

## AGENDA

Eau Claire County

Highway Building Committee

Date: March 2, 2022

Time: 2:00 p.m.

Location: WebEx Teleconference: To join by phone call 1-415-655-0001

Meeting number access code: 2599 381 7342

Meeting password: uwRgDxGH823

### Join from the meeting link

<https://eauclairecounty.webex.com/eauclairecounty/j.php?MTID=mbfc4bc33ed25aef654d5f166aadd2564>

For those wishing to make public or a written comment, you must e-mail **ecchwy@co.eau-claire.wi.us** at least **30 minutes prior to the start of the meeting.**

You will be called on during the public session to make your comments.

*\*Please mute personal devices upon entry*

1. Call to Order and confirmation of meeting notice
2. Roll Call
3. Review/Approval of Past Minutes (02/02) – Discussion/Action
4. Public Comment
5. Bid Package #4 (Low Voltage) bid results – Discussion/Action
6. Financial Update - Discussion
7. Construction Schedule Update – Discussion
8. Appraisal for Property along USH 53 – Discussion
9. Owner Purchased Items Update – Discussion
10. Ray Henning Dedication – Discussion/Action
11. Future meeting dates, times, and agenda items: 4/6, 5/4
12. Adjourn



## MINUTES

### Eau Claire County • Highway Building Committee Wednesday, February 2 – 2:00 p.m.

Highway Members Present: Chair Jim Dunning, Supervisor Robin Leary, Supervisor Colleen Bates, Supervisor Gerald Wilke, Supervisor Judy Gatlin, Supervisor Nick Smiar

Staff/Other Present: Commissioner Jon Johnson, Facilities Director Matt Theisen, Brian Spilde, Kevin Dallas, Sonja Leenhouts, Norb Kirk, Kathryn Shauf, Kim Grabowski, Sean Malone, Linda Struck

- 1. Meeting called to order by Chair Dunning at 2:00 p.m.** Meeting confirmed.
- 2. Roll Call**
- 3. Review/Approval of Past Minutes** of the December 20, 2021, meeting reviewed and approved. Motion to accept minutes Supervisor Bates, Supervisor Gatlin 2<sup>nd</sup>. Motion Carried 6-0
- 4. Public Comment –** No comment
- 5. Bid Package #4 (Low Voltage) update** – Kim Grabowski—trying to finalize but ran into computer difficulties should have completed within the day. Matt stated a budget number was listed in the bid package.
- 6. Construction Schedule Update** –Kevin Dallas--we started to remobilize on site. Storm drain work has begun, Haas should start next week on foundations. Precast and steel is still on schedule. Dates are first week of April for precast, and steel is April 22<sup>nd</sup>. Matt asked if any other items may be a concern for lead times? No, other than possible roofing. Supervisor Bates asked are we on schedule for preliminary work? --Yes.
- 7. Appraisal for Property along USH 53** – Jon spoke with Sean Malone (landowner) he is willing to sell property for his appraised value. The property is about three acres. County's appraisal was done by JC Norby with a \$300,000 value versus \$325,000 value from the appraisal of the landowner.

Sean stated since Eau Claire County would be eliminating the structures on this property, he would be interested in taking down one of the structures. How much would be repurposed? Demolition costs are yet to be determined. Are there any environmental concerns on the property? – no. There is a house, shed and large barn on property. There are 2 wells and a septic system.

Matt stated that demolition costs would have to go out to bid or a request for proposal. Supervisor Smiar asked--Is the county interested in purchasing this property? Jon stated – The additional land would help for storage on the property. Jon provided an aerial view of property. Supervisor Wilke – Matt and Jon, are we interested in purchase of property, and is it within our existing budget? Suggested splitting the difference between the appraisals. Supervisor Smiar– Does the county see future use of the property? Jon--Our weakest point is the lack of acreage now for the site plan. Supervisor Bates – Land purchase seem to be necessary for the site, and future development. If the county does not purchase, who may purchase in the future, retail or? County should get a flat proposal of all costs involved. Supervisor Dunning – asked if this decision will interfere with current schedule--No. Supervisor Smiar – Do we need more money for this project? Norb stated there was

5.5 mill included in the 2022 budget, to go forward with bid process. Meals on Wheels has a pending grant. Supervisor Smiar asked if ARPA funds are being considered? Norb—no, but we can look at using ARPA funds.

- 8. Owner Purchased Items Update – Matt--** We are starting to work as a team on owner items with Purchasing/Highway. Discussing vehicle lifts, truck scale, shelving, wash equipment, etc. Supervisor Dunning asked is ADRC working on their equipment as well? Matt – yes, included in bid. Working on furniture with Purchasing. Jon stated some items are state contract and some are procurement items with up to 6-month lead times.
- 9. Election of Vice Chair –** How long will this committee convene? --until next February of 2023. Supervisor Bates said an election of new board members is in April and after that would be an appropriate time to elect a vice chair.
- 10. Future meeting dates, times, and agenda items:** 3/2 and 4/6, Discuss moving April meeting due to election.
- 11. Adjourn:** 2:41 p.m.

Respectfully submitted,

**Nancy Williams**  
Facilities Department



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**BP#3**

**PROJECT:** Eau Claire County Highway Facility  
01/19/22

Description	9Sept21 SD Budget REV	1Dec21 BP#3	Delta Over/(Under)	Comments
<b>Division Breakdown</b>				
03 30 00 Cast in Place Concrete	2,622,969	2,622,969	0	BP#2
BP3 Modifications to 03 30 00	79,787	176,834	97,047	
03 35 43 Mechanical Polished Concrete	55,230	88,450	33,220	
03 40 00 Structural Precast Concrete	1,903,334	1,903,334	0	BP#1
BP3 Modifications to 03 40 00	0	101,313	101,313	
VE final modifications	0	-70,161	-70,161	
04 20 00 Unit Masonry	1,014,000	948,812	-65,188	
05 12 01 Structural Steel - Install	574,288	406,000	-168,288	
Alternate #1	0	22,000	22,000	
05 12 02 Structural Steel - Material	3,241,512	3,241,512	0	BP#1
BP3 Modifications to 05 12 02	0	116,092	116,092	
05 50 00 Miscellaneous Metals - Material	78,219	262,521	184,302	
Alternate #1	0	35,000	35,000	
06 10 00 Building Works	660,090	743,806	83,716	
07 27 00 Air Barriers	27,000	21,250	-5,750	
07 50 00 Roofing	1,607,600	1,510,975	-96,625	
Sheet Metal VE	0	-66,000	-66,000	
07 90 00 Joint Sealants	86,560	140,000	53,440	
08 36 00 Panel Doors	333,200	491,868	158,668	
08 60 00 Tublar Skylights	0	34,935	34,935	
08 80 00 Glazing	154,500	225,155	70,655	
Glazing Alternate	0	-22,143	-22,143	
09 30 00 Tiling	135,594	0	-135,594	None in Project
09 50 00 Ceilings	60,850	72,996	12,146	
09 60 00 Flooring	92,359	9,300	-83,059	
09 67 00 Fluid Applied Flooring	9,840	22,250	12,410	
09 90 00 Painting	387,402	455,400	67,998	JW
10 14 00 Signage	35,175	28,510	-6,665	Need Clarifications
10 22 39 Folding Panel Partitions	58,500	48,550	-9,950	
10 51 00 Lockers	17,250	33,000	15,750	
11 40 00 Food Service	500,000	340,480	-159,520	
12 20 00 Window Treatments	5,750	0	-5,750	None in Project
13 34 00 PEMB	970,000	970,000	0	BP#2
BP3 Modifications to 13 34 00	0	5,836	5,836	
13 40 00 Fuel Distribution	589,707	589,707	0	BP#1
BP3 Modifications to 13 40 00	0	0	0	
13 90 01 Salt Storage Shed - Install	567,060	499,394	-67,666	
13 90 02 Salt Storage Shed - Material	1,040,100	1,040,100	0	BP#2
BP3 Modifications to 13 90 02	0	0	0	
14 63 00 Cranes	200,000	195,000	-5,000	
21 00 00 Fire Suppression	496,345	432,820	-63,525	Apex
22 00 00 Plumbing	1,345,986	1,457,380	111,394	
23 00 00 HVAC	3,085,645	2,933,600	-152,045	
23 09 00 Controls	300,000	233,806	-66,194	
Control Integration	50,000	40,850	-9,150	
26 00 00 Electrical	2,056,087	2,111,530	55,443	
Electrical Alternate	0	-120,850	-120,850	Alt 3&4

**BP#3**

**PROJECT:** Eau Claire County Highway Facility  
01/19/22

Description	9Sept21 SD Budget REV	1Dec21 BP#3	Delta Over/(Under)	Comments
26 30 00 Photovoltaic System	250,000	168,325	-81,675	
31 00 00 Earthwork & Site Utilities	1,385,446	1,385,446	0	BP#2
BP3 Modifications to 31 00 00	0	50,000	50,000	
32 12 16 Asphalt Paving	1,072,740	1,072,740	0	BP#2
BP3 Modifications to 32 12 16	0	5,000	5,000	
32 31 00 Fences and Gates	159,500	159,500	0	BP#2
H&S VE	0	-28,550	-28,550	
BP3 Modifications to 32 31 00	0	20,000	20,000	
32 90 00 Landscaping	139,082	73,600	-65,482	
General Conditions / General Requirements	2,014,032	1,975,000	-39,032	
Value Engineering/Accepted Alternates		-185,850		
<b>Subtotal</b>	<b>29,462,739</b>	<b>29,029,392</b>	<b>-247,497</b>	
<b>Contingencies</b>				
Escalation 0.00%	434,441	0	-434,441	
Estimating & Design Contingency 0.00%	1,448,137	0	-1,448,137	
Construction Contingency 3.00%	868,882	870,882	2,000	
<b>Contingency Subtotal</b>	<b>2,751,460</b>	<b>870,882</b>	<b>-1,880,578</b>	
<b>Subtotal with Contingencies</b>	<b>32,214,199</b>	<b>29,900,274</b>	<b>-2,128,075</b>	
<b>Construction Management Fees</b>				
Construction Management Services 1.75%	554,999	523,255	-31,744	
<b>Construction Management Subtotal</b>	<b>554,999</b>	<b>523,255</b>	<b>-31,744</b>	
<b>Total Construction Cost</b>	<b>32,769,198</b>	<b>30,423,529</b>	<b>-2,159,819</b>	
<b>Professional Services</b>				
Design Fees	731,300	731,300	0	
<b>Professional Services Subtotal</b>	<b>731,300</b>	<b>731,300</b>	<b>0</b>	
<b>TOTAL CONSTRUCTION &amp; DESIGN</b>	<b>33,500,498</b>	<b>31,154,829</b>	<b>-2,159,819</b>	
<b>Owner Items</b>				
MOW FF&E	0	0	0	Part of Construction
Low Voltage Wiring		346,135	346,135	
IS Equipment		150,000	150,000	Need to deduct projection screens
Wired Network		117,500	117,500	
EC County FF&E	650,000		-650,000	
Wash Equipment		225,000	225,000	
Lube Equipment		100,000	100,000	
Lifts		136,000	136,000	
Shelving and Misc Equipment		124,800	124,800	
Truck Scale		100,000	100,000	
Furniture and Office Equipment		147,500	147,500	
Utility Connections			0	
Fiber	35,000	45,000	10,000	
Xcel Energy	50,000	50,000	0	
Xcel Gas	15,000	15,000	0	
Water	5,000	5,000	0	
Sanitary	5,000	5,000	0	
<b>Subtotal of Owner Items</b>	<b>760,000</b>	<b>1,566,935</b>	<b>806,935</b>	
<b>PROJECT TOTAL</b>	<b>34,260,498</b>	<b>32,721,764</b>	<b>-1,352,884</b>	