

**RESOLUTION
ROCK COUNTY BOARD OF SUPERVISORS**

The General Services Committee
INITIATED BY



Robert Leu
DRAFTED BY

The General Services Committee
SUBMITTED BY

September 14, 2010
DATE DRAFTED

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Awarding Contract for Courthouse Parking Structure Caulking and Repair

WHEREAS, the east and west parking ramps were constructed in 1996 and 1998 respectively; and,
WHEREAS, a number of repairs are needed that include, re-caulking to stop the leaks, re-welding of connecting flanges, and concrete patching; and,
WHEREAS, specifications were prepared, and bids solicited, with the bid results attached.
NOW, THEREFORE, BE IT RESOLVED by the Rock County Board of Supervisors duly assembled this 23rd day of September, 2010, that a Contract for Courthouse Parking Structure Repair be awarded to the lowest responsible and responsive bidder, Zander Solutions of Verona, WI, in Total Bid Amount of \$124,907.00; and,
BE IT FURTHER RESOLVED, that a project contingency of \$10,000.00 be established to cover any change orders authorized by the General Services Committee; and,
BE IT FURTHER RESOLVED, that payments be made to the vendor upon approval of the General Services Committee.

Respectfully submitted,
General Services Committee

Phillip Owens, Chair

Henry Brill, Vice Chair

Ronald Combs

Jason Heidenreich

Mary Mawhinney

Purchasing Procedural Endorsement:

Phillip Owens Date Vote

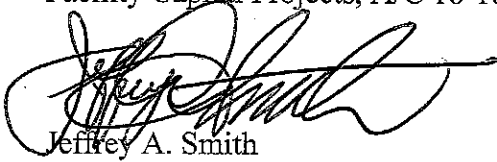
10-9B-149

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FISCAL NOTE:

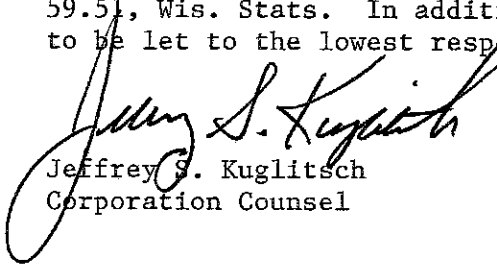
As of August 31, 2010 there is an unencumbered, unexpended balance of \$274,272 in the Courthouse Facility Capital Projects, A/C 18-1842-0000-67200.



Jeffrey A. Smith
Finance Director

LEGAL NOTE:

The County Board is authorized to take this action pursuant to secs. 59.01 and 59.51, Wis. Stats. In addition, sec. 59.52(29), Wis. Stats. requires the project to be let to the lowest responsible bidder.



Jeffrey S. Kuglitsch
Corporation Counsel

ADMINISTRATIVE NOTE:

Recommended.



Craig Knutson
County Administrator

Executive Summary

Courthouse Parking Ramp Caulking and Repair Resolution

The Courthouse parking ramps were built when the Courthouse expansion took place starting with the east ramp in 1996.

The ramps were built using precast/prestressed concrete, cast in a factory and assembled on-site. Once on site, the pieces were connected by welded flange plates followed by caulking of the joints. This design, and cast-in-place concrete ramps, are the most commonly used types of structures found.

Unlike buildings, parking structures are unique. They deteriorate much faster, and require more and more maintenance as time passes. De-icing salt, freeze thaw cycles, extreme heat, and the movement of cars cause decks to deteriorate much like bridges do over time. Our ramps are no exception. The caulk joints are breaking their bond, some of the welded flanges have let loose, and the concrete has cracked or spalled in places. Left un-attended, the conditions will only get worse as more salt and water enter the structure, and the freeze/thaw cycles continue.

Prior to bidding out the repairs, Arnold and O'Sheridan Engineers was hired to first inspect the ramps, and then prepare specifications for the repairs. Three bids were received with the low bid coming from Zander Solutions of Verona Wisconsin at \$124,907.00. Work would begin on 10/11/2010 and would be completed by 11/10/2010.

ROCK COUNTY, WISCONSIN
FINANCE DIRECTOR

ORIGINAL

PURCHASING DIVISION
FAX (608) 757-5539
PHONE (608) 757-5517



PROJECT NUMBER 2010-40
PROJECT NAME PARKING STRUCTURE REPAIRS
BID DUE DATE SEPTEMBER 14, 2010 – 1:30 P.M.
DEPARTMENT GENERAL SERVICES

	ZANDER SOLUTIONS VERONA WI	RAM CONSTRUCTION LITTLE CANADA MN	GILBANK CONSTRUCTION CLINTON WI
BID BOND RECEIVED	YES	YES	YES
BASE BID	\$ 100,021.00	\$ 93,950.00	\$ 120,631.50
ALTERNATE A	7,888.00	10,200.00	13,821.00
ALTERNATE B	1,698.00	3,000.00	4,500.00
ALTERNATE C	15,300.00	24,000.00	15,000.00
TOTAL BID	\$ 124,907.00	\$ 131,150.00	\$ 153,952.50
START DATE	10/11/2010	10/4/2010	NOT LISTED
COMPLETION DATE	11/10/2010	11/11/2010	NOT LISTED

The Invitation to Bid was advertised in the Janesville Gazette and on the Internet. Twenty-three additional vendors were solicited that did not respond. One vendor submitted a "No Bid" and one vendor submitted a non-responsive bid because they did not submit a Bid Bond with their Bid.

- ALTERNATE A - Replacement of perimeter joint sealant
- ALTERNATE B - Repair topside slab cracks
- ALTERNATE C - Replacement of pour strip concrete

PREPARED BY: JODI MILLIS, PURCHASING MANAGER

DEPARTMENT HEAD RECOMMENDATION: Zander Solutions

 SIGNATURE Robert Lew DATE 9/14/10

GOVERNING COMMITTEE APPROVAL:

 CHAIR VOTE DATE

PURCHASING PROCEDURAL ENDORSEMENT:

 CHAIR VOTE DATE