

COMMITTEE: BUILDING/PUBLIC PROPERTY  
DATE: JANUARY 9, 2025  
TIME: 10:00 A.M.  
PLACE: COUNTY BOARD ROOM

### **CALL TO ORDER**

Chairman Lukas called the meeting of the Building/Public Property to order at 10:06 a.m.

### **ROLL CALL**

Members Present: Decorah, Lukas, Marvin, Miller, Weber

Absent: Landru

Others Present: Nora Matuszewski, Mark Chrisman, Tom Hoffman, Jeff Musson, Dave Wiebelhaus, Craig Schuh, Matthew Looby, James Whiteaker

### **APPROVE AGENDA**

Motion by Weber to approve the agenda, second by Miller. All present voting AYE. Motion carried.

### **APPROVE MINUTES FROM THE DECEMBER 30, 2024 PUBLIC PROPERTY/BUILDING BROADBAND AND FINANCE MEETING**

Motion by Miller to approve the minutes from the December 30, 2024 Public Property/Building/Broadband and Finance meeting, second by Weber. All present voting AYE. Motion carried.

### **PUBLIC COMMENT ON AGENDA ITEMS**

None

### **BID OPENING FOR BLACKTOP/SIDEWALK; POSSIBLE ACTION**

Ayres representatives, Craig Schuh and Matthew Looby were present to open bids submitted electronically. Looby went through them all and made sure that the bids were all consistent and had all of the required documents attached.

There were four (4) bids:

1. Northeast Asphalt – \$761,104.05 (All bid bond material was attached)
2. Relyco - \$688,257.97 (All bid bond material was attached)
3. Musson Brothers - \$904,746.69 (All bid bond material was attached)
4. David Tenor Corporation - \$664,404.25 (All bond material was attached)

Looby noted there were no alternate bids, which was a bid with the County supplying the materials. Lukas asked that Ayres go through all bids thoroughly to make sure they were the same and everything needed was supplied. Ayres assured that would be done.

Motion by Miller to accept the lowest responsible bidder, which at this time is David Tenor Corporation; Ayres to review all bids and send a recommendation letter with all bids together, second by Decorah. All present voting AYE. Motion carried. Payment bonds will have to be done, then signatures will come to the County and then Ayres will set up the schedule.

Motion by Decorah to approve Skallerud signing of the contracts when they come in, second by Weber. All present voting AYE. Motion carried.

### **DISCUSSION/ACTION WITH IT DIRECTOR ON DOOR LOCKS AND CARD ACCESS FOR SECURITY DOORS**

The keypad will not be used when the new doors are put in. there will be access readers on the inside hallway to program lockdown, with the Sheriff department only having access to get in once locked down. The doors can be set up with multiple cards. Whiteaker had a quote for the card access \$7,200 and the Schlage locks needed would be around \$4,800.

Motion by Weber to approve the cost for both not to exceed \$13,000 from Naunkca, second by Decorah. All present voting AYE. Motion carried.

Ayres returned because it was asked by one of the bidders about an alternate bid. They found the alternate bids, which were not visible before. The alternate bids were at a substantial savings to the County. Savings by Contractor as follows:

1. Northeast Asphalt – \$42,320
2. Relyco - \$41,729.60
3. Musson Brothers - \$70,716.96
4. David Tenor Corporation - \$69,169.08

David Tenor Corporation was still the low bidder. Chrisman was asked to find out how much cost savings it would be to have the County supply the raw materials.

Motion by Decorah, that if there is a \$20,000 or more savings to use the County for raw materials, to use the alternate bid to award the contract, second by Weber. All present voting AYE. Motion carried.

### **DISCUSSION/ACTION ON COURTHOUSE FIBER**

Lukas discussed with the committee the promised fiber internet into the courthouse. Currently, the fiber for the Sheriff Department is AT&T through First Net and the Courthouse is Charter. The conduit is already in the Courthouse so, Bug Tussel could use the existing pipe. The County already has 6-fiber but, it was discussed it would be nice to have a closed system for lock down. The committee needs to talk to Bug Tussel about the free internet, conduit and adding the ADRC Building.

### **DISCUSSION/ACTION ON OUTDOOR ELECTRIC FOR THE COURTHOUSE BUILDING**

There has always been an issue with electricity for the outside of the Courthouse. Lukas was thinking because of the construction, now would be the time to upgrade and possibly use the light poles in the parking lot. The discussion was to talk to Krueger about it and possibly doing a change order to add that to their existing contracts. Motion by Miller to have Krueger give a bid for the electric, second by Decorah. All present voting AYE. Motion carried.

### **MAINTENANCE UPDATE; POSSIBLE ACTIONS**

1. The maintenance is working on painting the open Social Services offices
2. Wiebelhaus was able to get ahold of Rappley and they will be submitting a bid for the water softener in the Law Enforcement Center.
3. There was a new electric service put in from the memorial in the courtyard to the post by the Methodist Church
4. On Monday, Wiebelhaus was home sick and two crews showed up unannounced to work on the #3 Air handler so, they were unable to get in until the other maintenance crew came in at 8:00 a.m. This has been a problem with crews showing up to work and no one knows they are even coming in. Wiebelhaus has had to send out notices to employees last minute and if there is anything planned for the day, he has to change the schedule because he had no idea they were coming. He asked who is responsible for scheduling and for letting Courthouse maintenance know? He would like at least a two (2) day notice for contract crews showing up. Hoffman said he had no idea they were coming either and he will make it a point to have a conversation with them.
5. Wiebelhaus questioned the marble floors again and was wondering who was supposed to come in and finish them. He said the last it was talked about Hoffman was going to get someone. Hoffman told the committee and Wiebelhaus that if the County supplies the materials, he has someone that he can get a quote from.

Miller asked to be excused at 11:55 a.m. to attend a funeral

### **DISCUSSION WITH MUSSON AND HOFFMAN ON CURRENT/FUTURE PROJECTS; POSSIBLE ACTIONS**

1. Musson told the committee the entryway will go out to bid later this month.
2. The door bids have been issued. The Sheriff residence will not go out to bids until at least February.
3. There is an issue with the downspouts and them not working. Musson talked to Kulps about this and he said that he was told there were 8-diverters put in, so he will have to recondition them. If the water is not going into the gutter, he will have to fix them. The site storm pipe may have to be a foot off the ground. He will come and make the corrections. Where the ice is building up the County may have to have heat tape installed.
4. Krueger told them that the last light fixtures still are not in and it looks to be the end of January.
5. Discussion about tasks completed by Wiebelhaus that should be the responsibility of contractors or Hoffman was brought up. The contractors showing up unannounced and dropping off big items with no ability to move them off of equipment. Who is responsible when someone bids a job and they come with big items on trucks and the County is responsible to unload everything? Hoffman asked Wiebelhaus to put a hour and time for crew together for this as well as the use for the tractor and he will have a conversation with them with a cost.

#### **FUTURE AGENDA ITEMS**

1. Bug Tussel
2. Krueger – Change order

Skallerud had to leave the meeting at 12:25 p.m.

#### **ADJOURNMENT**

Motion by Weber to adjourn, second by Decorah. All present voting (AYE). Motion carried. Meeting adjourned at 12:40 p.m.