

**PROCEEDINGS OF THE COMMITTEE OF THE WHOLE
IOWA COUNTY BOARD OF COUNTY SUPERVISORS
IOWA COUNTY, WISCONSIN
May 12, 2010**

The Board of Supervisors met in the Richard M. Scullion Administrative Annex in the City of Dodgeville on Tuesday, May 12, 2010 at 7:00 p.m. and was called to order by the Honorable David Bauer, Chairman of the Board.

Roll call was taken. All members were present.

Members present: Robert Zinck, Dwayne Hiltbrand, Daniel Nankee, Ron Benish, Ed Weaver, Curt Peterson, Dan Oleson, David Bauer, Daniel Curran, James Griffiths, Greg Parman, William Grover, John Meyers, Joe Thomas, Jeremy Meek, Robert Pilling, Philip Mrozinski, Carol Anderson, Ryan Walmer and Bob Bunker.

The Board, in unison, led the reciting of the Pledge of Allegiance to the Flag.

Sup. Griffiths moved to accept the Certification of Notice by acclamation.

Sup. Oleson seconded the motion. Carried.

County Clerk Klusendorf read the certification stating notice that this meeting had been publicly posted and reported to the press and radio station.

County Administrator Curt Kephart went through the Health and Human Services building timeline. Sup. Griffiths stated that he did not agree with the explanation of the January 19, 2010 meeting. He stated that there was never a vote by the Board to hold a referendum on authorizing the continued construction of the building. It was shown in the minutes that the Board voted down a motion to suspend the Iowa County Board Rules which was needed to bring the referendum question to a vote. The Board did not vote on the referendum question.

Mike Whaley and Matt Premo from Findorff and Son, Inc. and Larry Barton and Al Schappe from Strang, Inc. were on hand to answer the written questions as submitted by the Board Supervisors along with other questions.

HEALTH & HUMAN SERVICES BUILDING QUESTIONS

Financial

1. Cost to Iowa County to suspend construction for 30-60 days for the new building committee to become up to speed on all phases of the project?
Mr. Whaley stated the cost for Findorff would not be that high. About 80% of the materials are ordered and there would be a cost concerning those. He would have to check the subcontractor contracts. They did not know at that time what the cost would be to suspend construction.
2. Cost to eliminate the requirements of LEED material and labor?
At this point not a great deal could be saved by eliminating LEED. There could be some savings on "finishing" materials. There would also be a savings to forgo the LEED Certification.
3. What is the payment schedule for the bonds?

The payment schedule was handed out to the Board.

4. Is there a pre-payment penalty on the bonds?
The county is unable to pre-pay until 2019. With a pre-pay at that time two years of interest could be saved.
5. What is our lease commitment for the Health Department (Parry St) and Social Services (Fountain St)? What is cost per month, length & to end them early?
The Health Department is now located on Grace Street and it is a yearly lease that expires in October 2010 with the option of a month to month renewal. The monthly lease payment is \$1,050.00 which is lower than the Parry Street location. The Social Services building is owned by the County.
6. What are the utility costs for the Courthouse, Annex, Health Building & Social Services?

Utility Payments?

Health Dept monthly cost:

Cleaning Contract	\$227.41
Utilities average	\$140.00
T1 connection chg	<u>\$325.00</u>
Total	\$692.41

Social Services monthly cost:

Alliant Energy	\$550.00
Dodgeville Water & Sewer	\$ 90.00
T1 Connection chg	\$378.40
Telephone	<u>\$410.00</u>
Total	\$1,428.40

The County owns the Social Services Building.

Courthouse & Annex:

Alliant Energy	\$4,921.50
Water & Sewer	\$ 210.00
Garbage Removal	\$ 63.13
Housekeeping –includes DSS, Courthouse & Annex And Sheriff's Dept	\$3,100.00
Maintenance includes DSS Courthouse & Annex, and Sheriff's Dept	<u>\$3,780.00</u>
Total	\$12,074.63

7. What will the total cost be when the Health & Human Services Building is completed?
The cost sheet was handed out to the Board.
8. How much will the bonds add to the property taxes?
Based on 2010 Equalized Valuation the cost would be \$35.53 per \$100,000 or \$0.355 per \$1,000.
9. What will the cost of operations be after the building is completed?
Mr. Barton stated that because of the many variables involved it is very hard to forecast the cost to operate the building. It is designed to use 30% less energy than code requires. He did not give a dollar cost.
10. When the Lawsuit postponed and then re-offer bids for bonds, what was the net loss or gain from what we sold the bonds versus what we would have received?

This is unknown. We do not know what the bids would have been in January 2010. In November 2009 an interest rate for the bond issue was calculated at 3.56% and was used to project annual cost. The actual net rate received in March 2010 was 2.66%.

Construction

1. Any suggestions on how the building can be value engineered with the goal to reduce the overall cost?
It would cost extra money at this point to have it value engineered. Mr. Barton stated that it was value engineered at the beginning. Mr. Whaley stated that to save money not all of the areas would have to be finished at this time.
2. How about Wayne Schiltz helping out on construction?
Chairman Bauer said the Administrative Services Committee had placed an item on the next County Board agenda to approve a contract for a Construction Coordinator with the Southwest Wisconsin Workforce Development Board. Mr. Schiltz could apply for the position.
3. What effect does LEEDS have on building materials and adhesives? I was warned that everything will be falling apart in the first couple of years because LEEDS adhesives are so poor.
Years ago there were some problems with some products that were used for LEED. Mr. Whaley stated that they have not had a problem in any of the LEED buildings they have worked on.
4. Can't we get rid of LEEDS? What will that cost? Won't it save us money for commissioning? It will save us on repairs later.
Answered under number 2.
5. Have we analyzed the high-speed wireless capability of the building to be certain there are no dead spots where a laptop will not function well? If we have not what is the cost to do so?
Due to security reasons there are no plans to install a wireless system.
6. Do we have a copy of the original specs and a list of each spec change since that date? I'd like someone knowledgeable other than the architect or contractor to vet this list.
Strang and Findorff have paper trails of all change orders that have been made.
7. General contractor presentation on the status of building construction?
Construction is ahead of schedule.

Design

1. How about changing the parking lot design so you can snow plow in less than 1 hour versus 3 hours for a LEEDS certified parking lot? Doesn't that save the environment? County Hwy could do our own parking lot.
The parking lot is not designed for LEED but for water runoff.
2. How about redesign for FSA? What will that take? Our space study needs clarification and re-evaluation to better use the Courthouse.
The cost for a redesign would be approximately \$5,000.00 to \$10,000.00 plus the cost of change orders. The redesign would take about 3 to 4 weeks.
3. What high speed internet and our own local area network capacity are we bringing to the building?
The county will be leasing the fiber optic cable from MHTC.
4. What high speed internet and our own local area network capacity are we providing inside the building? Are there any spots inside the building that will not have this capacity – both wireless and fiber?
Our own local area will be high speed using the fiber optic cable to get from the courthouse to the building where it will all be hard wired.

5. In a new building like ours wireless is critical and the building should have at least 20 Mbps fiber and 50 Mbps would be better. Do we have this and if not what is the cost to provide it now?
The network will have the same speed as the county now has.
6. What design changes would the architect make if he were designing the building today rather than the design he provided about 5 years ago? HVAC for example? What would it cost to make these changes now?
The building was designed in 2008 to be very energy efficient and using common building materials. The contractors will check to be certain there will be enough airflow for the HVAC system.

Miscellaneous

1. What did Strang plan for the Social Services Building? How do they explain that the present SS Building is the most energy (\$1.31 per sq ft, I think) efficient building in the County (even with the “constant running” of the man sump pumps. Other buildings, which we plan to keep operating are much higher in operating costs. (Generally in private business, I dispose of those items that are least efficient first.)
Mr. Barton stated that this was not in their contract so nothing was done concerning the Social Services building.
2. Doesn't recycling old buildings fit in the plan? I know LEEDS stresses recycled materials in new construction.
The contactors are using materials to help gain the LEED certification.
3. When was the last time anyone sat down with department heads and got a new assessment of current space and tool needs as well as their projection of what those needs will be in 5 years? Can we please do that now?
Mr. Barton stated that his firm has met with the Department Heads 2 or 3 times. It was not determined if another assessment was going to be done.
4. What is the intended use of the house at the end of the block?
At this time it is being used for storage. At this point there are no set plans for it.
5. Legal counsel assessment of the lawsuit and any remaining risk.
Corporation Counsel William Morgan stated that at this time he sees little to no risk of a lawsuit against the county concerning the building project.

County Board Chair David Bauer recognized citizens to speak on the building project.

-Dennis McKernan said the “forest” in the proposed parking lot should be removed and that the “Community” room should not be finished off.

-Tim Huffman wanted to know when the next Building Committee meeting was going to be held.

-Terry Edwards, a neighbor of the project, stated that the Building Committee had promised the neighborhood that the parking lot would have trees instead of being a plain lot. He would like to see the parking lot left as it's now designed.

-Ed Lindner said he wants the county to save money by avoiding change orders.

-Mike Bisbach said the storm water plan was not designed correctly in the beginning and the county should not have to pay extra dollars for the proper plan. He also stated that the County Board did not vote on whether to take the building project to the will of the people through a referendum question. Mike said that he hopes this Board will listen to the people.

-Eric Anderson said the Social Services offices in the new building are smaller than what they have now and that is the reason for the conference rooms. He also said that due to confidentiality reasons there had to be offices instead of cubicles. Eric said the UW Extension asked for showers because of the farm visits they do.

-Kathy Cayhill said the building will be a real asset to the county.

-Wayne Schiltz inquired whether the architects involved all the Board members in the space needs study. He also wondered why the departments couldn't share conference and break rooms instead of having so many of them. He also said there are too many bathrooms for the number of people that will be working there. Wayne also would like the driveway redesigned for easier snow removal which would be more economical for the county. He said this could be done without removing the trees.

-Sally Martens said she would give up her speaking time if Dennis McKernan would be recognized again.

-Dennis stated that the "Community" room on the new building is not needed and that the room the Board is now in was designed as the Board room and that the supervisors should appreciate that.

The Board did not go into closed session.

Mileage and Per Diem Report for this May 12, 2010 Session of the Board was presented.

20 Members	440 Miles	\$790.00 Mileage and Per Diem
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Sup. Griffiths moved to approve the report.

Sup. Oleson seconded the motion. Carried.

Sup. Zinck moved to adjourn the meeting.

Sup. Bunker seconded the motion. Carried.

Meeting adjourned at 9:44 p.m.

David Bauer, Chairman

Greg Klusendorf, Clerk