

Building and Grounds Committee AGENDA

Videoconference or
Conference Rm. C2003
Courthouse Bldg.
311 S Center Avenue
Jefferson, WI 53549

Monday, January 5, 2026
8:30 a.m.

Building and Grounds Committee Members

Curtis Backlund, Jim Braugher, Roger Lindl, Robert Preuss, Mary Roberts

1. Call to order
2. Roll Call
3. Certification of Compliance with Open Meetings Law
4. Review of the Agenda
5. Public Comment
(Members of the public who wish to address the committee on specific agenda items must register their request at this time)
6. Communications
7. Approval of December 1, 2025 Building and Grounds Committee Minutes
8. Jail flood incident
9. Review energy reduction opportunities identified in Centrix proposal.
10. 2025 accomplishments and activities
11. Updates on other projects:
 - a. Courthouse projects: Delayed egress installation completed, video surveillance enhancements, access control door alarms, resolution for Security Film on at grade glass openings
 - b. Fair Park: Interior lighting grant project
 - c. Human Services: Security/access controls at UWC suite entrance
 - d. Highway: new controls software
12. IT Project Update
13. Financial Reports (YTD)
 - a. Central Services
 - b. Management Information Systems (MIS)
14. Discussion and possible action on future meeting dates and agenda items
Next meeting scheduled for Monday, February 2, 2026 at 8:30 a.m.
15. Adjourn

[Join the meeting now](#)

Meeting ID: 276 419 923 913 5
Passcode: Sf6xj3He

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.

2025 Facility Department Accomplishments & Contributions

Date: 22-Dec-2025

General Items:

- XXXX Work orders completed
- Goat barn & partial sheep barn roof replaced
- Site lighting
- Energy audit grant completed
- Energy audit grant phase 2 awarded
- Development of bid documents for Fair Park interior lighting replacement
- Focus on Energy rebate awards at Courthouse \$173,000
- Focus on Energy rebate at Fair Park exterior site lighting \$xxx
- Org Design
- Security solutions for Courthouse campus
- Emergency Evacuation maps for all County properties
- UPS review for all County properties
- Identified UPS that was end of life for Courts
- (3) staff retired out of maintenance
- (3) staff churned through custodial

Incident Log:

- March 15th - storm blew off sections of roof from the goat barn at Fair Park
- March 15th - power blip at the Courthouse
- April 21st - power blip at Courthouse
- May 10th - water main failure at Courthouse
- May 19th - Identified fire alarm panel at Fair Park is not supported by manufacturer
- May 20th - Chiller failure at Courthouse, blown fuse
- May 20th - Discovered panic buttons do not work at HS
- June 6th - Brush mower disrupts power at HS
- June 9th - Discovered Sheriff / 911 radio towers were not being properly maintained
- June 23rd - Power blip / lightning strike at Courthouse, chiller issues w/ pumps indicating inappropriate voltage / amps, emergency lighting, and panic button systems all impacted. Emergency Generator to be programmed to come on line 2-4 minutes after power outage in an effort to reduce impact of start stop and risk of double feed
- July 2nd - chiller #01 won't operate, trips out because of low oil temp, force chiller #02 to continue operations, Vendor requested a new panel to get back to an operational state
- July 11 - Power blip from city utility power, reset the entry doors, Jail central controller...
- July 14th - Chiller #01 controller / wiring melt down
- July 16th - Tornado alert, FA panel in service, break down to process identified, lack of emergency alert system for all employees
- July 21st - Overhead door at the Sallyport portion of the jail backed into by Sheriff Deputy
- July 27th - Courthouse Emergency Response Module(Panic Buttons) required manual reset, system is monitored by FA and dispatch is notified
- July 28th - Water valve at WFD struck by lawn mowing equipment
- August 15th - Chiller #01 failure appears to be a similar controller / wiring melt down
- August 16th - mold discovered in the Lueder Haus, Brian is working to collect air samples, Jared dispatched for enhanced cleaning efforts
- August 17th - Discovered AT&T contractor installed fiber optic cabling through the hiking and biking trails adjacent the Lueder Haus in an effort to create a temporary repair.

- December 16th - Jail flood associated with failed valve repair on water closet near kitchen, fortunately damage limited to annunciator panel, carpet replacement, and ceiling panels
- December 19th - (4) power blips with in a matter of five minutes, each lasting a fraction of a second and do not push us to emergency generator power but the Courts technology infrastructure was down for 30+ minutes. No other interruptions identified

Capital Project Items Completed:

Item #	Project title	Location / Site	Project budget	Project expenses incurred to date
007	Epoxy flooring in South mechanical room w/ Chillers	Courthouse	40,000	26,480
011	Gate #01: brick tuck pointing and roof flashing / sealing	Fair Park	13,050	13,050
012	Replace Goat / Sheep barn roofing	Fair Park	109,350	89,250
013	Fire alarm - modernize the panel and sensors	Fair Park	44,850	39,000
017	Ridge vent repairs	Fair Park	34,000	6,607
022	Replace site lights w/ LED using 2024 grant funds & FOE rebates - Nets a zero cost once reimbursed	Fair Park	18,000	
030	Repurpose Birth to three with 8 additional cubicle work stations	Human srvc	48,000	48,000
039	Exhaust duct work repairs	Jail	57,000	57,000
040	Delayed egress door installation	Courthouse	46,691	46,691
	Subtotal		410,941	326,078

Cost Savings:

Item #	Description	Value
001	Focus on energy savings at Courthouse	173,000
002	Scrap metal salvage from Goat Barn roof	2,461
003	Focus on energy rebate and Jefferson Utility rebate savings at Fair Park site lighting	16,280
004	RESP Grant facility audits	125,000
	Subtotal	\$ 316,741

Item #	Project title	Location / Site	Project budget	Project status	Schedule information
001	Extra cameras throughout the courthouse – mainly Northside of the building and the treasurer’s office	Courthouse	54,500	In progress	Q1-2026
002	Security monitoring for all perimeter doors	Courthouse	2,500	In progress	Q1-2026
003	Security Shatter resistant film to lower level/ and patio windows	Courthouse	52,468	In progress	Q1-2026
004	A possible planter or structure to be placed on the sidewalk leading up to the North side doors (facing Dodge St) to prevent a vehicle from driving into the doors	Courthouse	15,000	Procurement	Q4-2025
005	Ladder / access platform on roof to transition piping and similar obstructions for service to AHU & similar equipment	Courthouse	100,000	Planning	Q2-2026
008	Courthouse parking lot curb curb & gutter repairs	Courthouse	39,000	Planning	Q2-2026
009	Courthouse parking lot, crack filling, pot hole patching, seal coat pavement, and line marking	Courthouse	20,481	Planning	Q2-2026
015	Beef barn structure restoration required some posts are rotted at the ground	Fair Park	15,000	Procurement	Q2-2026
018	Replace doors to rest room #01	Fair Park	8,795	Procurement	Q1-2026
021	Pavement seal coat & line mark	Fair Park	50,000	Planning	Q2-2026
022	Replace site lights w/ LED using 2024 grant funds & FOE rebates - Nets a zero cost once reimbursed	Fair Park	18,000	Completed	Q4-2025
023	Replace interior lighting for all buildings - Grant application awarded, FOE rebate opportunity - Nets a zero cost once reimbursed	Fair Park	125,000	Procurement	Q2-2026
025	Seal concrete floor for plow trucks bay	Highway	TBD	Planning	
026	Water treatment for the boilers	Highway	TBD	Planning	
028	Concrete sidewalk, stairs, and railings replacement	Human srvc	30,000	Planning	Q2-2026
029	Possible planter at entry	Human srvc	5,000	Procurement	Q4-2025
032	Security cameras in select locations of Campus hub	Human srvc	25,000	Planning	Q1-2026
034	Security / access controls to UW Center entrance doors	Human srvc	9,617	In progress	Q1-2026
035	Powerhouse technology the Courthouse utility service - it looks like the payback may be closer to 10 years.?	Courthouse	29,750	Planning	Q1-2026
036	UPS battery replacement and service	WFD	12,000	Planning	Q3-2026
037	New controls software to Buidling Automation System	Highway	30,000	Procurement	Q2-2026
038	Audible alarm at perimeter doors	Courthouse	5,800	Estimating	
Subtotal			742,961		