

PROPERTY AND INSURANCE COMMITTEE
September 26, 2006

The meeting of the Property and Insurance Committee was called to order by Chair John Brennan on September 26, 2006 at 4:30 PM in the County Boardroom, Green Lake County Courthouse, Green Lake County, Green Lake, WI. The requirements of the open meeting law were certified as being met.

Present: John Brennan
 Orrin Helmer
 Gene Thom
 Gus Mueller
 Mike Stoddard

Others Present:

 Marge Bostelmann, County Clerk
 Dan Sondalle, Assistant Corporation Counsel
 Paul Brummund, Potter Lawson
 Eric Lawson, Potter Lawson
 Judge McMonigal
 Sheriff Mike Handel and Lori Evans

Supervisors: Vern Ammentorp, Dan Priske, Gene Schroeder, Margaret Hollander

Joy Waterbury, Dick Mueller, Tom Guewenuch, Tom Jones, Jim Camp, Mark Podoll, Lori Evans,

AGENDA

Motion/second (Stoddard/Mueller) to approve the agenda. Motion carried.

PUBLIC COMMENT – 3 minutes None

Dan Priske presented a letter to the committee members stating that a decision needs to be made before the end of the year. He also stated that the Health & Human Services and Highway department needs also need to be addressed.

Tom Guenweuch stated that the cost to remodel downtown is \$10m less than building new on a new site. He believes that the emphasis should be on a downtown sight.

Richard Mueller stated that he realizes how difficult these decisions are. He stated that the County only has \$20m dollars not \$35m. He also agrees that the County needs to work together with the Judge and other departments and provide a solution that will work for everyone.

OPEN CONSTRUCTION PROPOSALS – 4:45

VJS – Construction fees is 2.2% with \$888,270 for lump sum General Condition Guarantee.
(maximum does not include fee percentage)

Samuels Group – 1.85% with a guaranteed maximum of \$1,228,372.82 (maximum includes fee

percentage)

Gilbane – 1.8% with a guaranteed maximum of expenses of \$804,000 (maximum does not include fee percentage)

Kraus-Anderson - 5.7% with a Guaranteed of a max of \$1,142,180. (maximum includes fee percentage)

Discussion held.

Motion/second(Helmer/Mueller) to interview all 4 and to start the P&I meeting at 3:30 on October 3rd with interviews to begin at 5 pm . Interviews will be scheduled for a maximum of 45 minutes. Motion carried.

POTTER LAWSON – DISCUSSION OF SCOPE OF WORK AND FEE STRUCTURE

Paul Brummund presented a revised site plan showing the changes the committee made last month. He explained how the main entrance would accommodate HHS/Administration in the future. He presented revised floor plans. The plans were derived from several meetings over the past month with the Judge and Sheriff staff.

The mechanicals for the building and future development is sized in the floor plan. The proposal is 111,121 square feet.

Eric Lawson presented an elevation diagram showing the appearance of the front and side of the building.

The estimated cost of the project is \$21,940,000. The Construction Managers cost is included in the project costs.

The preliminary project schedule was presented. Potter Lawson expects a 20 month process until completion. Discussion was held on scheduling and timing on a construction manager coming on board with the project.


Resolution will state approval of the project at this time with a cost of \$22,000,000. Discussion was held on financing and the future project costs. Potter Lawson will make a presentation on the October 17th County Board meeting. Supervisor Schroeder asked if Potter Lawson has worked with any of the Construction Managers that gave proposals. They have worked with Gilbane, VJS, and Samuels Group.

COMMITTEE DISCUSSION

Future Meeting date: Regular meeting on October 3rd. Meeting with Potter Lawson will be called as needed.

ADJOURNMENT

Motion/second (Stoddard/Thom) to adjourn at 6:10 PM. Motion carried.

Submitted by

Marge Bostelmann
County Clerk