

Infrastructure Committee

AGENDA

Jefferson County Courthouse
320 S. Main Street, Room 112
Jefferson, WI 53549

June 19, 2012

1:30 p.m.

Committee Members

Richard Jones, Rick Kuhlman, Vice Chair, Russell Kutz, Don Reese, Chair, Dick Schultz, Secretary

1. Call to order
2. Roll call
3. Certification of compliance with the Open Meetings Law
4. Review of the Agenda
5. Public Comment
6. Approval of the May 30, 2012 Infrastructure Committee meeting minutes
7. Communications
8. Discussion and possible action on Highway Facility Project
9. Discussion and possible action on the Courthouse bathrooms remodeling projects
10. Courthouse Parking Structure Project Update
11. Discussion and possible action on addition of new courthouse security entrance
12. Discussion and possible action on Resolution No. 2012-22 referred back to the Committee, amending the County Grounds Use an Weapon Policies
13. Potential items for the Committee's next meeting
14. Set tentative next committee meeting time and date.
15. Adjourn

July 18 th	December 19 th
August 15 th	January 16 th
September 19 th	February 20 th
October 16 th	March 20 th
November 21st	April 17 th

All meetings in Room 112 at 10:30 a.m. unless noted

The Committee may discuss and/or take action on any item specifically listed on the agenda
Individuals requiring special accommodations for attendance at the meeting should contact the County Administrator 24 hours prior to the meeting at 920-674-7101 so appropriate arrangements can be made

Jefferson County Board
Committee Minutes

#6

May 30, 2012
Infrastructure Committee

1. Call to order

Meeting called to order by Supervisor Reese at 12:04 p.m.

2. Roll call of Committee Members

Richard Jones, Rick Kuhlman, Russell Kutz, Don Reese, and Dick Schultz.

Others Present: Gary Petre – County Administrator; Phil Ristow – Corporation Counsel;-John Molinaro – County Board Chairman; Karyn Spory, Reporter – Jefferson Daily Union; Scott Zimmerman; and Supervisor Walt Christensen.

3. Certification of compliance with the Open Meetings Law

The County Administrator reported that the meeting agenda was properly noticed in compliance with the law.

4. Review of the Agenda

No changes were made.

5. Public Comment

Walt Christensen spoke in reference to the Resolution in Item #8.

6. Approval of the May 23, 2012 Infrastructure Committee meeting minutes

Motion made by Supervisor Schultz; Second by Supervisor Kuhlman to approve the May 23, 2012 Infrastructure Committee meeting minutes as printed. Ayes-4-Noes 0 (Motion Carried) Richard Jones – Abstained.

7. Communications

- Reader Poll – Poll Results distributed by Supervisor Dick Schultz

8. Discussion and possible action on Resolution 2012-17 “Establishing a decision making procedure for selecting the site for new Highway Department Facility”

This item will be placed on the June 20th Infrastructure Committee meeting. No action taken.

9. Discussion and possible action on Highway facility project

Action on this subject was taken during the joint committee meeting with Highway. Therefore, no action was need at this meeting.

10. Adjourn

Supervisor Kuhlman made a motion to adjourn; Second by Supervisor Jones at 12:27 p.m. Ayes – All (Motion Carried)

AMENDED
RESOLUTION NO. 2012-19

**Recommending the Use of County Owned Land (Site C) for a New Highway Department
Main Facility**

WHEREAS, several County Board committees have been involved, with the assistance of consultants, in looking for a location of a new Highway Department main facility, and

WHEREAS, multiple sites including the current location of the Highway Department main facility have been considered, and

WHEREAS, two previous studies by consulting architectural and engineering firms (Short, Elliott, Hendrickson, Inc. and Barrientos Design & Consulting, Inc.) have recommended a new location for the Highway Department's main facility, and

WHEREAS, two additional studies by a third architectural and engineering firm (Bray Architects) have again recommended that the main Highway Department facility be relocated from its present location and that either one of two new sites (Site A or C) be selected for a new location, with preference being given to the site that is most cost effective to the County, and

WHEREAS, Bray Architects latest study dated May 30, 2012 estimates the cost (high range) of building on Site A to be \$19.376M and on Site C to be \$14.486M, and

WHEREAS, the current economic climate affecting architects, engineers, builders and the taxpayers may offer the opportunity to economically meet the essential needs of the Highway Department at a new location, and

WHEREAS, the Highway and Infrastructure Committees agree that the County has expended an extensive amount of County Board and staff time and money in examining potential locations for a new Highway Department main facility, and

WHEREAS, this project needs to continue to move forward in order to take advantage of favorable construction cost and bond financing rates.

NOW, THEREFORE, BE IT RESOLVED that ~~County owned land~~ (Site C) or Old Countryside Home ~~as identified in the Bray Architects Report dated May 30, 2012, is the~~ be the approved location for a new Highway Department main facility, as recommended by the Highway and Infrastructure Committees.

Fiscal Note: Adoption of this resolution will not result in any additional cost to the County as it only establishes the location for the County's new Highway Department main facility. The Highway Department's budget includes approximately \$532,200 in remaining funds for facility design expenses as estimated by one of the County's architectural consultants. It is also estimated

that an additional \$221,400 will be needed for preparation of bid documents; managing the bid process; construction administration; optional Green design and LEED certification; and the replenishment of funds expended for the Lake Mills satellite facility land purchase and building design. Therefore the total remaining cost for this project's architectural and engineering work is estimated at this time to be \$753,600.

Amended Res. 2012-19 vote:

AYES 21

NOES 8 (Kelly, David, Rinard, Torres,

Schroeder, Kannard, Foelker, Zentner)

ABSTAIN

ABSENT 1

Requested by
Highway and Infrastructure Committees

06-12-12

Gary Petre, Bill Kern and Phil Ristow: 06-07-12

**REFERRED BACK TO INFRASTRUCTURE COMMITTEE
AT 06/12/12 COUNTY BOARD MEETING**

RESOLUTION NO. 2012-22

Resolution amending County Grounds Use and Weapon Policies

WHEREAS, Resolution No. 2012-03 proposing various changes to the County Grounds Use and Weapon policies was referred to the Infrastructure Committee to address concerns arising in the normal course of business at Fair Park, and

WHEREAS, the Infrastructure Committee has reviewed those concerns and proposes adding III 4 below to address the Fair Park issue which would result in adding all of the changes from the original resolution and the above described new section for a recommended amendment to the two policies as shown:

JEFFERSON COUNTY WEAPON POLICY

II. Definitions

G. "Weapon" includes, without limitation, any firearm (including a handgun), air guns, an electric weapon (as defined in Section 941.295(1c)(a) Wisconsin Statutes), a knife, including a box cutter or other sharp object, ~~(except a pocket knife with a blade less than 2.5 inches)~~, a switchblade (as defined in Section 941.24(1) Wisconsin Statutes), a billy club, oleoresin capsicum (OC) spray devices (also known as pepper spray or pepper mace), metallic knuckles, nunchaku, shuriken, cestus, manrikigusari, ammunition, explosives, batons or similar wood, metal or rigid objects like sign standards, or any device designed or ~~used~~ capable of use as a weapon and capable of producing great bodily harm or death.

...

III. Prohibitions

...

C. No person may, while carrying or possessing a weapon, enter or remain in any part of a building that is owned, occupied, or controlled by the County.

This prohibition does not apply to:

1. Certified law enforcement officers, entitle to carry a weapon, while acting in their official capacity and with lawful authority.
2. A person who leases residential or business premises in the building.
3. A person *if* a firearm is in a vehicle driven or parked in the parking facility, or to any part of the building used as a parking facility.
4. A person using a knife or similar cutting implement in the normal course of business in a Fair Park structure outside of office areas.

GROUNDS USE POLICY

(16) No signs, emblems, banners, pennants, etc. may be affixed to any building surfaces, steps, walls or light fixtures. Wood, metal or rigid objects used as sign standards will not be permitted inside the building, nor embedded in the ground.

NOW, THEREFORE, BE IT RESOLVED that the two previously adopted policies shall be and are hereby amended as set forth above.

Fiscal Note: No fiscal impact.

AYES _____

NOES _____

ABSTAIN _____

ABSENT _____

Requested by
Infrastructure Committee

06-12-12

Philip Ristow: 04-12-12; 05-22-12; 06-06-12

**REFERRED BACK TO INFRASTRUCTURE COMMITTEE
AT 4-17-12 COUNTY BOARD MEETING
RESOLUTION NO. 2012-03**

Resolution amending County Grounds Use and Weapon Policies

WHEREAS, the County Board adopted a Weapon Policy (Resolution 2011-58) and a Grounds Use Policy (Resolution 2011-59) in October, 2011, and

WHEREAS, experience applying said policies has indicated a need to refine the definition of "weapon" and prohibit in both policies bringing metal, wood or similar objects used to support signs into buildings as said objects may be used as weapons, and

WHEREAS, the Sheriff's Office staff and the Infrastructure Committee recommend amending the two policies previously adopted as shown:

JEFFERSON COUNTY WEAPON POLICY

II. Definitions

G. "Weapon" includes, without limitation, any firearm (including a handgun), air guns, an electric weapon (as defined in Section 941.295(1c)(a) Wisconsin Statutes), a knife, including a box cutter or other sharp object, ~~(except a pocket knife with a blade less than 2.5 inches)~~, a switchblade (as defined in Section 941.24(1) Wisconsin Statutes), a billy club, oleoresin capsicum (OC) spray devices (also known as pepper spray or pepper mace), metallic knuckles, nunchaku, shuriken, cestus, manrikigusari, ammunition, explosives, batons or similar wood, metal or rigid objects like sign standards, or any device designed or ~~used~~ capable of use as a weapon and capable of producing great bodily harm or death.

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NOW, THEREFORE, BE IT RESOLVED that the two previously adopted policies shall be and are hereby amended as set forth above.

Fiscal Note: No fiscal impact.

AYES _____
NOES _____
ABSTAIN _____
ABSENT _____

Requested by
Infrastructure Committee

04-17-12

Philip Ristow: 04-12-12

Gary Petre

From: Peter Weston [pete@tdafort.com]
Sent: Monday, June 18, 2012 10:25 AM
To: Gary Petre
Subject: Jefferson Courthouse -- Proposal for Design Services

Gary,

Here is our proposal for architectural services. I'll be happy to attend any forthcoming meetings, or follow-up with clarifications if desired.

Thanks,
- Pete W.

Jefferson County Courthouse – Secure Entry Vestibule
Proposal for Design Services
June 18, 2012

Project Description:

Revisit / revise existing drawings to value engineer and consider green building options. Revise and update bid documents, orchestrate bidding, and perform construction observation services through to project completion.

Notes / Items for Consideration:

Reduced roof height – single story vs. originally proposed match of ex'g roof.

Green roof.

Skylights / light tubes.

Increased insulation.

High-performance glass.

Security / safety bollards to be decorative, but conventional vs. “planters” originally designed.

Incorporate landscape design elements into bid package.

Front entry alterations – doors / sidewalk / landscaping / signage incorporated into bid package.

Project to be re-reviewed under updated commercial building codes – design / documentation alterations to be done accordingly.

Drawings / documents will be required to be submitted to Wisconsin Department of Professional Services, Safety & Buildings Division for review (not required previously).

Revised structural, HVAC, and electrical engineering.

Updated Prevailing Wage determination.

Design and weekly/ bi-weekly on-site construction meetings.

Cost for comprehensive architectural / engineering services: \$8,000.00

{Note: While I must acknowledge that I had under-bid the cost for our services the first time through, this cost estimate is in no way exaggerated as a means to make up for it. This, with the original \$8,000.00 fee (\$16K total) will be approx. 6% of construction cost.}

Peter Weston, AIA
Owner, The Design Alliance Architects, Inc.
1001 Madison Ave., Suite C
Fort Atkinson, WI 53538
Phone - 920-563-3404
Fax - 920-568-7058
Email - pete@tdafort.com

Gary Petre

From: Peter Weston [pete@tdafort.com]
ent: Tuesday, June 19, 2012 7:53 AM
ro: Gary Petre
Subject: Jefferson County Courthouse -- Entry Vestibule

Gary,

A couple things that may be of help:

- 1) I expect that about 60% of our work is preparing the documents and orchestrating the bid process, and about 40% is time spend during construction. So, figure \$5K (not to exceed) to get the project through the bid process, and a total of \$8K (not to exceed) to get the project through construction.
- 2) The \$8K total fee is based upon \$85.00 per hour rate, + direct cost to our consulting engineers.

- Pete

Peter Weston, AIA
Owner, The Design Alliance Architects, Inc.
1001 Madison Ave., Suite C
Fort Atkinson, WI 53538
Phone - 920-563-3404
Fax - 920-568-7058
Email - pete@tdafort.com



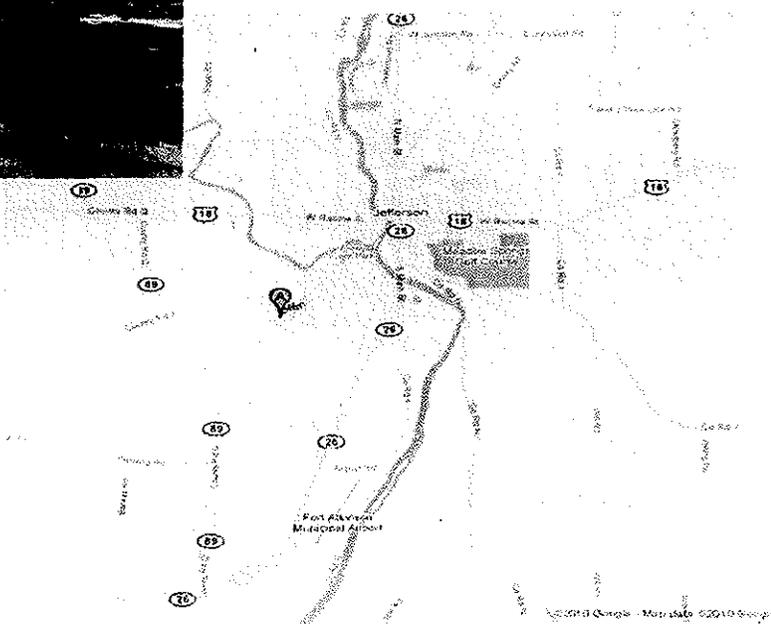
SITE "G"

FOR SALE

1425 Wisconsin Drive



~Former Countryside Nursing Home in Jefferson, WI for sale! 60.0 acres of agricultural and residential land available on a prime corner in Jefferson right by the new Highway 26 interchange, Call today!



Property Specifications

Address: 1425 Wisconsin Drive
Jefferson, WI 53549

Building Size: Main Building: 161,608 SF
Two Small Buildings: 9,310 SF
and 1,458 SF

Space Available: 60.0 acre lot

Sale Price: \$750,000

Zoning: Rural (R-1)

Features:

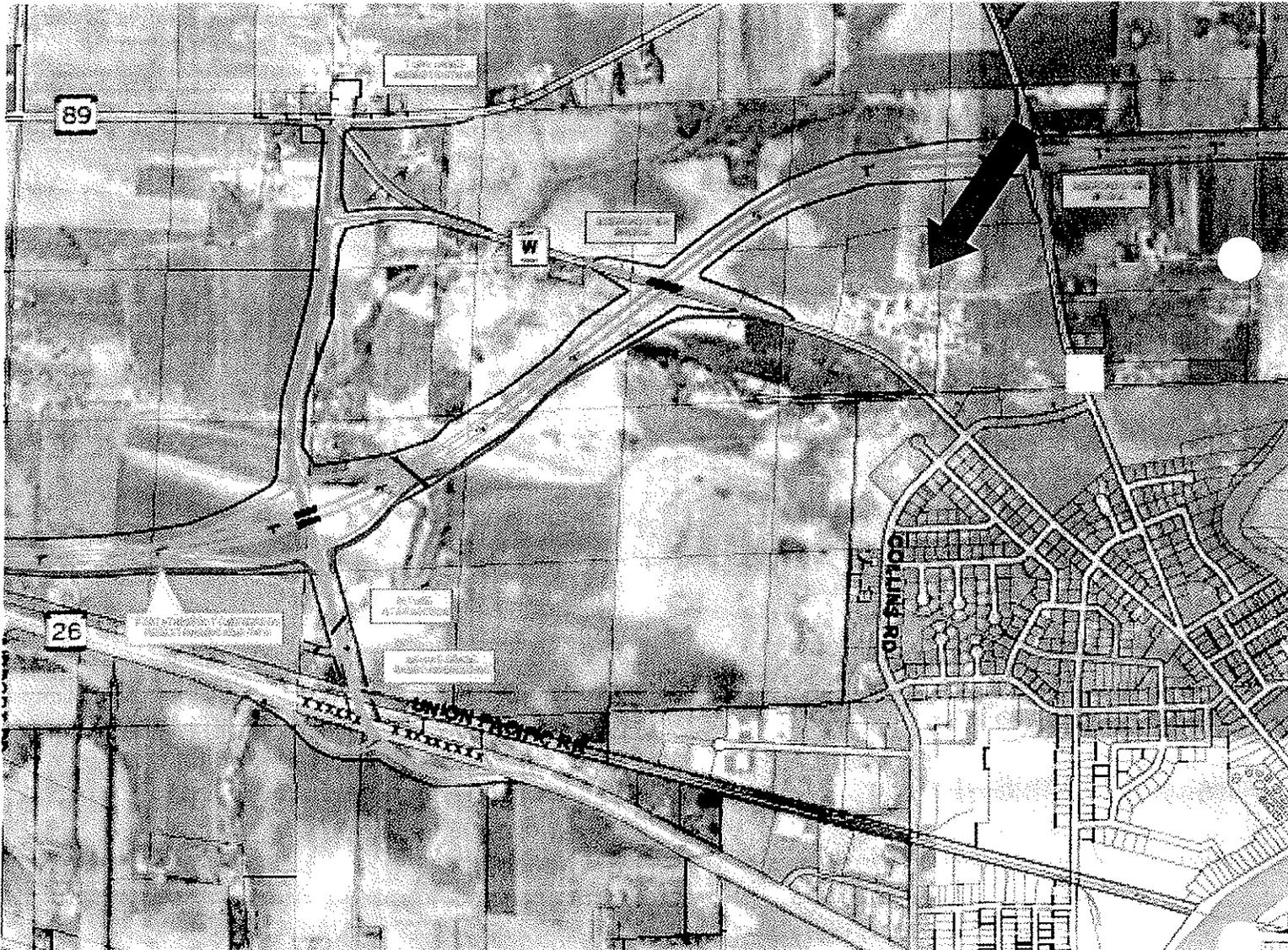
- Frontage and exit on the new Highway 26!
- Corner of County Highway W, Collin Road, and County Highway J
- Over 4,530 Vehicles Per Day!
- R-1 Zoning
- Mature trees, shrubs, and courtyard garden
- Appraised at \$2.7 million in 2010!
- Bank owned and priced to sell!

Mike Herl
(608) 223-6316 *direct*
(608) 212-4623 *mobile*
mherl@inlandcompanies.com

Real Estate Brokerage
Property Management
Construction Management
Real Estate Development
Facility Management



1425 Wisconsin Drive
New Highway 26 Plans

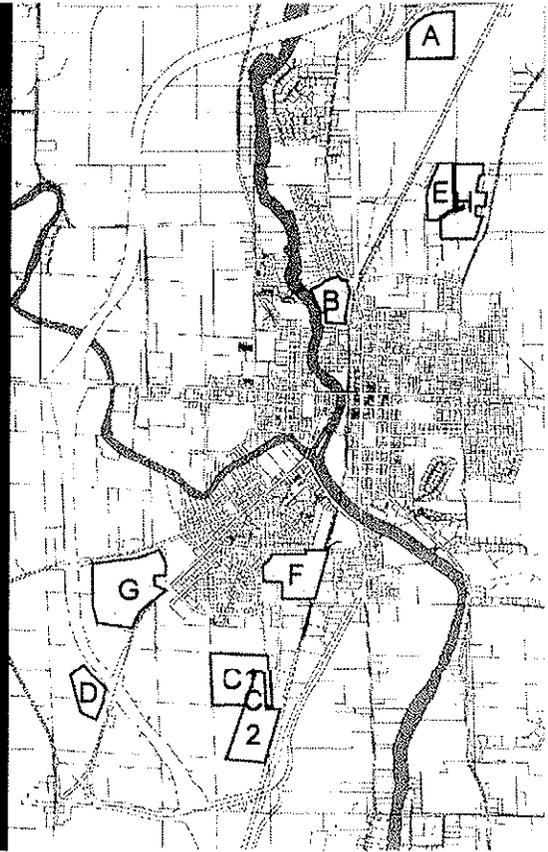




Candidate Site Developable Acreage

1.	A - Junction Road	40
2.	B - Puerner Street	12
3.	C1 - County land, Industrial Dr.	40
4.	C2 - County land, Industrial Dr.	40
5.	D - County land, CTH W	15
6.	E - Briggs & Stratton	25
7.	F - Schweigert	33
8.	G - Old Countryside Home	60
9.	H - Ganser at Dewey Rd.	36

Sites B, D, E are smaller sites

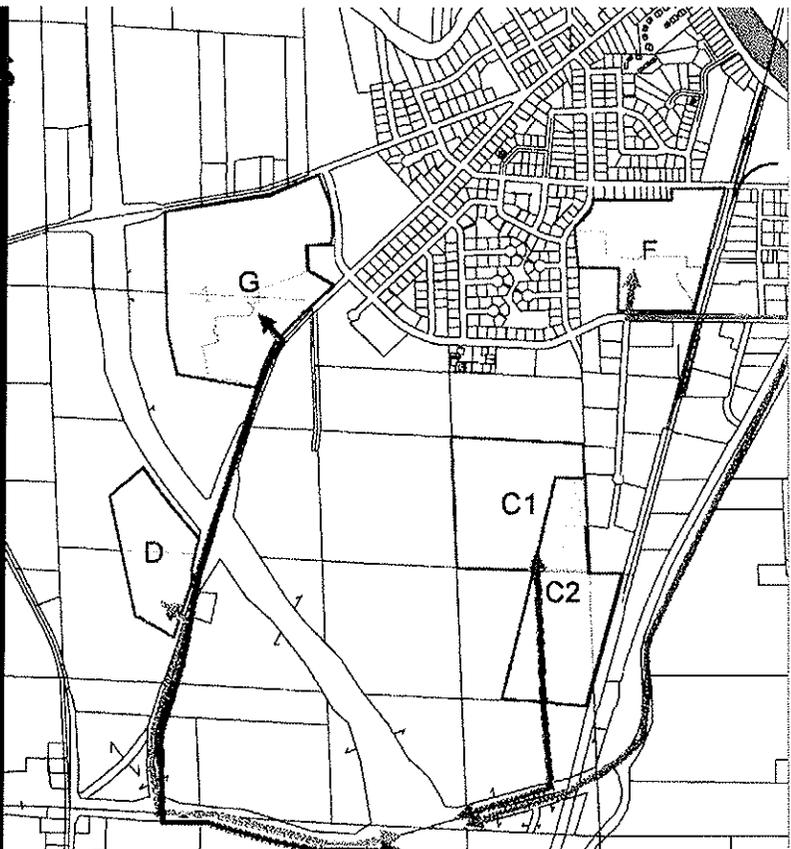


Distance to STH 26

C1-	.4 mi
C2 -	.25 mi
D -	.9 mi
F -	1.6 mi
G -	1.4 mi

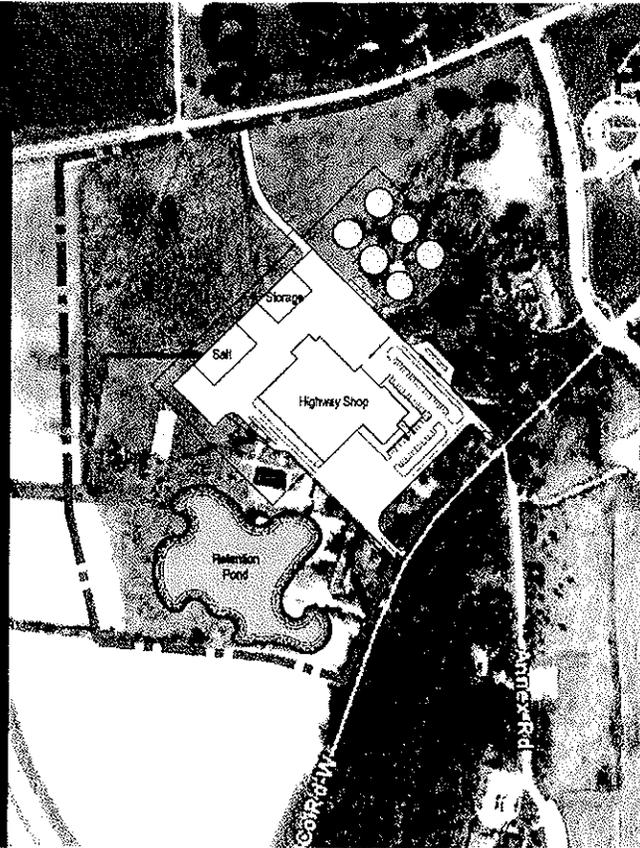
Secondary access routes to downtown Jefferson

C2 is closest
F is farthest



Site G – Old Countryside Home

- 60 acres more than sufficient
- Not compatible with City Land Use
- Site elevation is crowned higher toward street, requiring terracing and retaining walls
- Utilities available
- 2 curb cuts on Wisconsin Ave will need acceleration lanes
- 1.4 Mi. to STH 26



Nursing Home Site Condition

Site G – Old Countryside Home

- No reuse of any structures
- Buildings and site structures need to be demolished, estimated costs \$800,000



SITE G DEVELOPMENT COSTS – Old Countryside Home

Division	Description	Quantity	Unit	Cost	Total Cost
Division 31	Earthwork				
	Contractor mobilization	1	allow	\$25,000.00	\$25,000.00
	Earthwork - Site preparation	1	allow	\$45,000.00	\$45,000.00
	Earthwork - Stripping and Stockpiling	135,000	sy	\$1.61	\$217,350.00
	Earthwork - Finish Grading	135,000	sy	\$0.85	\$114,750.00
	Gas, Power services from ROW	1	allow	\$10,000.00	\$10,000.00
	subtotal				\$412,100.00
Division 32	Exterior Improvements				
	Drainage and containment	1	allow	\$128,000.00	\$128,000.00
	Paving - Asphalt	32,070	sy	\$6.50	\$208,455.00
	Private Access Road	100	L.F	\$125.00	\$12,500.00
	Site improvements - fencing, gates, signage	1	allow	\$125,000.00	\$125,000.00
	Site Lighting	1	allow	\$32,000.00	\$32,000.00
	Landscaping	1	allow	\$15,000.00	\$15,000.00
	subtotal				\$520,955.00
Division	Site Specialties				
	Vehicle scale (above grade)	1	ea	\$64,000.00	\$64,000.00
	Fueling Station	1	allow	\$180,000.00	\$180,000.00
	Fueling station canopy	1	allow	\$45,000.00	\$45,000.00
	Salt Storage Shed (Gambrel Style)	18,000	sf	\$31.00	\$558,000.00
	subtotal				\$847,000.00
	Sitework Total				\$1,780,055.00

JEFFERSON COUNTY HIGHWAY MAINTENANCE FACILITY

SITE G DEVELOPMENT COSTS – Old Countryside Home

Site Summary Costs			
Building Construction Cost Total	112,025	sf	\$99.80 \$11,179,815.00
Site Work and Site Specialties			\$1,780,055.00
Construction Contingency (5%)			5% \$647,983.50
Site Total Construction Costs			\$13,607,653.50
Other Project Costs			
Survey & Soils Exploration	0		0 \$15,000.00
Demolition Puemer St	0		0 \$100,000.00
Demolition of Nursing Home, Site	0		0 \$800,000.00
Purchase of Land			\$750,000.00
Temporary Quarters	0		0 \$0.00
City Utility Improvements			\$5,000.00
Architectural/Engineering Fees			5% \$680,382.68
City Building Permit Fees		LS	\$56,005.81
Planning Application Fees		LS	\$15,000.00
Sale of Puemer St Site Offset			-\$700,000.00
Other Project Costs			\$1,721,388.48
Site A Total Project Costs			\$15,329,041.98
Green Option Add Ons			\$ 780,207.10
Total Costs with Add Ons			\$16,109,249.08

JEFFERSON COUNTY HIGHWAY MAINTENANCE FACILITY



HIGHWAY SHOP DEVELOPMENT COSTS

Candidate Site	Building Costs	Site Developer	Contingency	Green Option	Other Project Cc	Project Total
Site A Junction Road	\$ 11,179,615	\$ 1,888,805	\$ 653,421	\$ 780,207	\$ 1,280,991	\$ 15,783,039
Site B Puerner Street	\$ 11,179,615	\$ 1,051,200	\$ 611,541	\$ 780,207	\$ 968,124	\$ 14,590,686
Site C1 County Land at Indu	\$ 11,179,615	\$ 1,648,369	\$ 641,399	\$ 780,207	\$ 837,475	\$ 15,087,065
Site C2 County Land at Indu	\$ 11,179,615	\$ 1,648,369	\$ 641,399	\$ 780,207	\$ 966,475	\$ 15,216,065
Site D County Land at W	\$ 11,179,615	\$ 1,599,250	\$ 638,943	\$ 780,207	\$ 1,940,896	\$ 16,138,912
Site E Briggs & Stratton	\$ 4,762,359	\$ 855,840	\$ 449,456	\$ 780,207	\$ 8,302,065	\$ 15,149,927
Site F Schweigert	\$ 4,826,159	\$ 948,300	\$ 461,957	\$ 780,207	\$ 11,777,191	\$ 18,793,814
Site G Old County Home	\$ 11,179,615	\$ 1,780,055	\$ 647,984	\$ 780,207	\$ 1,721,388	\$ 16,109,249
Site H Ganser on Dewey	\$ 11,179,615	\$ 1,878,955	\$ 652,929	\$ 780,207	\$ 2,071,581	\$ 16,563,286

JEFFERSON COUNTY HIGHWAY MAINTENANCE FACILITY