEREAS**, funding was placed in the budget for the maintenance and repair of this wall; and
- 2
- 3 **WHEREAS**, the brick is in need of tuck pointing and cap repair to prevent further damage; and
- 4
- 5 **WHEREAS**, plans and specifications were prepared and bids solicited from qualified masonry
- 6 contractors; and
- 7
- 8 **WHEREAS**, the Facilities Management Director and the Purchasing Manager did review the bids
- 9 received and recommend contracting with the lowest, most responsive and responsible bid submitted.
- 10
- 11 **NOW, THEREFORE, BE IT RESOLVED**, by the Rock County Board of Supervisors duly assembled
- 12 this \_\_\_\_\_ day of \_\_\_\_\_, 2016, that a contract for UW-Rock County Wells Cultural Center
- 13 Band Room Parapet and Wall Repair be awarded to B&B Quality Restoration in an amount of
- 14 \$11,380.00,
- 15
- 16 **BE IT FURTHER RESOLVED** that a contingency fund in the amount of \$2,000 be established to
- 17 cover any unforeseen costs.

Respectfully Submitted,

GENERAL SERVICES COMMITTEE

\_\_\_\_\_  
Henry Brill, Chair

\_\_\_\_\_  
Jason Heidenreich, Vice Chair

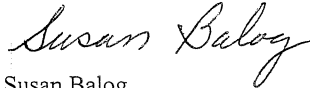
\_\_\_\_\_  
Dave Homan

\_\_\_\_\_  
Bob Yeomans

\_\_\_\_\_  
Jeremy Zajac

FISCAL NOTE:

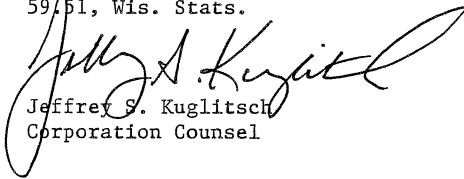
Sufficient funds were included in the UW-Rock 2016 budget, account 18-1843-0000-67200 for the cost of these repairs.



Susan Balog  
Assistant Finance Director

LEGAL NOTE:

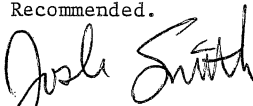
The County Board is authorized to take this action pursuant to secs. 59.01 and 59.51, Wis. Stats.



Jeffrey S. Kuglitsch  
Corporation Counsel

ADMINISTRATIVE NOTE:

Recommended.



Josh Smith  
County Administrator

Rock County, Wisconsin  
51 South Main Street  
Janesville, WI 53545



Facilities Management  
-Facilities Maintenance  
(608)757-5526

## **Executive Summary**

### **Awarding Contract to B&B Quality Restoration for UW-Rock County Wells Cultural Center Band Room Parapet and Wall Repair**

The UW-Rock County Wells Cultural Center Band Room parapet and wall is in need of tuck pointing and cap repair to prevent further deterioration due to water damage and spaulding of the brick.

Rock County went out for bid for the repair and received 4 bids. The high was \$68,650.00 and the low was \$11,380.00.

Rock County Facilities Management Director had some concerns about the large gap between the high and the low and requested the Purchasing Manager contacted the low bidder and high bidder about their pricing.

The low bidder (B&B Quality Restoration) indicated that the plans and specifications were very clear and that he was good with his price. The high bidder (RD Woods) was asked to explain his bid being 3 times higher than the other bids. They failed to respond to our request.

B&B Quality Restoration completed the HCC building tuck pointing and chimney removal and did quality work. Director of Facilities Management is recommending this resolution to contract with the low bidder, B&B Quality Restoration.

ROCK COUNTY, WISCONSIN  
FINANCE DIRECTOR

**ORIGINAL**

PURCHASING DIVISION

**BID SUMMARY FORM**

BID NUMBER 2016-31  
 BID NAME UW-ROCK COUNTY WELLS CULTURAL CENTER  
BAND ROOM PARAPET & WALL REPAIR  
 BID DUE DATE JUNE 6, 2016 -- 1:30 P.M.  
 DEPARTMENT FACILITIES MANAGEMENT

	B & B QUALITY RESTORATION FITCHBURG WI	GILBANK CONSTRUCTION CLINTON WI	SHOWERS BUILDING RESTORATION MCFARLAND WI	RD WOODS WEST ALLIS WI
BID PRICE	\$ 11,380.00	\$ 18,900.00	\$ 19,200.00	\$ 68,650.00
BID BOND	YES	YES	YES	YES
START	9/1/16	7/11/16	6/27/16	7/18/16
COMPLETION	9/31/16	7/31/16	7/25/16	8/19/16

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

PREPARED BY: JODI MILLIS, PURCHASING MANAGER

DEPARTMENT HEAD RECOMMENDATION: \_\_\_\_\_

*Jodi Millis*  
SIGNATURE

6-9-16  
DATE

GOVERNING COMMITTEE APPROVAL: \_\_\_\_\_

CHAIR

VOTE

DATE