

**Joint Meeting
Infrastructure Committee
Highway Committee**

AGENDA

Jefferson County Courthouse
311 S. Center Avenue, Room 202
Jefferson WI 53549

Tuesday, April 11, 2017

11:00 a.m.

Infrastructure Committee Members

Glen Borland, Greg David (Chair), Dick Jones, John Kannard, Laura Payne

Highway Committee Members

Jim Braughler, Ron Buchanan, Mike Kelly, Blane Poulson, Don Reese (Chair)

1. Call to order
2. Roll call
3. Certification of compliance with the Open Meetings Law
4. Review of the Agenda
5. Public Comment
(Members of the public who wish to address the committee on a specific agenda items must register their request at this time)
6. Approval of the February 1, 2016 Joint Committee meeting minutes
7. Communications
8. Discussion and Possible Action on Bids for Satellite Shop
9. Adjourn

A quorum of any Jefferson County Committee, Board, Commission or other body,
including the Jefferson County Board of Supervisors, may be present at this meeting.

Individuals requiring special accommodations for attendance at the meeting should contact the County Administrator 24 hours prior to the meeting/visit at 920-674-7101 so appropriate arrangements can be made.

**JEFFERSON COUNTY HIGHWAY
COMMITTEE & INFRASTRUCTURE
COMMITTEE JOINT MEETING
MINUTES**

Monday, February 1, 2016

The Jefferson County Highway Committee and Infrastructure Committee met on Monday, February 1, 2016 at 8:00 A.M. for a joint meeting at the Jefferson County Courthouse, Room 203.

ROLL OF THE HIGHWAY & INFRASTRUCTURE COMMITTEES:

Members Present: Ron Buchanan; George Jaeckel; Walt Christensen; Richard Jones; Russell Kutz; Greg David; John Kannard; Mike Kelly; Al Counsell; Carlton Zentner, Don Reese

Members Absent: None

Also Present: William Kern, Highway Commissioner
Ben Wehmeier, County Administrator
Erik Coonen, Highway Department
John Kueny, Kueny Architects LLC
Alexa Zoellner, Reporter, Jefferson Daily Union
Representative, Payne & Dolan

Purpose of the meeting was to discuss and take possible action on soliciting bids for the Highway Department Satellite Shop.

PUBLIC COMMENT

- NONE

HIGHWAY & INFRASTRUCTURE COMMITTEE MINUTES: The minutes from the March 4, 2015 Highway Committee/Infrastructure Committee joint meeting, having been distributed in advance, it was moved by Buchanan and seconded by Counsell from the Highway Committee to approve the minutes as printed. Motion Carried. It was moved by Kannard and seconded by David from the Infrastructure Committee to approve the minutes as printed. Motion Carried.

Communications

- Satellite Shop Design Plans for Lake Mills and Concord
- Satellite Shop Design - Invitation to Bid Sheet

Discussion and possible action on Soliciting Bids for Highway Satellite Shop

Facility design drawings and information were provided for the committees to review. Kueny gave a presentation on the satellite facility plans for Lake Mills and Concord. He explained different options and addressed questions and concerns from the committees. Lake Mills has an ordinance in place that requires certain standards to be used for that site plan. An Invitation to Bid Sheet with estimated numbers was also provided for review.

It was moved by Buchanan and seconded by Reese, from the Highway Committee, to approve the highway satellite plans and send them out for bids. AYES- All Motion Carried.

It was moved by Kelly and seconded by Kutz, from the Infrastructure Committee, to approve the highway satellite plans and send them out for bids. AYES- All Motion Carried.

It was moved by Counsell and seconded by Buchanan, from the Highway Committee, to adjourn at 8:44 a.m. It was moved by Kannard and seconded by David, from the Infrastructure Committee, to adjourn at 8:44 a.m.

April 4, 2017

Jefferson County Highway Department Lake Mills & Concord Satellite Facilities

Summary: *The Highway Department currently has five satellite locations and is trying to consolidate with two new satellite shops at Lake Mills and Concord. Both satellite shops will be at Interstate 94 interchanges and will serve a minimum of three plow routes in those areas. If the new buildings are approved the Highway Department will move to sell the satellite facility locations at Ixonia, Lake Mills, and Waterloo. The Highway Department will also take actions to fully decommission the Palmyra site and turn the lease back to the owner of the property.*

Two documents are included with this bid summary that highlight the existing satellite shop background information and why to build the new satellite shops (These documents were reviewed with the committees before the previous satellite bids). The bid summary information for the April 4, 2017 Lake Mills and Concord facilities is below.

Satellite Shop Bids (3 bids)

KSW Construction (Verona)

Concord Building: \$687,249 Base Bid

Utilities: \$9,000

Site Work: \$20,514

Base/Paving: \$84,000 (will not accept)

Lake Mills Building: \$799,320 Base Bid

Utilities: \$42,000

Site Work: \$42,000

Base/Paving: \$179,000 (will not accept)

Total Base Bid for Both Buildings: \$1,476,570 [Ave \$738,285]

Total Bid for Both Site Utilities: \$51,000

Total Bid for Both Site Grading: \$62,514

Bid Bond Included, 150 calendar days

Cardinal Construction (Fond du Lac)

Concord Building: \$771,710 Base Bid

Utilities: \$20,207

Site Work: \$10,700

Base/Paving: \$85,523 (will not accept)

Lake Mills Building: No Bid

Total Base Bid for Both Buildings: No Bid

Total Bid for Both Site Utilities: No Bid

Total Bid for Both Site Grading: No Bid

Bid Bond Included, 150 calendar days

Lakeside Contracting (Waterloo)

Concord Building: \$680,000 (Pole Building Option)

Utilities: \$31,190

Site Work: \$95,000

Base/Paving: \$84,300 (will not accept)

Lake Mills Building: \$891,100 (Pole Building Option)

Utilities: \$92,255

Site Work: \$95,000

Base/Paving: \$174,000 (will not accept)

Total Base Bid for Both Buildings (Pole Barn): \$1,501,000 [Ave. \$750,500]

Total Bid for Both Site Utilities: \$123,445

Total Bid for Both Site Grading: \$190,000

Bid Bond for 1 Building, 210 calendar days

Bid Information from April 2016 Bid

▫ Lowest Bidder (**2016**) was KSW Construction:

Two Facilities with Site and Utility Work: \$2,130,222

▫ New Bid (**2017**) Lowest Bidder KSW Construction:

Two Facilities with Site and Utility Work: \$1,590,084

▫ 2017 Bid is \$540,138 lower than 2016 low bid

Revised: April 4, 2017

Jefferson County Highway Department

Satellite Shops/Material Sheds

The Jefferson County Highway Department main facility is located in the City of Jefferson. The Department also operates out of five (5) satellite locations to more efficiently serve outlying areas of the county. The five satellite locations and details regarding the properties are listed below.

Waterloo Site

Location: 548 Pierce Street, Waterloo

Facilities: 1945 Brick Building, 575gal Diesel Tank, No Material Storage

Comments: Poor building condition, no material storage, inside city limits in far corner of the county.

Lake Mills Site

Location: N7008 Rock Lake Road, Lake Mills

Facilities: 1966 Steel Tractor Shed, 1966 Salt Storage Shed (850 tons)

Comments: Steel shed and salt storage shed in poor condition, no heated building to use site as satellite shop location.

Ixonia Site

Location: W1593 Marietta Avenue, Ixonia

Facilities: 1959 Block Building, 575gal Diesel Tank, No Material Storage

Comments: Poor building condition, no material storage

Palmyra Site

Location: 203 South Third Street, Palmyra

Facilities: 1941 Steel Building, No Material Storage

Comments: 1941 steel building is in poor condition, no material storage is available.

Concord Site

Location: N6496 County Shop Road, Oconomowoc (CTH F/I94 Inter change)

Facilities: 1999 Tractor Shed, 575gal Diesel Tank, 1966 Salt Storage Shed (850 tons)

Comments: Salt shed in poor condition, new tractor shed, no heated building.

Jefferson County Highway Department Facilities - Future Plans

Main Facility (Jefferson)

▫ Construct new Highway Department facility in the City of Jefferson to replace the existing 1938 building.

Actions to Date:

▫ New facility in Jefferson was completed in 2015.

Satellite Facilities

Remove

- **Lake Mills Site** – Sell building and property.
- **Waterloo Site** – Sell building and property.
- **Ixonia Site** – Sell building and property.
- **Palmyra Site** – Turn back property lease to owner.

Add

Concord Satellite Site (I94-CTH F Interchange)

Build new, heated satellite shop serving 3 plow routes (with the ability to add up to 2 additional routes in the future with building expansion) on current property. Add a new salt shed (3,000 tons), liquid salt brine, additional material storage, and improve property security.

Lake Mills Satellite Site (I94-STH 89 Interchange)

Actions to Date:

- Jefferson County and WisDOT jointly planned for a potential future satellite shop site with a salt storage facility
- WisDOT agreed to build a 4,000 ton salt shed on DOT land at the interchange. The project was included with a pavement resurfacing project for STH 89 in 2013. WisDOT paid for the salt shed construction, site work on the DOT property, and a paved access drive into the site
- Jefferson County negotiated and purchased an adjacent parcel of property in 2012
- Jefferson County will build a heated satellite shop serving 3 plow routes (with the ability to add up to 2 additional routes in the future with building expansion) on current property.

2/25/2015

Jefferson County Highway Department

Satellite Facilities

Why build satellite shops?

- ◇ Reduce critical response time for winter maintenance and emergency response
- ◇ Less manpower is needed for winter maintenance (Plow routes are based on average cycle time, cycle times are reduced because of less overlap of plow sections)
- ◇ Plow routes can be configured to minimize overlap (Routes start right outside the satellite shop)
- ◇ Utilization of employees that work near the satellite facilities further reduces the response time
- ◇ Allow better options for plow route consolidations with WisDOT
- ◇ Trucks/trailers can also be stored for immediate emergency response
- ◇ Emergency highway traffic control devices can be stored at each location for quicker response
- ◇ Sites can be utilized for secure storage for highway maintenance materials
- ◇ Sites can be utilized for secure storage for maintenance equipment in the area
- ◇ Crews can be run out of the satellite sites for various general maintenance operations
- ◇ Sites can be utilized for breaks/bathroom stops and as fueling sites for outlying projects

Bid Date -April 4, 2017

Jefferson County - Highway Satellite Facilities

General Contractor	Base Bid A Lake Mills	Alt A1 site grading	Alt A2 site utilities	Alt A3 site asphalt paving and stone subbase	Alt A4 a post frame building system design in place of a pre- engineered metal building	Base Bid B Concord Site	Alt B1 site grading	Alt B2 site utilities	Alt B3 site asphalt paving and stone subbase	Alt B4 a post frame building system design in place of a pre- engineered metal building	Base Bid C Both Sites	Alt C1 site grading	Alt C2 site utilities	Alt C3 site asphalt paving and stone subbase	Alt C4 a post frame building system design in place of a pre- engineered metal building	Informational Bid – Cost to add a 25'-0" structural bay between columns lines 04 and 05.	Unit Price 1A	Unit Price 1B	Unit Price 1 C	Bid Bond	# Days	Add#1	Add#2	Add#3	Add#4	Add#5
Lakeside Construction	.	\$95,000	\$92,225	\$174,000	\$891,000	.	\$95,000	\$31,190	\$84,300	\$680,000	.	\$190,000	\$123,445	\$258,300	\$1,501,000	.	\$30.00	\$26.00	\$250.00		210					
Cardinal Construction	.	.	.	.	.	\$771,710	\$10,700	\$20,207	\$85,523	.	.	.	.	.	.	.	\$25.00	\$20.00	\$660.00		150					
KSW Construction Corp.	\$799,320	\$42,000	\$42,000	\$179,000	.	\$687,249	\$20,514	\$9,000	\$84,000	.	\$1,476,570	\$62,514	\$51,000	\$263,000	.	.	.	.	.		150					