

**Minutes of the Public Works Committee  
August 13, 2015**

Chair Dave Swan called the meeting to order at 8:30 a.m.

**Committee Members Present:**

Dave Swan	Steve Whittow	Carl Pettis	Robert Kolb
Keith Hammitt	Kathleen Cummings	Richard Morris	

**Others Present:**

County Board Chief of Staff Mark Mader	Engineering Services Manager Gary Evans
Supervisor Duane Paulson	Airport Manager Kurt Stanich
Public Works Director Allison Bussler	Principal Assistant Corporation Counsel Eric Weidig
Principal Buyer Cindy Greco	Building Operations Manager Shane Waeghe
Corporation Counsel Tom Farley	Budget Management Specialist Bill Duckwitz
Citizen Jim Dennistin	Citizen Mary Emery
Citizen Marylyn Hagerstrand	Citizen Karen Pilarski

**Public Comment**

Paulson spoke in favor of the request for proposal (RFP) committee's recommendation for the former Health and Human Services (HHS) Building.

Swan thanked county board staff member Karen Phillips for more than 20 years of service to Waukesha County and her work in the county board office.

**Approve Minutes of July 16, 2015**

Motion: Hammitt moved, Morris second, to approve the minutes of July 16, 2015. Motion carried 7-0.

**Future Agenda Items**

- Update on the airport

**Future Meeting Dates**

- September 10, 2015 (capital projects review and regular business)
- October 1, 2015 (budget review)
- October 15, 2015 (regular business)

**Approval of Bid Award: UW-Waukesha Rooftop HVAC Renovations (Project #56870)**

Waeghe explained that this unplanned project (project #56870) is due to the failure of rooftop HVAC units at UW-Waukesha. Funds from the public works five-year building improvement plan will be used to cover the expense. Mared Mechanical is the recommended vendor for the project with a cost of \$223,934, which is comprised of the base bid plus alternative A. The vendor has completed a non-collusion affidavit and demonstrated qualification and responsibility for the project.

Motion: Whittow moved, Morris second, to approve Mared Mechanical for UW-Waukesha rooftop HVAC renovations (project #56870) for a total of \$223,934. Motion carried 7-0.

**Ordinance 170-O-044: Laying Out, Relocation and Improvement of County Trunk Highway TT West Waukesha Bypass, Waukesha County, Project I.D. 2788-00-22, Revision Number 1**

Motion: Hammitt moved, Cummings second, to approve Ordinance 170-O-044.

Evans said approval of this ordinance would relocate three properties on County Trunk Highway TT for the West Waukesha Bypass. Evans explained the Wisconsin Department of Transportation design study report process, which is expected to be approved soon.

Motion carried 7-0.

**Ordinance 170-O-045: Laying Out, Relocation and Improvement of County Trunk Highway C, Waukesha County Project I.D. 14-3775(11)**

Evans said this project rebuilds and rehabilitates portions of County Trunk Highway C in Delafield. Approval of this ordinance would allow the county to purchase 0.15 acres in fee and 0.44 acres in easement.

Motion: Hammitt moved, Whittow second, to approve Ordinance 170-O-045. Motion carried 7-0.

**Executive Committee Report of July 20, 2015**

Mader reported that on July 20, 2015 the executive committee approved Ordinance 170-O-041, purchasing and parks audit scopes and five appointments and had reports on the state budget and National Association of Counties Association annual conference.

**Resolution 170-R-002: Authorize Negotiation of New Fixed Base Operator Agreement between Atlantic Aviation and Waukesha County**

Bussler said Atlantic Aviation, Inc., the county's current FBO, has proposed to invest \$2.5 million in a new hangar and \$1 million in airport terminal building renovations, which are expected to increase business potential through increased based corporate aircrafts and higher fuel flow revenues and decrease the airport's reliance on county tax levy. Because the benefits exceed the timeframe of the current FBO lease and operating agreement (set to expire in 2018), Bussler recommends the county suspend its usual purchasing policy requiring such contracts to be awarded through public bid or RFP process and entering into a new 20-year FBO lease and operating agreement. The county board will approve the final agreement.

In response to Hammitt's question, Farley explained the county's competitive procurement process and the reason for this resolution. In response to Pettis and Whittow's questions, Bussler explained how this change could make fuel prices and services at the airport more competitive. In response to Kolb's questions, Bussler explained that the new hangar design will be approved by Waukesha County and the hangar will be the county's property.

Motion: Morris moved, Hammitt second, to approve Resolution 170-R-002. Motion carried 7-0.

**Public Comment**

Emery and Denniston spoke against the RFP committee's recommendation for the former Health and Human Services (HHS) Building.

**Consideration of the Request for Proposal (RFP) Committee Recommendation for the Former Health and Human Services (HHS) Building**

Bussler reported that one proposal to repurpose the former HHS building was received from Gorman & Company. The RFP committee asked for additional information from Gorman & Company to address several deficiencies with the proposal related to access, parking, campus fit, rezoning, tax credits and historical

Public Works Committee

August 13, 2015

maintenance and preservation. Gorman & Company responded to the request by submitting additional information but the committee found that it still lacked sufficient detail to complete a thorough project evaluation including cost impacts. The RFP committee allowed the company to change the intent of their project midstream (not usually allowed under the county's RFP process) from a multi-family complex to senior living apartments. Gorman & Company was invited to make a presentation to the committee indicating why the company is suited for the project, addressing proposal deficiencies and answering questions. Gorman & Company indicated a reduction of the \$400,000 purchase price by an unspecified amount would be needed to deal with several issues (parking, access and footprint) and could reduce the cost of the building to zero. The RFP committee does not recommend moving forward with this project due to the incomplete proposal but requests that the finance committee approve the RFP process as required by the county code.

Whittow and Cummings spoke against the RFP committee's recommendation for the former HHS building based in part on the \$1.8 million in tax savings by avoiding demolition costs and future revenues that the redeveloped building would generate. Hammitt, Kolb and Swan spoke for it in part based on the interest in retaining the property for the campus plan.

Motion: Morris moved, Hammitt second, to approve the RFP committee's recommendation for the former HHS building indicating the county does not move forward on the project. Motion carried 5-2 (Cummings and Whittow voted no).

Motion: Cummings moved, Hammitt second, to adjourn the meeting at 10:48 a.m. Motion carried 7-0.

Respectfully submitted,

Kathleen M. Cummings  
Secretary