
FOR THE YEAR 2015
BOARD OF SUPERVISOR'S MINUTE BOOK
CHEROKEE COUNTY, IOWA
MARCH 13, 2015

The Cherokee County Board of Supervisors met in regular session on Friday, March 13, 2015 with Jeff Simonsen, Rick Mongan, Jim Peck, Gary Lundquist and Dennis Bush present. Ken Ross, *Chronicle Times*, represented the press. Jeff Friedrichsen, Dave Skou, Dave Scott, Rick Emswiler, and Gail Thill were also in attendance. Unless otherwise indicated, all votes were offered as follows: Ayes - Simonsen, Mongan, Lundquist, Peck, Bush; Nays – none; Abstentions – none.

Motion by Mongan, seconded by Lundquist to approve the agenda. Motion carried.

Motion by Peck, seconded by Simonsen to approve the minutes of the previous meeting. Motion carried.

Rick Emswiler, Emswiler Architecture, explained the local bidding process for construction projects.

One bid was received from Haselhoff Construction, Cherokee. Emswiler stated that the bid was notarized, with bond in 5% of the bid. The base bid was \$1,063,200, and Alternate #1 of \$29,900 for additional site work.

Mongan asked which subcontractors were named in the bid. The following subcontractors were named in the bid: Haselhoff Construction (concrete work), Harmon Masonry (masonry work), Lundell Construction (site work), Mongan Painting (painting work), Maloney (casework), Four Way Roofing (roofing work), Modern Heating & Cooling (plumbing work, HVAC work), Nikkel Associates (electrical work), and Cornerstone (detention control system).

The previous estimate was around \$800,000. Emswiler gave two options to proceed: accept the bid, or split the project into two phases. If split, Phase 1 would involve the 911 Communications Center, and Phase 2 would involve the Jail.

Lundquist commented that the bid was much higher than the estimate.

Bush asked how a rebid process would work. Emswiler answered that the project would need to be changed: something would need to be added to or removed from the project, in order to open a rebid process. A rebid process would take around three weeks.

Emswiler asked Dave Skou about currently available grant money. Skou said there would be a good possibility to lose the money (approximately \$100,000) if we don't move forward. Lundquist noted the difference between the grant money and the bid/estimate difference.

Emswiler said there would be additional expenses of \$40,000 (MidAmerican Energy) and \$20,000 (other utilities) for relocation, costs which were not included in the bid. There would be no guarantee of getting a new bid if the Communications Center and Jail projects are separated.

Mongan asked Emswiler to contact Jim Haselhoff to determine how much the radio room and utilities costs would be.

Bush asked the supervisors for their opinions. Simonsen felt the need to reject the bid, as it was a quarter million larger than the estimate. Peck agreed there was a lot of difference to the bid from the estimate. Bush said if the project gets split, it would be split over three fiscal years. Mongan commented if the project gets split, they may have more of a chance to get additional subcontractors in.

Motion by Mongan, seconded by Lundquist to reject the bid from Haselhoff Construction. Motion carried.

Bush asked how quickly the specifications could be changed. Emswiler replied it would need to be decided what items would be in each phase. Mongan commented that Dave Skou knows some subcontractors. Emswiler replied that subcontractors would need to be bonded. Emswiler continued that a couple of weeks would be needed to split the project and change the specifications, with a couple more weeks to accept bids. With a smaller project, more subcontractors may be able to bid.

Motion by Simonsen, seconded by Peck to redesign and rebid the LEC Communications Center as Phase 1 of the Law Enforcement Center Project. Motion carried.

Bush asked for further bids. No further bids were presented.

There being no further business, Chairman Bush adjourned the meeting at 1:26 p.m.

All board agendas and minutes are available online at www.cherokeecountyiowa.com.

Attest: _____

Dennis Bush, Chairman

Jason Kline, Auditor's Assistant