



PROPERTY COMMITTEE MEETING

Monday, March 3, 2025 – 1:00 p.m.

Barron County Government Center - Veterans Memorial Auditorium
335 East Monroe Avenue - Barron, WI 54812

AGENDA

1. Call Meeting to Order
2. Public Meeting Notification
3. Public Comment
4. Approve Agenda
5. Approve Minutes of January 6, 2025
6. Contract with Rice Lake Area School District for Use of Student Center and Gymnasium
7. UWECBC Energy Efficiency Study – Contingency Fund Payment (\$26,000)
8. Barron County Outdoor Recreation Plan Update – Contingency Fund Payment (\$4,500)
9. Request to Allow ATV/UTV Usage in Barron County Campgrounds
10. Request to Allow Winter ATV/UTV Usage in Cedar Lake Forest Block
11. Museum Lease and Grant from State
12. Staff Reports / Updates
 - a. 2024 Carryover Requests
 - b. Dam Update
 - c. New Government Center Boilers – Efficiency Update
 - d. Sign for Disc Golf at UWECBC
13. Suggestions for Future Agenda Items
14. Review Voucher Edit Lists
15. Set Next Meeting Date
16. Adjournment

PLEASE CALL 715-537-6841 IF YOU ARE UNABLE TO ATTEND

cc: B. Rogers, B. Schradle, C. Moen, C. Fowler, D. Heller, K. Bartlett, B. Effertz, S. Olson, J. Cisek, D. Gifford, J. Wolfe,
K. Beranek, J. French, J. Muench, S. Mohns, Webmaster & 3 Public Postings

Any person who has a qualifying disability under the Americans with Disabilities Act and requires the meeting or materials at the meeting to be in an accessible format must contact the County Clerk's office at 715-537-6200 at least 24 hours prior to the meeting so that arrangements may be made to accommodate your request.



PROPERTY COMMITTEE MEETING

Monday, January 6, 2025 – 1:00 p.m.

Barron County Government Center - Veterans Memorial Auditorium
335 East Monroe Avenue - Barron, WI 54812

Minutes

Members Present: Bob Rogers, Dana Heller, Bill Effertz, Craig Fowler, Karolyn Bartlett, Carol Moen, Bill Schradle

Others Present: Jeff French, Louie Okey, Wendy Coleman, Steve Olson, Tyler Grutzmacher, Sharon Millermon, John Muench, Abby Fischer, Ruth Erickson, Ryan Urban, Joan Bader

The Property Committee meeting was called to order by Chair Heller at 1:00 p.m. on Monday, January 6, 2025.

The public meeting notification was provided by French confirming compliance with open meeting requirements.

Public Comment: None

Motion: (Fowler / Schradle) to approve the amended agenda as presented. Carried

Motion: (Moen / Effertz) to approve the minutes of November 8, 2024 as presented. Carried

Customer Window Improvements at Justice Center - Update: Millermon and Olson explained the request to remodel the counter windows in the Clerk of Court, Probate and District Attorney for safety and improved function. There are also draft issues through the counter windows that blows papers around at the Clerk of Courts office. There are funds available in CICOP and expected to be about \$10,000.

Contract with Rice Lake Area School District for Use of Student Center and Gymnasium: A rough draft of the agreement was included in the packet. Fischer has sent the draft to the Board of Regents for review. Staff are continuing to review wording for different components such as Northwoods Tech graduation, utility costs, insurance, etc. Discussion. **Motion:** (Moen / Effertz) to continue to move forward with the transition of the use of Gymnasium and Student Center buildings by the Rice Lake Area School District. Carried

Resolution – Authorizing The Use of Dam Fund for the Replacement of Gearboxes for Gate #3 at the Rice Lake Dam: Gruetzmacher gave an update on the bids received. Miron Construction bid was lowest at \$18,075 with total project cost of \$58,355. Discussion. **Motion:** (Fowler / Bartlett) to recommend approval of resolution with adding 15% contingency to the project budget. Carried

Resolution – Approving 2024-2025 Annual Work Plan for County Forest: This is annual requirement and will need to be approved by County Board. **Motion:** Rogers / Effertz to recommend approval of the resolution to County Board. Carried

Museum Lease and Grant from State: French provided an update on the Museum proposal to build a welcome center on the County property adjacent to the Museum. French is recommending the lease with the Museum be amended to include the additional land. **Motion:** (Fowler / Schradle) to move forward with a lease amendment. Carried

Staff Reports / Updates

- Dam Update: Gruetzmacher gave an update on upcoming dam projects including spawning repair and painting on the Rice Lake Dam; concrete repair at Chetek Dam; Sand Lake Dam piping and riprap repairs and signage repair / replacement at various locations.
- UWECBC HVAC Capital Improvements (Underground Piping): Pipes are holding at this time.
- Rifle Ranges: DNR will be holding a training day at the range on January 20th.
- Solar Panels at UWECBC and RFP: Walk around for the request for proposal for the energy efficiency study was completed. Contractors indicated that a solar array could be an option at the Campus. Discussion.
- Museum Maintenance Report: Update included in the packet.
- Timber Sale Update: French reviewed the timber bids that were submitted and awarded. All sales sold above minimum bids.

Suggestions for Future Agenda Items: UWECBC/Rice Lake School District Agreement

There were no questions or concerns regarding the voucher edits lists.

Next Meeting Date: February 3, 2025 at 1:00 p.m.

Motion: (Fowler / Schradle) to adjourn at 1:37 p.m.

Minutes submitted by:
Wendy Coleman, Executive Assistant

Minutes are not official until approved by the Property Committee at their next meeting.

**AGREEMENT FOR USE OF COUNTY OWNED BUILDINGS LOCATED AT
UNIVERSITY OF WISCONSIN EAU CLAIRE-BARRON COUNTY**

This Agreement is made on this _____ day of _____, 2025 between Barron County and the Rice Lake Area School District (RLASD);

WHEREAS, Barron County is the owner of certain buildings situated at the location of the University of Wisconsin Eau Claire-Barron County Campus, 1800 College Drive, in the City of Rice Lake, Wisconsin, 54868; more specifically, two buildings that have historically been used for the Student Center and the Gymnasium listed as E and F described in Exhibit A: and

WHEREAS, the University of Wisconsin Eau Claire-Barron County no longer requires the use of those buildings and Barron County is interested in maintaining and utilizing the buildings in a useful, effective and beneficial capacity; and

WHEREAS, the Rice Lake Area School District (RLASD) is desirous of re-fitting and reusing the Student Center building for a Child Care Facility; and

WHEREAS, the RLASD would be entirely responsible for costs to renovate and remodel the Student Center building to allow it to meet code requirements and be feasible to serve this intended purpose including costs associated with adding bathrooms and additional exit doors; and

WHEREAS, The RLASD is additionally desirous of utilizing the Gymnasium for a variety of sports purposes; and

WHEREAS, the RLASD would be entirely responsible for costs to renovate and remodel the Gymnasium; and

WHEREAS, Barron County and the RLASD intend to enter into this Agreement to set forth each party's duties and responsibilities as more fully set forth below; and

NOW THEREFORE, for good and valuable consideration, the receipt of which is hereby acknowledged, the parties agree as follows:

1. The recitals set forth in the WHEREAS clauses above are incorporated by reference as if full set forth herein.
2. DUTIES AND RESPONSIBILITIES OF BARRON COUNTY:
 - A. Barron County, as Lessor, in consideration of the agreement contained herein, leases to the lessee, the following described property:

The Student Center and Gymnasium, buildings E and F described in Exhibit A, together with all appurtenances and access to roads and common areas, located at 1800 College Drive, in the City of Rice Lake, Wisconsin, 54868.

- B. To have and hold said premises for as long as the structures are utilized as for educational purposes by the RLASD.
- C. Barron County shall be responsible for the initial replacement costs of the roofs on both the Student Center and the Gymnasium buildings
- D. Barron County would not charge the RLASD rent charges and in exchange the RLASD would keep both buildings in good physical and working condition.
- E. If there are future changes to other buildings and usage thereof, both parties mutually agree to work cooperatively for their continued usage in having a positive effect on Rice Lake and Barron County.

3. DUTIES AND RESPONSIBILITIES OF THE RLASD:

- A. All costs related to the renovation and remodeling of the Student Center building to allow it to meet code requirements and to be feasible to function for the intended purpose.
 - A1. If at a future time RLASD wishes to make modifications to the Gymnasium Building both parties agree to work mutually to allow these modifications.*
- B. In lieu of a monthly rental charge, the RLASD would be solely responsible for maintaining both building in good physical and operating condition and shall be solely responsible for all operational costs of the facilities subject to this Agreement.
- C. RLASD agrees to immediately notify Barron County of any issues or concerns related to the facilities subject to this Agreement.
- D. RLASD is responsible for maintaining liability insurance coverage upon both buildings and to be responsible for reimbursing Barron County for the insurance costs if the present insurance coverage is maintained for the buildings under Barron County's existing policy.
- E. RLASD agrees to indemnify and hold Barron County harmless for any liability which it may incur by reason of the operation of either of the buildings subject to this agreement.
- F. Lessor and Lessee will negotiate an equitable formula to determine responsibility for costs related to the shared utilities.
- G. Barron County and the RLASD will negotiate an equitable formula to determine responsibility for costs related to the shared maintenance of the ground including lawn care and snowplowing; however, it is intended that the RLASD would be responsible for the maintenance of the grounds surrounding buildings E and F.
- H. If there are future changes to other buildings and usage thereof, both parties mutually agree to work cooperatively for their continued usage in having a positive effect on Rice Lake and Barron County.
- I. RLASD will negotiate an equitable formula to determine responsibility for costs related to the shared utilities *and inform Barron County of such agreement.*

- J. RLASD will negotiate an equitable formula to determine responsibility for costs related to the shared maintenance of the ground including lawn care and snowplowing; however, it is intended that the RLASD would be responsible for the maintenance of the grounds surrounding buildings E and F *and inform Barron Count of such agreement.*

4. TERM AND TERMINATION OF AGREEMENT.

- A. The term of this Agreement shall be ten (10) years with two (2) automatic renewal periods, for a total of thirty (30) years.
- B. If the RLASD does not desire to have the Agreement automatically renew at the conclusion of the initial ten (10) year period or the first renewal period, they must give Barron County six (6) months written notice of their intent not to have the lease automatically renew at the conclusion of the ten (10) year term.
- C. If the RLASD vacates either of these buildings and not complete the first ten (10) year lease term, then the RLASD shall reimburse Barron County for 100% of the cost to replace the roof on the building so vacated; however, the lease Agreement shall continue as it relates to the building not so vacated. Barron County shall provide a copy of the invoices related to the replacement of the roofs when they are completed and such invoices will become part of this Agreement for future reference.
- D. Barron County shall have the right to terminate the this lease agreement at any time with a sixty (60) day written notice if it is determined that the RLASD has breached this agreement by failure to be responsible for maintaining both buildings in good physical and operating condition including being responsible for all operational costs of the facilities subject to this Agreement.
- E. Upon receiving written notice of a breach of this Agreement, the RLASD shall have thirty (30) days to cure the defect listed in the written notice. If the defects supporting the breach have been cured, then the RLASD shall be entitled to continue under the original conditions of this Agreement.

5. GENERAL TERMS AND CONDITIONS:

- A. MULTIPLE ORIGINALS. This Agreement may be executed in multiple originals, each of which, together shall constitute a single Agreement.
- B. INTEGRATION. This Agreement represents the entire and integrated Agreement between the parties. It supersedes all prior and contemporaneous communications, representations and agreements, whether oral or written, relating to the subject matter of this Agreement. The invoices referenced in paragraph 4 (C) above will become a part of this Agreement when replacement of the roofs has been completed.

- C. CAPTIONS. Captions in this Agreement are used for convenience only and shall not be used in interpreting or construing this Agreement.
- D. GOVERNING LAW AND VENUE. This Agreement shall be construed and interpreted in accordance with the laws of the State of Wisconsin. The parties further agree that the venue for any legal proceedings related to this Agreement shall be Barron County, Wisconsin. The foregoing shall not be construed to limit the rights of a party to enforce a judgment or order of the above court in any other jurisdictions. The parties further agree that any legal action relating to this Agreement shall be tried to a court, rather than a jury, and both parties agree to take all action necessary to waive any right to have such action tried to a jury.
- E. CUMULATIVE REMEDIES. All rights and remedies provided in this Agreement are cumulative and not exclusive of any other rights or remedies that may be available to the parties, whether provided by law, equity, and statute, in any other contract or agreement between the parties or otherwise.
- F. WAIVER. A waiver by either of the parties of any breach of this Agreement shall be in writing. Such a waiver shall not affect the waiving party's rights with respect to any other or future breach.
- G. AMENDMENT. No amendment of this Agreement shall be binding unless in writing and signed by all of the parties.
- H. SEVERABILITY. The invalidity, illegality or unenforceability of any provision of this Agreement or the occurrence of any event rendering any portion or provision of this Agreement void shall in no way affect the validity or enforceability of any other portion or provision of this Agreement. Any void provision shall be deemed severed from this Agreement and the balance of this Agreement shall be construed and enforced as if it did not contain the particular portion or provision held to be void. The parties further agree to amend this Agreement to replace any stricken provision. The provisions of this paragraph shall not prevent this entire Agreement from being void should a provision which is of the essence of this Agreement be determined void.
- I. ASSIGNMENT. Neither party shall assign any rights or duties under this Agreement without the prior written consent of the other party, which consent shall not be unreasonably withheld.
- J. SUCCESSORS AND ASSIGNS. The parties each bind themselves and their successors, executors, administrators, permitted assigns, legal representatives

and, in the case of a partnership, the partners, to the other party to this Agreement and to the successors, executors, administrators, permitted assigns, legal representatives and partners of such other party in respect to all provisions of this Agreement.

- K. **FORCED MAJURE.** Neither party shall be in default of this Agreement for delays in performance caused by circumstances beyond the reasonable control of the nonperforming party. For purposes of this Agreement, such circumstances include, but are not limited to, abnormal weather conditions, floods, earthquakes, fire, epidemics, war, riots, and other civil disturbances, strikes, lockouts, work slowdowns, and other labor disturbances, sabotage, judicial restraint, and delay or inability to procure permits, licenses or authorizations for any local, state or federal agency for any of the supplies, materials, accesses or services required to be provided by either party under this Agreement or any Task Order. The nonperforming party shall be granted a reasonable extension of time for any delay in its performance caused by any such circumstances.
- L. **NOTICE.** Notice shall be effective by mailing by United States Mail to the following persons and addresses:

FOR BARRON COUNTY:

Barron County Administrator
Room 2134
Barron County Government Center
335 East Monroe, Avenue
Barron, WI 54812

FOR RICE LAKE AREA SCHOOL DISTRICT:

Superintendent of Public Schools
30 Phipps Ave,
Rice Lake Area School District
Rice Lake WI 54868

- M. **BY SIGNING BELOW THE SIGNORS AFFIRM AND ACKNOWLEDGE THAT:** They have read and understand this contract and its Attachments, if any; they have authority to enter into this Agreement on behalf of the Entity, Corporation, or County they are signing for; they are knowingly, freely, and voluntarily entering into this Agreement and that they accept and agree to be bound by the terms and conditions of this Agreement.

FOR BARRON COUNTY:

FOR RICE LAKE AREA SCHOOL DISTRICT:

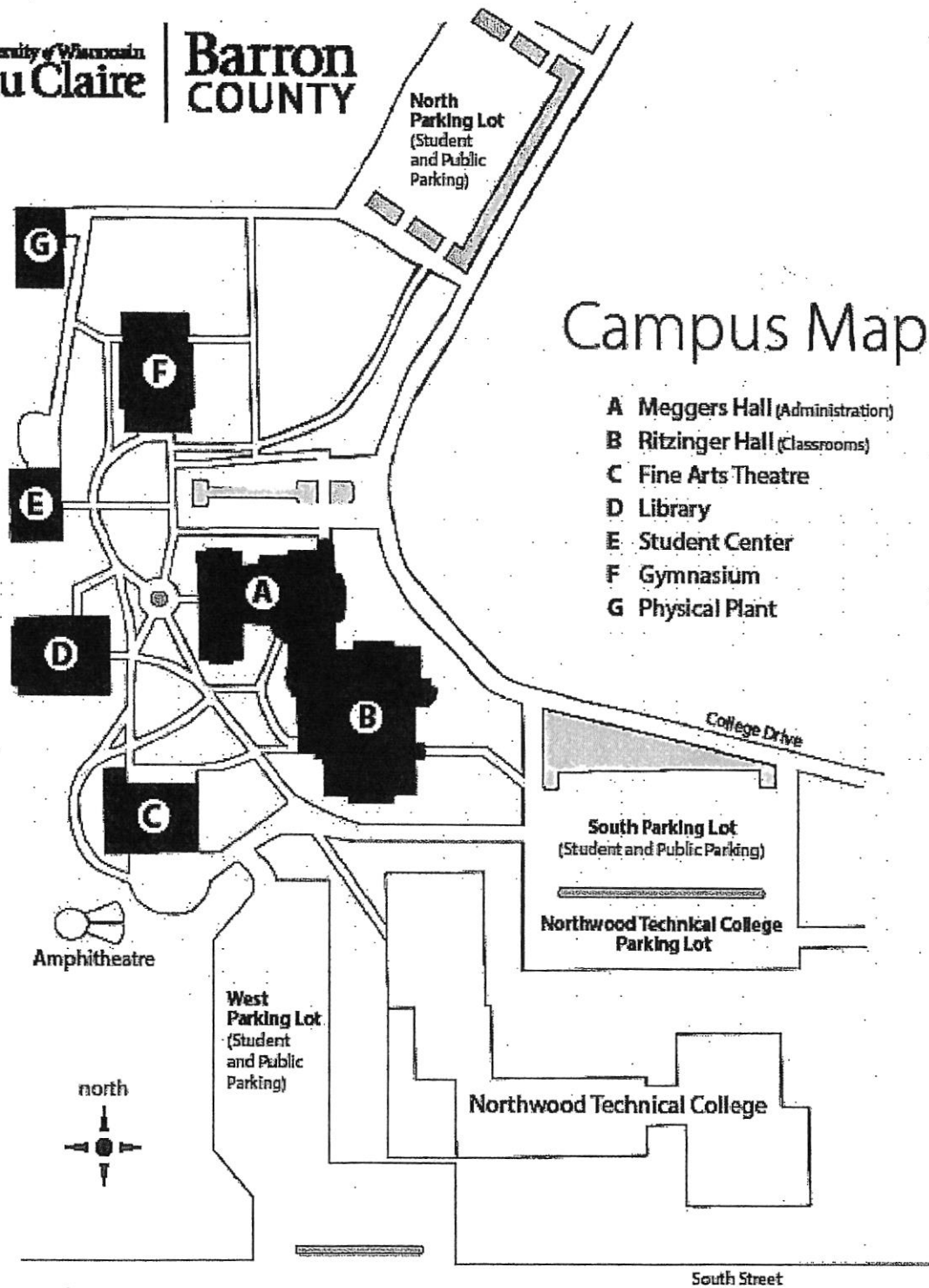
Louie Okey, County Board Chair

Jessica Hodek, County Clerk

Exhibit A

University of Wisconsin
Eau Claire

Barron
COUNTY



BARRON COUNTY OUTDOOR RECREATION PLAN UPDATE SCOPE OF WORK

General Project Scope

West Central Wisconsin Regional Planning Commission (WCWRPC) partnered with Barron County (County) to fully update the County's outdoor recreation plan (ORP) in 2019. The County has requested WCWRPC's assistance in the plan update for 2025-2030.

In order to be eligible for Knowles-Nelson Stewardship, Land & Water Conservation Fund, and Recreational Trails Act grant funds, local governments are required to have a WDNR-accepted comprehensive outdoor recreation plan, adopted by resolution, containing sufficient detail related to proposed grant projects. Eligibility lasts up to five years following adoption of the local plan.

This project will result in an update of the *Barron Outdoor Recreation Plan—2019-2024*, which will meet WDNR requirements as a pre-requisite for the previously mentioned funding assistance programs.

Core Scope of Work

The following represents the proposed core scope of work. The following timeline for the project is suggested for discussion, but may vary and could be expedited at the County's discretion by mutual agreement:

Activity	Responsibility	Potential Timeline
1. The County will form or designate a Plan Steering Committee that will guide the plan update, provide input on plan changes, and review plan materials. At the County's preference, an existing Committee or Board may serve as the steering committee.	County staff	March 2025
2. Update background data and maps. Review and "redline" changes and additions to plan. Provide these changes to WCWRPC for plan update and mapping. Assist with the development of an online survey.	WCWRPC & Steering Committee	March-April 2025
3. Conduct a web-based public opinion survey to obtain resident input on outdoor recreation activity levels, preferences, potential amenities, etc. WCWRPC will prepare a web-based survey as well as a press release and flyer for distribution by the County.	WCWRPC & Steering Committee	March-April 2025
4. Update supply/inventory and needs assessment sections. Review related plans (SCORP, previous County ORP, existing park plans, County Bike/Ped Plan, Comprehensive Plans) and integrate into the plan update.	WCWRPC	April-May 2025

5. Compile working draft plan update and distribute to steering committee for review and changes, including initial recommendations.	WCWRPC & Steering Committee	June-July 2025
6. MEETING #1: Meet with the steering committee and other stakeholders identified by County to review draft plan. Finalize potential parks and recreation projects over the next five years.	WCWRPC & Steering Committee	July 2025
7. Provide draft plan to WDNR to ensure the plan meets all applicable prerequisite requirements. WCWRPC consults with County staff if any WDNR changes are suggested.	WCWRPC	August 2025
8. PLAN ADOPTION: Finalize plan and distribute to County for adoption. WCWRPC will also provide a model resolution for County consideration.	WCWRPC & County staff	September 2025
9. Submit adopted plan to WDNR for acceptance.	WCWRPC	September 2025
10. If desired, provide plan sections in a format that can be easily integrated into the City's Parks & Facilities website.	WCWRPC	September 2025

Steve Olson, Maintenance Director, or his designee, will serve as the County's primary point of contact with WCWRPC during the planning process. The plan update will be similar in scope, content, and format to the *Barron County Outdoor Recreation Plan—2019-2024*. The ORP update will primarily focus on county-owned facilities and existing county-level recreational trails. To the extent that such information is readily available or provided, the supply section of the plan will reference existing non-county outdoor recreation facilities and trails, but a robust inventory and assessment of such facilities is not included in the scope. The plan will not include detailed drawings, engineering, feasibility analysis, and budgets for certain park features, policies, recommendations, unless provided by the County. The ORP scope is limited to outdoor recreational facilities and does not include indoor facilities.

WCWRPC will provide the County with two full-color bound copies of the adopted plan and a PDF version of the plan on a USB Drive. The County is responsible for all other copies of the draft and final plan, along with distribution to committee members. The County is also responsible for coordination with committees, including any agendas, minutes, public notice, meeting spaces, etc.

Relationship to the County's Bike & Pedestrian Plan

WCWRPC partnered with Barron County to develop the Barron County Bike & Pedestrian Plan (adopted 10/21/24). The ORP will incorporate any relevant maps and recommendations for consistency between the two plans. Compared to the ORP, the Bike & Ped Plan includes a more detailed assessment of on-road and trail conditions and related infrastructure improvements, including route signage. The ORP update will include maps for County bike, pedestrian and other recreational trails and routes provided by the County and may include limited assessment and recommendations of these systems, especially if WDNR-grant funding is potentially desired for



any related improvements. The Bike & Ped Plan explores connectivity between destinations within the County and the larger region, including bike and pedestrian facilities to and from the County's parks. In comparison, the ORP would address any needed bike and pedestrian improvements within County parks.

WCWRPC Cost Estimate

Core Scope of Work \$4,500

About WCWRPC

West Central Wisconsin Regional Planning Commission (WCWRPC) is a unit of government statutorily charged under Wis. Stats. §66.0309 with the responsibility of planning for the physical, social and economic development of the region. Local governments are exempt from Federal competitive procurement and bidding requirements when contracting with WCWRPC for professional services. WCWRPC, as a recipient of Federal funding, complies with Title VI of the Civil Rights Act of 1964 (42 U.S.C. 2000d) and all other applicable Federal regulations.

BARRON COUNTY FACILITIES ANNUAL UTILITY COSTS PER S.F. (2024)

ALL HIGHWAY DEPARTMENT BUILDINGS (AS SEEN ON EDIT LIST)

Building Name	Total S.F.		Jan	Feb	Mar	Apr	May	June	July	Aug	Sept	Oct	Nov	Dec	\$ Sub	\$ Total	\$ per sf
Highway Department*	238,900	Gas **	\$9,299.87	\$7,604.61	\$11,909.25	\$6,938.11	\$5,406.56	\$1,583.25	\$8,313.16	\$5,952.23	\$15,247.67	\$12,012.71	\$13,238.23	\$3,817.07	\$101,322.72	\$172,681.44	\$0.72
		Elec & Water	\$7,016.39	\$6,928.84	\$7,076.29	\$6,033.91	\$5,672.45	\$6,132.82	\$5,084.83	\$7,810.38	\$4,434.79	\$4,842.92	\$5,000.18	\$5,324.92	\$71,358.72		

* These numbers include the utility costs for the hot mix plant, main facility, salt shed, beer shed, Swanson building, wash bay and unheated storage II

** These gas totals represent a credit of \$5,533.47 issued by WE Energies for 2024 over charges

HIGHWAY DEPARTMENT VS. JUSTICE AND GOVERNMENT CENTERS COSTS

Building Name	Total S.F.		Jan	Feb	Mar	Apr	May	June	July	Aug	Sept	Oct	Nov	Dec	\$ Sub	\$ Total	\$ per sf
Justice Center	90,000	Gas	\$4,153.89	\$4,133.21	\$3,117.99	\$2,096.48	\$687.06	\$573.37	\$598.91	\$504.27	\$461.38	\$977.02	\$2,330.69	\$5,237.92	\$24,872.19	\$175,334.60	\$1.95
		Elec & Water	\$13,143.49	\$11,809.82	\$11,791.00	\$13,087.81	\$10,924.64	\$12,510.49	\$12,903.32	\$12,607.03	\$14,500.13	\$10,993.06	\$13,328.16	\$12,863.46	\$150,462.41		
Government Center	101,600	Gas	\$5,380.16	\$4,472.76	\$3,527.29	\$3,216.30	\$1,358.85	\$989.64	\$914.07	\$861.42	\$845.07	\$1,332.98	\$2,456.80	\$6,110.49	\$31,465.83	\$106,589.41	\$1.05
		Elec & Water	\$6,072.64	\$5,472.44	\$5,819.21	\$6,365.33	\$5,782.67	\$7,252.80	\$7,183.94	\$7,028.40	\$7,131.32	\$5,651.90	\$6,228.08	\$5,134.85	\$75,123.58		
Highway Department (Main Facility Only)	162,900	Gas	\$5,039.34	\$4,031.87	\$2,994.24	\$2,337.63	\$497.71	\$162.58	\$60.46	\$59.83	\$71.28	\$552.11	\$1,582.19	\$4,666.47	\$22,055.71	\$71,672.36	\$0.44
		Water	\$333.39	\$331.92	\$331.92	\$328.25	\$328.98	\$506.63	\$2,534.08	\$385.50	\$339.26	\$333.39	\$462.87	\$381.82	\$6,598.01		
		Electric	\$4,638.77	\$4,094.69	\$3,835.07	\$3,806.81	\$3,243.26	\$3,457.01	\$3,019.49	\$3,155.39	\$3,242.58	\$3,033.51	\$3,462.55	\$4,029.51	\$43,018.64		

BARRON COUNTY OLD FACILITY ANNUAL UTILITY COSTS PER S.F. (2019)

Highway Department (Shop and Office)	31,325	Gas	\$3,456.17	\$3,854.27	\$4,614.20	\$2,975.55	\$1,678.17	\$447.29	\$110.89	\$87.83	\$23.51	\$97.36	\$364.74	\$2,105.11	\$19,815.09	\$36,292.11	\$1.16
		Water	\$278.47	\$256.46	\$279.58	\$268.57	\$261.43	\$238.75	\$244.88	\$247.66	\$240.99	\$247.11	\$246.56	\$242.66	\$3,053.12		
		Electric	\$1,319.86	\$1,340.90	\$1,650.47	\$1,289.06	\$980.22	\$803.51	\$956.76	\$1,231.34	\$1,046.23	\$991.58	\$849.46	\$964.51	\$13,423.90		

According to available data, the average utility cost per square foot for a highway department building is around **\$2.10**. However, this can vary significantly depending on factors like location, building age, energy efficiency, and the specific type of utilities used. ☹

Key points to consider:

Commercial building average:

Most sources cite the average utility cost for commercial buildings as around \$2.10 per square foot. ☹

Factors affecting cost:

Climate, building size, equipment usage, and energy efficiency measures can significantly impact the actual utility cost per square foot. ☹

Specific data needed:

To get a more accurate estimate for a particular highway department, you would need to consider their specific building details and utility usage data. ☹

TOTAL ANNUAL SAVINGS REALIZED WITH NEW BUILDING (162,900 S.F.) VS. OLD (31,325 S.F.)

\$94,548.39

Payment Request Verification - Online Voucher

COUNTY OF BARRON

Batch Year: 24 Department: Property

Payment Request Date: 01/28/2025

Vendor	Vendor Name	Line	Voucher	Account Description	Date	Description	Amount
252190	HEY EVERYTHING OF BARRON LLC	1	C0090742	REPAIR & MAINTENANCE - CHETEK DAM	01/16/2025	ENC/DAMS = ACCT# 92	17.27
252190	HEY EVERYTHING OF BARRON LLC	1	C0090743	MAINTENANCE SUPPLIES	01/16/2025	ENC/MAINT - ACCT# 236804	24.56
252190	HEY EVERYTHING OF BARRON LLC	2	C0090743	REPAIR & MAINTENANCE	01/16/2025	ENC/DAMS - ACCT# 236804	4.36
252190	HEY EVERYTHING OF BARRON LLC	1	C0090744	MAINTENANCE SUPPLIES	01/16/2025	ENC/MAINT - ACCT# 78	75.95
44423	AUTO VALUE BARRON	1	C0090745	MAINTENANCE SUPPLIES	01/16/2025	ENC/MAINT - CUST# 14101890	69.64
88277	GRAINGER	1	C0090746	MAINTENANCE SUPPLIES	01/16/2025	ENC/MAINT - ACCT# 837559392	2,701.39
88277	GRAINGER	2	C0090746	MAINTENANCE SUPPLIES	01/16/2025	ENC/MAINT - ACCT# 837559392	1,105.60
274259	APG MEDIA OF WI LLC	1	C0090747	REPAIR & MAINTENANCE - RL DAM	01/16/2025	ENC/DAMS - CUST# EC11018615	134.80
3409	LINDE GAS & EQUIPMENT INC	1	C0090748	MAINTENANCE SUPPLIES	01/16/2025	ENC/MAINT - CUST# 71945619	273.75
5932	RICE LAKE GLASS & DOOR CO INC	1	C0090749	REPAIR & MAINTENANCE	01/16/2025	MAINT - JC MAIN DOORS EAST	1,835.63
164003	LAKE COUNTRY TOOL & DESIGN	1	C0090750	CAPITAL EQUIPMENT-FOREST & RECREATION	01/16/2025	PARKS - DOCK REPAIRS	950.00
286079	SUMMIT COMPANIES	1	C0090751	CONTRACTUAL SERVICES	01/16/2025	MAINT - WORK ORDER#04117386	410.50
83003	HILLYARD INC/MINNEAPOLIS	1	C0090752	MAINTENANCE SUPPLIES	01/16/2025	ENC/MAINT - CUST# 253084	357.00
260304	BADGER STATE INC	1	C0090753	CAPITAL EQUIPMENT-MAINTENANCE	01/16/2025	ENC/MAINT - GC BOILER INV#	75,510.00
92894	CULLIGAN WATER CONDITIONING	1	C0090754	MAINTENANCE SUPPLIES	01/16/2025	ENC/MAINT - ACCT# 027192 JC	413.05
132136	SHERWIN-WILLIAMS CO	1	C0090755	REPAIR & MAINTENANCE	01/16/2025	MAINT - INV# 7150-4	199.18
132136	SHERWIN-WILLIAMS CO	2	C0090755	REPAIR & MAINTENANCE	01/16/2025	MAINT - INV# 8004-2	152.45
62448	AAF INTERNATIONAL	1	C0090756	MAINTENANCE SUPPLIES	01/16/2025	MAINT - CUST# 98101271	1,947.47
192333	CLAUSEN CUSTOM BLINDS	1	C0090757	REPAIR & MAINTENANCE	01/16/2025	MAINT - AG BLDG BLINDS	1,112.00
1813	JOE'S BARRON WELDING WORKS L	1	C0090758	REPAIR & EXPENSE	01/16/2025	PARKS - SKID STEER EQUIPMENT	2,925.00
79758	MID AMERICAN RESEARCH CHEMI	1	C0090759	MATERIALS & SUPPLIES	01/16/2025	ENC/PARKS CUST# 00-2804055	5,995.67
213551	PETERSON TREE SERVICE	1	C0090760	CONTRACTUAL SERVICES	01/16/2025	PARKS - TREE REMOVAL WALDO /	1,500.00
62596	INNOVATIONAL WATER SOLUTIONS	1	C0090761	MAINTENANCE SUPPLIES	01/16/2025	MAINT - WORK ORDER# 24128229	3,252.41
109193	MENARDS - RICE LAKE STORE	1	C0090762	MAINTENANCE SUPPLIES	01/16/2025	MAINT - ACCT# 31520307 INV#	86.92
109193	MENARDS - RICE LAKE STORE	2	C0090762	MAINTENANCE SUPPLIES	01/16/2025	MAINT - ACCT# 31520307 INV#	93.78
109193	MENARDS - RICE LAKE STORE	3	C0090762	MAINTENANCE SUPPLIES	01/16/2025	MAINT - ACCT# 31520307 INV#	44.06
Totals:							\$101,192.44

Department Approval

Admin Approval

Payment Request Verification - Online Voucher

COUNTY OF BARRON

Batch Year: 25 Department: Property

Payment Request Date: 01/28/2025

Vendor	Vendor Name	Line	Voucher	Account Description	Date	Description	Amount
306096	KONECT	1	C0090763	CONTRACTUAL SERVICES	01/16/2025	PARKS - 2025 CAMPSITE	1,900.00
103411	HONEYWELL	1	C0090764	CONTRACTUAL SERVICES	01/16/2025	ENC/MAINT - FORGE 1/1/25-	20,744.56
7781	CITY OF CHETEK	1	C0090765	CITY MAINTENANCE ALLOCATION	01/16/2025	DAMS - 2025 DAM MAINT	3,000.00
280801	J & F FACILITY SERVICES INC	1	C0090766	CONTRACTUAL SERVICES	01/16/2025	MAINT - GOV CTR CLEANING	14,415.04
280801	J & F FACILITY SERVICES INC	2	C0090766	CONTRACTUAL SERVICES	01/16/2025	MAINT - JUSTICE CTR CLEANING	9,768.52
280801	J & F FACILITY SERVICES INC	3	C0090766	CONTRACTUAL SERVICES	01/16/2025	MAINT - MOW KITCHEN CLEANING	772.50
317578	TK ELEVATOR CORPORATION	1	C0090767	CONTRACTUAL SERVICES	01/16/2025	ENC/MAINT INV# 3008287797 1ST	1,176.95
317578	TK ELEVATOR CORPORATION	2	C0090767	CONTRACTUAL SERVICES	01/16/2025	ENC/MAINT INV# 3008288400 1ST	863.11
317578	TK ELEVATOR CORPORATION	3	C0090767	CONTRACTUAL SERVICES	01/16/2025	ENC/MAINT INV# 3008286770 1ST	889.04
Totals:							\$53,529.72

Department Approval

Admin Approval

Payment Request Verification - Online Voucher

COUNTY OF BARRON

Batch Year: 25 Department: PROPERTY

Payment Request Date: 02/25/2025

Vendor	Vendor Name	Line	Voucher	Account Description	Date	Description	Amount
83089	SCHWAB VOLLHABER LUBRATT IN	1	C0091058	CAPITAL EQUIPMENT-MAINTENANCE	02/13/2025	MAINT - JC HEAT PUMPS CUST#	10,207.28
109193	MENARDS - RICE LAKE STORE	1	C0091059	MAINTENANCE SUPPLIES	02/13/2025	MAINT - INV# 68134 ACCT#	31.40
109193	MENARDS - RICE LAKE STORE	2	C0091059	MAINTENANCE SUPPLIES	02/13/2025	MAINT - INV# 68059 ACCT#	168.60
109193	MENARDS - RICE LAKE STORE	3	C0091059	MAINTENANCE SUPPLIES	02/13/2025	MAINT - INV# 67503 ACCT#	44.35
249360	DORNER COMPANY	1	C0091060	REPAIR & MAINTENANCE - RL DAM	02/13/2025	DAMS - BCD001 DAM SUPPLIES	295.32
113468	USDA APHIS - WILDLIFE SERVICES	1	C0091061	REPAIR & MAINT - HAUGEN / BEAR LK DAM	02/13/2025	DAMS - BEAVER CONTROL	750.00
6645	SWANT GRABER MOTORS	1	C0091062	VEHICLE EXPENSE-FOREST & RECREATION	02/13/2025	PARKS - VEHICLE SERVICE	291.60
1813	JOE'S BARRON WELDING WORKS L	1	C0091063	MAINTENANCE SUPPLIES	02/13/2025	MAINT - SNOW BLADE REPAIR	187.50
195189	MOBERG ELECTRIC	1	C0091064	MAINTENANCE SUPPLIES	02/13/2025	MAINT - INV# 62304 JC PARTS	115.74
195189	MOBERG ELECTRIC	2	C0091064	MAINTENANCE SUPPLIES	02/13/2025	MAINT - INV# 41623 JC PARTS	95.27
195189	MOBERG ELECTRIC	3	C0091064	MAINTENANCE SUPPLIES	02/13/2025	MAINT - INV# 62287 JC PARTS	888.77
252190	HEY EVERYTHING OF BARRON LLC	1	C0091065	MAINTENANCE SUPPLIES	02/13/2025	ENC/MAINT - CUST # 78 SUPPLIES	5.15
280801	J & F FACILITY SERVICES INC	1	C0091066	CONTRACTUAL SERVICES	02/13/2025	MAINT - GOV CTR CLEANING	14,415.04
280801	J & F FACILITY SERVICES INC	2	C0091066	CONTRACTUAL SERVICES	02/13/2025	MAINT - JUSTICE CTR CLEANING	9,768.52
280801	J & F FACILITY SERVICES INC	3	C0091066	CONTRACTUAL SERVICES	02/13/2025	MAINT - MOW KITCHEN CLEANING	772.50
3409	LINDE GAS & EQUIPMENT INC	1	C0091067	MAINTENANCE SUPPLIES	02/13/2025	ENC/MAINT - CUST# 71945619	40.98
132136	SHERWIN-WILLIAMS CO	1	C0091068	MAINTENANCE SUPPLIES	02/13/2025	MAINT - ACCT# 4244-8349-3	135.80
88277	GRAINGER	1	C0091069	MAINTENANCE SUPPLIES	02/13/2025	ENC/MAINT - ACCT# 837559392	1,023.73
88277	GRAINGER	2	C0091069	REPAIR & MAINTENANCE	02/13/2025	ENC/MAINT - ACCT# 837559392	3,802.57
88277	GRAINGER	3	C0091069	MAINTENANCE SUPPLIES	02/13/2025	ENC/MAINT - ACCT# 837559392	2,444.79
242438	BADGER STATE RECOVERY INC	1	C0091070	MAINTENANCE SUPPLIES	02/13/2025	MAINT - PAPER RECYCLING	180.00
Totals:							\$45,664.91

Department Approval

Admin Approval