

# **BREMER-WAVERLY PUBLIC SAFETY BOARD**

**111 4<sup>TH</sup> Street N.E.  
Waverly, Iowa 50677  
Monday, September 22, 2003**

## **PRESENT**

Mr. Block  
Mr. Behnke  
Mr. Boorum  
Mr. Reuter  
Mr. Ribich  
Mr. Simpson  
Mr. Hildebrandt

## **ABSENT**

## **GUESTS**

Mark Leadbetter, PCS  
Curt Krieger, PCS  
Wm. Kehe, Kehe Const.  
Richard Crayne, City of Waverly  
Mike Fickel, SFS

Chairman Block called the meeting to order at 9:06 a. m. on Monday, September 22, 2003.

Mr. Leadbetter advised that PCS sent out qualifications to bidders and got them all back on Friday. He advised these came from Kehe Construction, Meyers Sheet Metal, Black Hawk Sprinklers, J-Hawk Sprinklers, K & W Electric, G-S Company and Thermal Components.

Mr. Ledbetter advised Butch Kehe of Kehe Construction that Century Laundry was not approved. Mr. Ledbetter advised that PCS has concern on the bid by Kehe Construction for special floor coatings and further advised the board his firm had not received any questions from bidders prior to the bidding reference floor coatings. Mr. Ledbetter advised that in regard to the laundry the concern was that the unit bid was too large to fit back out of the building if it would become unserviceable. Mr. Ledbetter advised the board his firm and SFS will work out this concern.

Chairman Block asked the remaining board members if they felt the future addition for jail space should be considered at this time even with the project bids coming in over initial estimates. He advised his concern is that if this is not done at this time it will cost substantially at a later date and the exterior coatings will not match. Mr. Ribich asked if the bid has to be let with or without the alternate. Mr. Ledbetter advised it has to be a part of the letting but then could be tabled and handled later.

Discussion on what to do with future space until cell space would become necessary. This alternative is bid at \$178,000.00. Mr. Boorum asked what the county representative take on this is. Mr. Block advised the board he is concerned about the chances of matching and future cost. Mr. Fickel advised it would be 50 to 60% more if done at a later date.

Sheriff Hildebrandt advised that perhaps the board should consider what the firm numbers on the recent bidding process are prior to making this decision. Mr. Ledbetter advised the bid came in at \$3,921,345 with the alternate kitchen included and \$4,099,471 with the alternate space and

kitchen. Mr. Ledbetter advised the add for the kitchen is \$123,629 and the total construction bid without the additional cell space and without the kitchen would be \$3,797,716.00  
Mr. Ribich expressed that it is his feelings on the first alternative (additional cell area) it should be a county board representative who makes the motion.

Mr. Ledbetter provided dollar amounts that the project is over initial estimates with these two variables being considered. Mr. Ledbetter stated the project is over estimate by \$691,812 with the kitchen included for the jail and \$869,938 with the kitchen and the additional cell space included. These numbers bring total "construction" costs to \$4,446,345 without alternates or \$4,624,471 with additions. Mr. Ledbetter advised that these numbers do not include change orders that can substantially bring down these numbers. Again, Mr. Ledbetter advised his firm, PCS takes partial responsibility for being over the estimate and advises that timing is another factor that drove up the numbers because of builders being so busy in the area.

Sheriff Hildebrandt asked Mr. Ledbetter what the typical sales tax rebate would be for a project of this scope. Mr. Ledbetter advised around \$50,000 to \$55,000 plus energy efficiency rebates that could potentially bring these totals to around \$80,000. Sheriff Hildebrandt reminded the board that from the beginning there were expenses that are not included in the project but were to come out of contingency funds which has since been eliminated but the expenses still remain. He advised the board that these included moving radio and phone equipment for communications center and completing the parking lot purchased recently.

Mr. Crayne advised that obviously the project is over budget and whether the future space is included or not it is minuscule in the overall cost of the project. He concluded that the project predictions were over budget or wrong, (PCS had made that admission earlier). Mr. Hinderaker asked if the public will perceive this as a good decision, adding the additional cell area in spite of the budget concerns. Mr. Kehe ask to speak as a citizen and stated from what he heard on the street the law center is what passed the local option tax and the board likely will be criticized more if they do not build the additional space now and the need arises later.

Mr. Hinderaker moved to accept the bid documents as well as the alternates for the additional cell space as well as the kitchen, 2<sup>nd</sup> by Mr. Boorum. In discussion Mr. Ribich asked for clarification on if bids were qualified for the two alternate bids. Mr. Ledbetter advised they were and the only thing that will change is that fire sprinklers will go from J-Hawk to Black Hawk out of Waterloo. After no further discussion Chairman Block asked for a vote and all board members voted aye; motion carried.

Board determined that Chief Simpson would work with the city to get a notice to the public prior to the street closing and to work with city officials also the physically close the street which is slated to close the week of October 6, 2003.

Mr. Boorum moved to adjourn, 2<sup>nd</sup> by Mr. Ribich. All present voted aye; motion carried.

Respectfully submitted,

Dewey L. Hildebrandt  
Secretary-Treasurer