

**Town of Oakland, Douglas County**  
**Special Town Board Meeting Minutes**  
**Monday, April 24, 2017, at 7 p.m.**  
**Oakland Town Hall**

Present: Warren Dolsen, Jack Byrd, Shelby Barnard, Laurie Dolsen and 10 Interested Citizens

The meeting was called to order at 7:01 p.m.; the Pledge of Allegiance was recited; a quorum was present, and the meeting was properly posted.

**New Town Hall/Fire Garage Status Update/Discussion and Contract Review/Approval:** Discussion followed and questions received by the board were asked and answered:

SB asked Schweikert Construction who their subcontractors would be. They listed Laakso Construction for the concrete work and Udeens for any excavating. SB stated she had received concerns about the concrete contractor Schweikert Construction would be using (Laakso Construction) as there had been problems with Parkland's fire hall. It was explained that the floor was fine but it was not all the same color, which happens with concrete floors and they did not have an epoxy overlay. We should be fine as we will have an epoxy overlay.

Our engineer, Bill Kovaleski, will not be able to be here every day to serve as a construction inspector but Brian Conley (who is a certified building inspector who contracts with our and other townships will be available to help out with daily inspections.

LD asked if the contractor had general liability insurance for the project—they do carry insurance for their company but they do not have general liability for this project as it was not required per the bid documents. We will notify our insurance company to place general liability insurance on our policy for this project.

JB asked Schweikert Construction why there was such a large difference in the cost of their bid. They explained how they arrived at their numbers and also shared that they are a smaller local firm and do not have the amount of overhead other larger contractors would have. All the materials stayed the same and the numbers match up with those on the quantity spread sheets. Laakso also shared that he did the concrete for the Hawthorne Town Hall/Fire Garage and all was fine. They will also use Superior Concrete Cutting and an epoxy subcontractor.

This is a prevailing wage job since part was bid in 2016 before the law changed and part was bid in 2017. Concerns have been raised that Schweikert is a non-union contractor and we have been contacted by various unions telling us they would likely picket the site if they were awarded the contract. Schweikert Construction stated they would like a plan in place to deal with protestors as they would like the site maintained for the safety of the workers and the protestors as well and that they would not be bullied while they perform their construction work. It was also shared that the halls recently constructed in Parkland, Hawthorne, and Amnicon were all built by non-union contractors. We will look at putting up gates at the driveway and signing it for no trespassing—protesters would need to stay off the construction site but could protest on the public road or land next to the construction site.

No more questions were received and discussion ended. SB motioned to approve and award the construction contract to the low bidder Schweikert Construction; JB seconded; all were in favor via voice vote; motion carried.

JB motioned to adjourn; SB seconded; all were in favor via voice vote; motion carried. The meeting adjourned at 7:37 pm.

Respectfully submitted,

Laurie K. Dolsen, Town Clerk