

NOTICE OF MEETING
PROPERTY COMMITTEE
July 7, 2026 – 5:00 PM

Sheboygan County Administration Building
Room 119
508 New York Avenue
Sheboygan, WI 53081

To Join the Meeting Remotely via phone:
Dial: + 1 347-486-7313
Enter Pin Number: 114 963 454#

Members of the Committee may appear remotely.
Persons wanting to observe the meeting are encouraged to listen remotely.

AGENDA

Call to Order

Certification of Compliance with Open Meeting Law

Approval of Minutes

Property Committee – Regular Meeting – June 16, 2026 at 4:30PM

Review and Approve Vouchers

Building Services Director's Report

The Department Head Report is a summary of key activities. No action will be taken by the Property Committee resulting from the report unless it is a specific item on the agenda.

Correspondence

- None

Building Services

- Consideration of Courthouse Parking Lot Use During John Michael Kohler Art Center Festival.
- Consideration of Out of Cycle Pay Adjustment Request.
- Consideration of 5 Year Capital Plan Request.

Approval of Attendance at Other Meetings or Functions

Date / Time / Location of Next Meeting

Tuesday – July 21, 2026 – 5:00 PM
Sheboygan County Administration Building - Room 119
508 New York Avenue
Sheboygan, WI 53081

Adjourn

Prepared by:
Jennie Dulmes
Recording Secretary

Jon Kuhlow
Committee Chairperson

NOTE: A majority of the members of the County Board of Supervisors or any of its committees may be present at this meeting to listen, observe, and participate. If a majority of any such body is present, their presence constitutes a "meeting" under the Open Meeting Law as interpreted in *State ex rel. Badke v. Greendale Village Board*, 173 Wis. 2d 553 (1993), even though the visiting body will take no action at this meeting.

Wis. Stat. § 19.84 requires that each meeting of a governmental body be preceded by a public notice setting forth the time, date, place, and subject matter of the meeting. This Notice and Agenda is made in fulfillment of this obligation. Electronic versions of this Notice and Agenda may hyperlink to documents being circulated to members in anticipation of the meeting and are accessible to the public for viewing. Additions, subtractions, or modifications of the hyperlinked materials do not constitute an amendment to the meeting agenda unless expressly set forth in an Amended Notice and Agenda. Members of the public are encouraged to check from time to time before the meeting to see whether the hyperlinked content has been changed from what was originally posted.

Persons with disabilities needing assistance to attend or participate or those without access to adequate telephone services are asked to notify Jennie Dulmes at (920) 459-4342 prior to the meeting so that accommodations may be arranged.

SHEBOYGAN COUNTY PROPERTY COMMITTEE MEETING MINUTES

Sheboygan County Administration Building
Room 119
508 New York Avenue
Sheboygan, WI 53081

June 16, 2026

Called to Order: 4:35 pm

Adjourned: 5:45 pm

MEMBERS PRESENT: Jon Kuhlow, Chairperson; Brian Smith, Vice Chairperson; Stephanie Arndt, Secretary; Kurt Jensen (4:55pm) Member.
VIRTUAL: Drew Phillips, Member

MEMBERS ABSENT: None

OTHERS PRESENT: IN PERSON: Kevin Dulmes, Rebecca Barritt and Jennie Dulmes of Building Services; Crystal Fieber of Corporation Counsel; Alayne Krause County Administrator; Emily Stewart Deputy County Administrator. Curt Brauer and Keith Abler County Board Supervisors

CALL TO ORDER

Chairperson Jon Kuhlow called the meeting to order at 4:35 PM.

CERTIFICATION OF COMPLIANCE WITH OPEN MEETING LAW

Posted June 12, 2026 at 4:00PM

APPROVAL OF MINUTES

Property Committee - Regular Meeting - June 2, 2026 at 5:00PM - Moved by Supervisor Smith, seconded by Supervisor Arndt to approve minutes as presented; motion carried 4-0

REVIEW AND APPROVE VOUCHERS

Moved by Supervisor Smith, seconded by Supervisor Arndt to approve vouchers as presented; motion carried 4-0.

DIRECTOR UPDATE

- A motion was made by Supervisor Smith and seconded by Supervisor Arndt to go into **CLOSED SESSION** pursuant to Consideration of Strategy in Negotiating University of Wisconsin - Green Bay, Sheboygan Campus Ancillary Building Lease/Sale. Upon call of the roll, Supervisors: Smith (Aye), Phillips (Aye), Arndt (Aye), and Kuhlow (Aye). Motion carried, 4:37 PM.
- A motion to return to **OPEN SESSION** was made by Supervisor Smith and seconded by Supervisor Arndt. Upon call of the roll, Supervisors: Smith (Aye), Jensen (Aye), Phillips (Aye), Arndt (Aye), and Kuhlow (Aye). Motion carried, 5:35 PM.

CORRESPONDENCE

- Lakeshore Hand Sink - Director Dulmes advises the Committee that Lakeshore College will be installing a hand wash sink in the space they lease at the University of Wisconsin Green Bay, Sheboygan Campus.

BUILDING SERVICES

- Consideration of Early Approval of the UW - Green Bay, Sheboygan Fine Arts building Renovation Project Funded with use of Capital Project fund balance and General Fund balance - Director Dulmes requests the use of funds early to start the design process.

Moved by Supervisor Jensen to approve the use of funds as presented, seconded by Supervisor Arndt; motion carried 5-0.

APPROVAL OF ATTENDANCE AT OTHER MEETINGS OR FUNCTIONS

None

DATE / TIME / LOCATION OF NEXT MEETING

Tuesday - July 7, 2026 - 5:00PM
Sheboygan County Administration Building
Room 119
508 New York Avenue
Sheboygan WI, 53085

ADJOURN

Moved by Supervisor Smith, seconded by Supervisor Arndt to adjourn; motion carried 5-0 and meeting adjourned at 5:45 pm.

Respectfully Submitted,

Jennie Dulmes

Recording Secretary

Stephanie Arndt
Secretary

Project Name	Five Year Capital Plan Project Title	Proj #	Status	Prior Years		2027		2028		2029		2030		2031		2027-2031
				Budget	Reimbursement	Budget	Reimbursement	Budget	Reimbursement	Budget	Reimbursement	Budget	Reimbursement	Budget	Reimbursement	County Bonded Cost
Building Services	Jail/Detention Center Equipment Replacement and Remodel	1065	C	\$ 2,622,000	\$ (445,695)	\$ 515,000	\$ -	\$ 300,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 815,000
	Elevator Upgrades	1028	C	\$ 453,000	\$ (366,200)	\$ 454,750	\$ -	\$ 321,000	\$ -	\$ 440,840	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1,216,590
	Office LED Lights	1070	C	\$ 526,850	\$ (10,000)	\$ 36,000	\$ -	\$ 418,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 454,000
	UW - Green Bay, Sheboygan Fine Arts Building Renovation		N/C	\$ 100,000	\$ (100,000)	\$ 1,649,300	\$ (1,499,300)	\$ 499,765	\$ (499,765)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 150,000
	County-Wide Electrical Infrastructure Modernization		N	\$ -	\$ -	\$ 215,000	\$ -	\$ 384,000	\$ -	\$ 1,000,000	\$ -	\$ 1,232,000	\$ -	\$ -	\$ -	\$ 2,831,000
	Administration Building Exterior Comprehensive Renovation		N	\$ -	\$ -	\$ 60,000	\$ -	\$ 560,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 620,000
	Fire Alarm System Replacement		N	\$ -	\$ -	\$ 875,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 875,000
	County-Wide HVAC Infrastructure Replacement		N	\$ -	\$ -	\$ 1,300,000	\$ -	\$ 1,400,000	\$ -	\$ 1,650,000	\$ -	\$ 2,000,000	\$ -	\$ 1,200,000	\$ -	\$ 7,550,000
	Design for Health & Human Services Facility		N	\$ -	\$ -	\$ 250,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 250,000
	LEC Evidence Room Remodel	1071	C	\$ 45,000	\$ -	\$ 354,500	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 354,500
	Courthouse Parking Lot Replacement	1067	C	\$ 38,150	\$ -	\$ 486,000	\$ (120,437)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 365,563
	Law Enforcement Center Exterior Renovation	1073	P	\$ -	\$ -	\$ -	\$ -	\$ 270,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 270,000
	Public Safety Radio Tower Site Upgrades		N	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 125,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 125,000
				\$ 3,785,000	\$ (921,895)	\$ 6,195,550	\$ (1,619,737)	\$ 4,152,765	\$ (499,765)	\$ 3,215,840	\$ -	\$ 3,232,000	\$ -	\$ 1,200,000	\$ -	\$ 15,876,653
NET COUNTY BONDED COST				\$2,863,105		\$4,575,813		\$3,653,000		\$3,215,840		\$3,232,000		\$1,200,000		\$15,876,653

Priority: Established by Department Head and Liaison Committee
 Project Status Key:
 N - New project
 C - Continuation of a funded project
 P - Previously included in last year's plan (2026 - 2030)

Sheboygan County Capital Project Funding Request

Project Name: Fire Alarm System Replacement
Department: Building Services
Project Manager(s): Kevin Dulmes
Liaison Committee: Property Committee
Project Number: New

1 Project Case

1.1 Project Overview
Full replacement of the Courthouse and Administration Building fire alarm system.

2 Primary Project Purpose/Objectives
Modernize the facility's fire detection and notification network. The current system requires replacement to ensure comprehensive coverage and reliable operation in accordance with safety codes.

3 Project Identification and Alternatives
The existing system was noted as aging and requiring a planned replacement to maintain life-safety standards. The current system has experienced many failures in 2026 and parts are no longer available for the Faraday system.

4 Project Issues
Project would impact all areas of the Courthouse/Annex and also have a limited impact on the Administration Building. Would need to work with all Departments to ensure that daily operations are not impacted.

5 Project Cost Worksheet

Funding	Expenditure	Other Funding	Bonding	Other Funding
Prior years	\$ -	\$ -	\$ -	
2027 - 1st quarter	\$ 400,000			
2027 - 2nd quarter	\$ 400,000			
2027 - 3rd quarter	\$ 75,000			
2027 - 4th Quarter				
2027 Total	\$ 875,000	\$ -	\$ 875,000	
2028 - 1st quarter				
2028 - 2nd quarter				
2028 - 3rd quarter				
2028 - 4th Quarter				
2028 Total	\$ -	\$ -	\$ -	
2029 - 1st quarter				
2029 - 2nd quarter				
2029 - 3rd quarter				
2029 - 4th Quarter				
2029 Total	\$ -	\$ -	\$ -	
2030 - 1st quarter				
2030 - 2nd quarter				
2030 - 3rd quarter				
2030 - 4th Quarter				
2030 Total	\$ -	\$ -	\$ -	
2031 - 1st quarter				
2031 - 2nd quarter				
2031 - 3rd quarter				
2031 - 4th Quarter				
2031 Total	\$ -	\$ -	\$ -	
SUB TOTAL 2027-2031	\$ 875,000	\$ -	\$ 875,000	
Later Years			\$ -	
TOTAL	\$ 875,000	\$ -	\$ 875,000	
Check	\$ -	\$ -	\$ -	

Additional details Other Funding				

5 Project Cost Worksheet (continued)

Departmental cost		DEPARTMENT	DEPARTMENT	ASSET LIFE
	TOTAL			YEARS
Land	\$ -			
Buildings	\$ 875,000			20
Infrastructure	\$ -			
Improvements other than Building	\$ -			
Equipment	\$ -			
Computer Hardware	\$ -			
Computer Software	\$ -			
Consulting	\$ -			
Other	\$ -			
TOTAL	\$ 875,000	\$ -	\$ -	
Check	\$ -			

5 Project Cost Summary

Year	Total Cost	Other Funding	Bonding
Prior Years	\$ -	\$ -	\$ -
2027	\$ 875,000	\$ -	\$ 875,000
2028	\$ -	\$ -	\$ -
2029	\$ -	\$ -	\$ -
2030	\$ -	\$ -	\$ -
2031	\$ -	\$ -	\$ -
SUB Total	\$ 875,000	\$ -	\$ 875,000
Later Years	\$ -	\$ -	\$ -
TOTAL	\$ 875,000	\$ -	\$ 875,000

6 Project Priority	Check all that	Enter minimum amount
1 Legally binding contract full sum payment in 1st year?		
2 A statutory or other requirement to spend all of Year 1 money?		
3 Legally binding contract but flexibility in 1st year payments?		\$
4 A statutory or other requirement with flexibility in 1st year payments?		\$
5 Operationally viewed essential-give reason:	X	Fire alarms are a mandatory safety system; failure to modernize can lead to building code violations.
6 Other Priority reason: Appearances		
7 Project desirable, either improving service or efficiency:	X	\$

7 Project Duration Estimates

Project Milestone	Date Estimate
Project Start Date	1/1/2027
Project Bids Solicited	1/15/2027
Project Contracts Signed	2/1/2027
Project Construction to begin	4/1/2027
Project Construction to end	12/1/2027
Final Payments for Project completion	12/30/2027

8 Project Users	Impacts and Interface
External	No Impact to the Public
Business/Residences on route	
Internal Staff	Minor disruption to departments as work is being conducted in their space. System might be in TEST mode during occupation while work is being

Sheboygan County

Capital Project Funding Request

Project Name: County-wide HVAC Infrastructure Replacement
Department: Building Services
Project Manager(s): Kevin Dulmes
Liaison Committee: Property Committee
Project Number: New

1 Project Case

1.1 Project Overview

Large-scale replacement of HVAC infrastructure county-wide, including hot water boilers, air-cooled chillers, air handling units (AHUs), and distribution piping. The project covers the Administration Building, ADRC, Courthouse, Annex, Detention Center, LEC, and Museum.

2 Primary Project Purpose/Objectives

To restore reliable climate control across the county portfolio. Many units are original to their buildings, showing significant rust and deterioration, or utilize obsolete refrigerants like R-22. Replacement will improve energy efficiency and prevent emergency failures during peak winter or summer months.

3 Project Identification and Alternatives

Assets were identified in the 2026 Building Condition Study as deferred maintenance that were at or exceeded life expectancy. Assets were identified to be in the moderate, significant and high risk scores. Deteriorated piping and leaking chilled water systems were identified as critical issues in several facilities.

4 Project Issues

Due to the complexity of the HVAC system at the Courthouse, annex and Law Enforcement Center, consultants/engineering is built into the 2027 budget. Potential risks would include phasing work to minimize disruption to occupied buildings.

5 Project Cost Worksheet

Funding	Expenditure	Other Funding	Bonding	Other Funding
Prior years	\$ -	\$ -	\$ -	
2027 - 1st quarter	\$ 200,000			
2027 - 2nd quarter	\$ 500,000			
2027 - 3rd quarter	\$ 400,000			
2027 - 4th Quarter	\$ 200,000			
2027 Total	\$ 1,300,000	\$ -	\$ 1,300,000	
2028 - 1st quarter	\$ 350,000			
2028 - 2nd quarter	\$ 350,000			
2028 - 3rd quarter	\$ 350,000			
2028 - 4th Quarter	\$ 350,000			
2028 Total	\$ 1,400,000	\$ -	\$ 1,400,000	
2029 - 1st quarter	\$ 325,000			
2029 - 2nd quarter	\$ 325,000			
2029 - 3rd quarter	\$ 500,000			
2029 - 4th Quarter	\$ 500,000			
2029 Total	\$ 1,650,000	\$ -	\$ 1,650,000	
2030 - 1st quarter	\$ 500,000			
2030 - 2nd quarter	\$ 500,000			
2030 - 3rd quarter	\$ 500,000			
2030 - 4th Quarter	\$ 500,000			
2030 Total	\$ 2,000,000	\$ -	\$ 2,000,000	
2031 - 1st quarter	\$ 300,000			
2031 - 2nd quarter	\$ 300,000			
2031 - 3rd quarter	\$ 300,000			
2031 - 4th Quarter	\$ 300,000			
2031 Total	\$ 1,200,000	\$ -	\$ 1,200,000	
SUB TOTAL 2027-2031	\$ 7,550,000	\$ -	\$ 7,550,000	
Later Years			\$ -	
TOTAL	\$ 7,550,000	\$ -	\$ 7,550,000	
Check	\$ -	\$ -	\$ -	

Additional details Other Funding				

5 Project Cost Worksheet (continued)

Departmental cost		DEPARTMENT	DEPARTMENT	ASSET LIFE
	TOTAL			YEARS
Land	\$ -			
Buildings	\$ -			
Infrastructure	\$ 7,350,000			
Improvements other than Building	\$ -			
Equipment	\$ -			
Computer Hardware	\$ -			
Computer Software	\$ -			
Consulting	\$ 200,000			
Other	\$ -			
TOTAL	\$ 7,550,000	\$ -	\$ -	
Check	\$ -			

5 Project Cost Summary

Year	Total Cost	Other Funding	Bonding
Prior Years	\$ -	\$ -	\$ -
2027	\$ 1,300,000	\$ -	\$ 1,300,000
2028	\$ 1,400,000	\$ -	\$ 1,400,000
2029	\$ 1,650,000	\$ -	\$ 1,650,000
2030	\$ 2,000,000	\$ -	\$ 2,000,000
2031	\$ 1,200,000	\$ -	\$ 1,200,000
SUB Total	\$ 7,550,000	\$ -	\$ 7,550,000
Later Years	\$ -	\$ -	\$ -
TOTAL	\$ 7,550,000	\$ -	\$ 7,550,000

6 Project Priority	Check all that	Enter minimum amount
1 Legally binding contract full sum payment in 1st year?		
2 A statutory or other requirement to spend all of Year 1 money?		
3 Legally binding contract but flexibility in 1st year payments?		\$
flexibility in 1st year payments?		\$
5 Operationally viewed essential-give reason:	X	Essential to maintain building habitability and protect sensitive equipment (IT servers, evidence storage) from temperature
6 Other Priority reason: Appearances		
7 Project desirable, either improving service or efficiency:	X	\$

7 Project Duration Estimates

Project Milestone	Date Estimate
Project Start Date	1/1/2027
Project Bids Solicited	2/1/2027
Project Contracts Signed	2/15/2027
Project Construction to begin	4/1/2027
Project Construction to end	9/1/2031
Final Payments for Project completion	10/30/2031

8 Project Users	Impacts and Interface
External	No Impact to the Public, daily operations will remain
Business/Residences on route	
Internal Staff	Minor disruptions to departments as work is being performed in their space. Fire Alarm systems may need to be put into TEST mode during occupation

Sheboygan County

Capital Project Funding Request

Project Name: County-wide Electrical Infrastructure Modernization
Department: Building Services
Project Manager(s): Kevin Dulmes
Liaison Committee: Property Committee
Project Number: New

1 Project Case

1.1 Project Overview

This project involves a multi-building replacement of critical electrical infrastructure, including lighting equipment, main switchboards, distribution panels, and emergency lighting systems. The work is phased across the Administration Building, ADRC, Courthouse, Law Enforcement Center (LEC), and Museum to address assets that have reached or exceeded their useful life.

2 Primary Project Purpose/Objectives

The primary objective is to modernize life-safety systems (fire alarms and emergency lighting) to meet current codes and enhance building safety

3 Project Identification and Alternatives

The project was identified through the Sheboygan County Facility Condition Assessment (FCA), which classified these electrical assets as "High" or "Significant" risk due to age and condition. Alternatives considered included reactive maintenance (repair-as-fail); however, this was rejected due to the risk of critical system failure and non-compliance with safety codes.

4 Project Issues

Potential risks include phasing work to minimize disruption in occupied buildings like the Courthouse and LEC, and potential supply chain delays for custom switchboard components.

5 Project Cost Worksheet

Funding	Expenditure	Other Funding	Bonding	Other Funding
Prior years	\$ -	\$ -	\$ -	
2027 - 1st quarter	\$ 100,000			
2027 - 2nd quarter				
2027 - 3rd quarter	\$ 115,000			
2027 - 4th Quarter				
2027 Total	\$ 215,000	\$ -	\$ 215,000	
2028 - 1st quarter				
2028 - 2nd quarter	\$ 192,000			
2028 - 3rd quarter				
2028 - 4th Quarter	\$ 192,000			
2028 Total	\$ 384,000	\$ -	\$ 384,000	
2029 - 1st quarter	\$ 250,000			
2029 - 2nd quarter	\$ 250,000			
2029 - 3rd quarter	\$ 250,000			
2029 - 4th Quarter	\$ 250,000			
2029 Total	\$ 1,000,000	\$ -	\$ 1,000,000	
2030 - 1st quarter	\$ 308,000			
2030 - 2nd quarter	\$ 308,000			
2030 - 3rd quarter	\$ 308,000			
2030 - 4th Quarter	\$ 308,000			
2030 Total	\$ 1,232,000	\$ -	\$ 1,232,000	
2031 - 1st quarter				
2031 - 2nd quarter				
2031 - 3rd quarter				
2031 - 4th Quarter				
2031 Total	\$ -	\$ -	\$ -	
SUB TOTAL 2027-2031	\$ 2,831,000	\$ -	\$ 2,831,000	
Later Years			\$ -	
TOTAL	\$ 2,831,000	\$ -	\$ 2,831,000	
Check	\$ -	\$ -	\$ -	
Additional details Other Funding				

5 Project Cost Worksheet (continued)

Departmental cost		DEPARTMENT	DEPARTMENT	ASSET LIFE
	TOTAL			YEARS
Land	\$ -			
Buildings	\$ -			
Infrastructure	\$ 2,731,000			
Improvements other than Building	\$ -			
Equipment	\$ -			
Computer Hardware	\$ -			
Computer Software	\$ -			
Consulting	\$ 100,000			
Other	\$ -			
TOTAL	\$ 2,831,000	\$ -	\$ -	
Check	\$ -			

5 Project Cost Summary

Year	Total Cost	Other Funding	Bonding
Prior Years	\$ -	\$ -	\$ -
2027	\$ 215,000	\$ -	\$ 215,000
2028	\$ 384,000	\$ -	\$ 384,000
2029	\$ 1,000,000	\$ -	\$ 1,000,000
2030	\$ 1,232,000	\$ -	\$ 1,232,000
2031	\$ -	\$ -	\$ -
SUB Total	\$ 2,831,000	\$ -	\$ 2,831,000
Later Years	\$ -	\$ -	\$ -
TOTAL	\$ 2,831,000	\$ -	\$ 2,831,000

6 Project Priority	Check all that	Enter minimum amount
1 Legally binding contract full sum payment in 1st year?		
2 A statutory or other requirement to spend all of Year 1 money?		
3 Legally binding contract but flexibility in 1st year payments?		\$
4 A statutory or other requirement with flexibility in 1st year payments?		\$
5 Operationally viewed essential-give reason:	X	replace non-compliant emergency lighting and end-of-life main
6 Other Priority reason: Appearances		
7 Project desirable, either improving service or efficiency:	X	\$

7 Project Duration Estimates

Project Milestone	Date Estimate
Project Start Date	1/1/2027
Project Bids Solicited	7/1/2027
Project Contracts Signed	7/15/2027
Project Construction to begin	8/1/2027
Project Construction to end	11/30/2029
Final Payments for Project completion	12/30/2029

8 Project Users	Impacts and Interface
External	Would require scheduling of equipment replacement to be the least disruptive to the public and county services.
Business/Residences on route	
Internal Staff	Disruptions to power availability and staff may need to relocate for short durations of time. Work would be scheduled for the least amount of impact

Sheboygan County Capital Project Funding Request

Project Name:	Design for Health & Human Services Facility
Department:	Building Services
Project Manager(s):	Kevin Dulmes
Liaison Committee:	Property Committee
Project Number:	

1 Project Case

1.1 Project Overview

The current Health & Human Services building on 8th Street is struggling to meet its capacity, particularly as employee growth is continuing on an upward trajectory. Building Services and the Health & Human Services Department have worked collaboratively over the last several years to maximize space in the current building, creating dozens of new workspaces. However, the current building is over 100 years old, which also presents a number of roadblocks. Staff has been continuously exploring options to address these needs, with the next step being design and engineering for a new facility.

2 Primary Project Purpose/Objectives

The purpose of this project is to address the space needs of the Health & Human Services Department by planning for a new facility. By contracting preliminary design and engineering functions, the County can collaborate with a private consultant to best plan for the future. It is anticipated that the design will consider alternative options for placement and footprint, balancing budgetary impacts and employee growth factors.

3 Project Identification and Alternatives

The Building Services and Health & Human Services Departments have coordinated closely in recent years to address space needs as efficiently as possible. Staff have been able to maximize the current building footprint, but it has reached its capacity. The building, which is over 100 years old, is not an ideal candidate for major renovations or additions, particularly giving the aging mechanical systems and infrastructure.

4 Project Issues

Unexpected project issues are not anticipated from the design and engineering portion of this project. It will take coordination with staff and some employee time. Later phases of the project will likely have a more noticeable impact on the workforce, clients, and visitors.

5 Project Cost Worksheet

Funding	Expenditure	Other Funding	Bonding	Funding
Prior years	\$ -	\$ -	\$ -	
2027 - 1st quarter	\$ 62,500			
2027 - 2nd quarter	\$ 62,500			
2027 - 3rd quarter	\$ 62,500			
2027 - 4th Quarter	\$ 62,500			
2027 Total	\$ 250,000	\$ -	\$ 250,000	
2028 - 1st quarter				
2028 - 2nd quarter				
2028 - 3rd quarter				
2028 - 4th Quarter				
2028 Total	\$ -	\$ -	\$ -	
2029 - 1st quarter				
2029 - 2nd quarter				
2029 - 3rd quarter				
2029 - 4th Quarter				
2029 Total	\$ -	\$ -	\$ -	
2030 - 1st quarter				
2030 - 2nd quarter				
2030 - 3rd quarter				
2030 - 4th Quarter				
2030 Total	\$ -	\$ -	\$ -	
2031 - 1st quarter				
2031 - 2nd quarter				
2031 - 3rd quarter				
2031 - 4th Quarter				
2031 Total	\$ -	\$ -	\$ -	
SUB TOTAL 2027-2031	\$ 250,000	\$ -	\$ 250,000	
Later Years			\$ -	
TOTAL	\$ 250,000	\$ -	\$ 250,000	
Check	\$ -	\$ -	\$ -	

Additional details Other Funding

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5 Project Cost Worksheet (continued)

Departmental cost		DEPARTMENT	DEPARTMENT	ASSET LIFE
	TOTAL			YEARS
Land	\$ -			
Buildings	\$ -			
Infrastructure	\$ -			
Improvements other than Building	\$ -			
Equipment	\$ -			
Computer Hardware	\$ -			
Computer Software	\$ -			
Consulting	\$ 250,000			
Other	\$ -			
TOTAL	\$ 250,000	\$ -	\$ -	
Check	\$ -			

5 Project Cost Summary

Year	Total Cost	Other Funding	Bonding
Prior Years	\$ -	\$ -	\$ -
2027	\$ 250,000	\$ -	\$ 250,000
2028	\$ -	\$ -	\$ -
2029	\$ -	\$ -	\$ -
2030	\$ -	\$ -	\$ -
2031	\$ -	\$ -	\$ -
SUB Total	\$ 250,000	\$ -	\$ 250,000
Later Years	\$ -	\$ -	\$ -
TOTAL	\$ 250,000	\$ -	\$ 250,000

6 Project Priority	Check all that	Enter minimum amount required in
1 Legally binding contract full sum payment in 1st year?		
2 A statutory or other requirement to spend all of Year 1 money?		
3 Legally binding contract but flexibility in 1st year payments?		\$
4 A statutory or other requirement with flexibility in 1st year payments?		\$
5 Operationally viewed essential-give reason:	X	\$ 250,000
6 Other Priority reason: Appearances		
7 Project desirable, either improving service or efficiency:		\$

7 Project Duration Estimates

Project Milestone	Date Estimate
Project Start Date	1/30/2027
Project Bids Solicited	11/1/2026
Project Contracts Signed	1/30/2027
Project Construction to begin	NA
Project Construction to end	NA
Final Payments for Project completion	12/30/2028

8 Project Users	Impacts and Interface
External	None anticipated
Business/Residences on route	None anticipated
Internal Staff	Design and engineering will take some staff time during consultation phase of project where staff input is critical

Sheboygan County Capital Project Funding Request

Project Name:	UW - Green Bay, Sheboygan Fine Arts Building Renovation
Department:	Building Services
Project Manager(s):	Kevin Dulmes
Liaison Committee:	Property Committee
Project Number:	NEW

1 Project Case

1.1 Project Overview

The UWGB-Sheboygan Fine Arts Building renovation project is focused on addressing critical deferred maintenance needs while improving ADA accessibility throughout the facility. These improvements will enhance the building's functionality, safety, and accessibility for students, staff, and community members who utilize the space for educational and cultural programming. To support the project, the Wisconsin Economic Development Corporation has awarded a reimbursable grant of \$1,999,065. Sheboygan County will provide an additional \$250,000 in local funding to complete the planned improvements. The project represents a significant investment in

2 Primary Project Purpose/Objectives

1st Quarter 2027 - Project Design
2nd Quarter 2027 - Seeking bids
3rd Quarter 2027 - Starting Construction
3rd Quarter 2028 - Completion

3 Project Identification and Alternatives

Using grant funding to enhance buildings functionality, safety, and accessibility; See attached list of priority repairs

4 Project Issues

Alternative is to do nothing and leaving building useable in its current state.

5 Project Cost Worksheet

Funding	Expenditure	Other Funding	Bonding	Other Funding
Prior years	\$ 100,000	\$ 100,000	\$ -	CP FB & GF
2027 - 1st quarter	\$ 250,000			
2027 - 2nd quarter	\$ 499,300	\$ 499,300		
2027 - 3rd quarter	\$ 500,000	\$ 500,000		
2027 - 4th Quarter	\$ 400,000	\$ 500,000		
2027 Total	\$ 1,649,300	\$ 1,499,300	\$ 150,000	
2028 - 1st quarter	\$ 249,882	\$ 249,882		
2028 - 2nd quarter				
2028 - 3rd quarter	\$ 249,883	\$ 249,883		
2028 - 4th Quarter				
2028 Total	\$ 499,765	\$ 499,765	\$ -	
2029 - 1st quarter				
2029 - 2nd quarter				
2029 - 3rd quarter				
2029 - 4th Quarter				
2029 Total	\$ -	\$ -	\$ -	
2030 - 1st quarter				
2030 - 2nd quarter				
2030 - 3rd quarter				
2030 - 4th Quarter				
2030 Total	\$ -	\$ -	\$ -	
2031 - 1st quarter				
2031 - 2nd quarter				
2031 - 3rd quarter				
2031 - 4th Quarter				
2031 Total	\$ -	\$ -	\$ -	
SUB TOTAL 2027-2031	\$ 2,149,065	\$ 1,999,065	\$ 150,000	
Later Years			\$ -	
TOTAL	\$ 2,249,065	\$ 2,099,065	\$ 150,000	
Check	\$ -	\$ -	\$ -	

Additional details Other Funding

WEDC Grant

5 Project Cost Worksheet (continued)

Departmental cost		DEPARTMENT	DEPARTMENT	ASSET LIFE
	TOTAL	Building Services		YEARS
Land	\$ -			
Buildings	\$ 2,249,065			25
Infrastructure	\$ -			
Improvements other than Building	\$ -			
Equipment	\$ -			
Computer Hardware	\$ -			
Computer Software	\$ -			
Consulting	\$ -			
Other	\$ -			
TOTAL	\$ 2,249,065	\$ -	\$ -	
Check	\$ -			

5 Project Cost Summary

Year	Total Cost	Other Funding	Bonding
Prior Years	\$ 100,000	\$ 100,000	\$ -
2027	\$ 1,649,300	\$ 1,499,300	\$ 150,000
2028	\$ 499,765	\$ 499,765	\$ -
2029	\$ -	\$ -	\$ -
2030	\$ -	\$ -	\$ -
2031	\$ -	\$ -	\$ -
SUB Total	\$ 2,149,065	\$ 1,999,065	\$ 150,000
Later Years	\$ -	\$ -	\$ -
TOTAL	\$ 2,249,065	\$ 2,099,065	\$ 150,000

6 Project Priority	Check all that	Enter minimum amount
1 Legally binding contract full sum payment in 1st year?		
2 A statutory or other requirement to spend all of Year 1 money?		
3 Legally binding contract but flexibility in 1st year payments?		\$
4 A statutory or other requirement with flexibility in 1st year payments?		\$
5 Operationally viewed essential-give reason:	X	
6 Other Priority reason: Appearances	X	
7 Project desirable, either improving service or efficiency:	X	\$

7 Project Duration Estimates

Project Milestone	Date Estimate
Project Start Date	1/1/2027
Project Bids Solicited	4/1/2027
Project Contracts Signed	5/1/2027
Project Construction to begin	6/1/2027
Project Construction to end	8/1/2028
Final Payments for Project completion	9/1/2028

8 Project Users	Impacts and Interface
External	N/A
Business/Residences on route	N/A
Internal Staff	N/A

Preliminary List of Priority Repairs by Object ID Listed in Facility Condition Report

1. High-Risk Mechanical & Life Safety (\$1,597,145)

These assets represent the highest risk to building operations and occupant safety.

OBJECTID	Asset Description	Reason for Selection	Cost	Risk Score
242	Air Handling Unit (Custom)	Critical for building-wide climate; unit is well beyond typical life.	\$1,201,750	12
164	Elevator Modernization	Obsolete components; failure would close the 2nd floor to the public.	\$355,780	16
299	Automatic Transfer Switch	Code violation: serves mixed emergency and standby loads.	\$8,225	20
262	1200A Disconnect	Primary power distribution; replace at end of useful life to prevent failure.	\$5,505	20
270	100A Disconnect	Essential electrical distribution component.	\$780	20
1452	Panel-Load Center	Life safety: Panel lacks required clearance in front.	\$11,385	12
238	Panel-Load Center	High-priority replacement for aged electrical infrastructure.	\$11,385	16
244	Panel-Load Center	High-priority replacement for aged electrical infrastructure.	\$11,385	16
302	Panel-Load Center	High-priority replacement for aged electrical infrastructure.	\$11,385	16

2. Mandatory Accessibility & Building Envelope (\$401,920)

These items ensure the facility is compliant with ADA standards and protected from water damage

OBJECTID	Asset Description	Reason for Selection	Cost	Risk Score
N/A	ADA Restroom/Hardware	Restrooms and dressing rooms are "not compliant" and require "significant work".	~\$350,000	N/A
767	Joint Sealant (Full Project)	Deteriorated sealants throughout the exterior; failure leads to water intrusion.	\$35,580	12
775	Exterior Metal Doors	Dented/peeling doors; essential for secure and accessible building entry.	\$17,710	12
761	Roof Drain Dome	Broken dome; clearing and repairing prevents structural ponding issues.	\$710	12
194	Handrails-Metal	Repairs needed to preserve structural integrity of safety railings.	\$1,865	3

Total: \$1,999,065

**This is a tentative list and subject to change based on review.*

Engineering and Permitting **\$250,000.00**
 Mechanical, electrical, and structural design
 ADA review refinement
 Construction documents and specifications
 Bidding and construction administration

Why these were prioritized over others:

Exclusion of Roof (OBJECTID 763 - \$1,465,965): The flat roofs are in "good condition" and could last another 10 years with maintenance. Including this would exceed the \$2M limit while leaving the critical AHU (OBJECTID 242) and Elevator (OBJECTID 164) at risk of imminent failure.

Exclusion of Lighting (OBJECTID 906 - \$462,155): While LED upgrades save energy, the current system is "operational". WEDC funds are better used for "catalytic" infrastructure repairs that prevent building closure.

Exclusion of Interior Finishes (OBJECTID 172, 180, etc.): Aesthetics like ceiling tiles and theater seating (\$360K+ combined) were deferred because they have lower risk scores (4.5) compared to the electrical systems (Risk 16-20).

Targeting Life Safety: OBJECTIDs 299, 262, and 270 were selected specifically because they have the **highest Risk Score (20)** in the entire facility.

Sheboygan County Capital Project Funding Request

Project Name: Elevator upgrades
Department: Building Services
Project Manager(s): Kevin Dulmes
Liaison Committee: Property Committee
Project Number: 1028

1 Project Case

1.1 Project Overview

The County has numerous elevators that are past their useful life with obsolete componets and are in need of upgrades.

2 Primary Project Purpose/Objectives

Modernize elevators from relays to electronics. Elevators are past life expentency.
2027 - Upgrade the LEC visitor and Inmate elevators
2028 - Upgrade the Detention Center Elevators
2029 - Upgrade the Administration Building elevator

3 Project Identification and Alternatives

Continue to repair elevators as failure occur. Schedule to avoid Detention Center Phase 3 project.

4 Project Issues

Public elevator will need to be out of services for about 8 weeks. Will need to take stairs and have arrangements made for handicap individuals.

5 Project Cost Worksheet

Funding	Expenditure	Other Funding	Bonding	Other Funding
Prior years	\$ 453,000	\$ 366,200	\$ 86,800	Other non Governmental
2027 - 1st quarter				
2027 - 2nd quarter	\$ 175,000			
2027 - 3rd quarter	\$ 29,750			
2027 - 4th Quarter	\$ 250,000			
2027 Total	\$ 454,750	\$ -	\$ 454,750	
2028 - 1st quarter				
2028 - 2nd quarter	\$ 150,000			
2028 - 3rd quarter	\$ 21,000			
2028 - 4th Quarter	\$ 150,000			
2028 Total	\$ 321,000	\$ -	\$ 321,000	
2029 - 1st quarter				
2029 - 2nd quarter	\$ 175,000			
2029 - 3rd quarter	\$ 15,840			
2029 - 4th Quarter	\$ 250,000			
2029 Total	\$ 440,840	\$ -	\$ 440,840	
2030 - 1st quarter				
2030 - 2nd quarter				
2030 - 3rd quarter				
2030 - 4th Quarter				
2030 Total	\$ -	\$ -	\$ -	
2031 - 1st quarter				
2031 - 2nd quarter				
2031 - 3rd quarter				
2031 - 4th Quarter				
2031 Total	\$ -	\$ -	\$ -	
SUB TOTAL 2027-2031	\$ 1,216,590	\$ -	\$ 1,216,590	
Later Years			\$ -	
TOTAL	\$ 1,669,590	\$ 366,200	\$ 1,303,390	
Check	\$ -	\$ -	\$ -	
Additional details Other Funding				

5 Project Cost Worksheet (continued)

Departmental cost		DEPARTMENT	DEPARTMENT	ASSET LIFE
	TOTAL	Building Services		YEARS
Land	\$ -			
Buildings	\$ -			
Infrastructure	\$ -			
Improvements other than Building	\$ 1,669,590			
Equipment	\$ -			
Computer Hardware	\$ -			
Computer Software	\$ -			
Consulting	\$ -			
Other	\$ -			
TOTAL	\$ 1,669,590	\$ -	\$ -	
Check	\$ -			

5 Project Cost Summary

Year	Total Cost	Other Funding	Bonding
Prior Years	\$ 453,000	\$ 366,200	\$ 86,800
2027	\$ 454,750	\$ -	\$ 454,750
2028	\$ 321,000	\$ -	\$ 321,000
2029	\$ 440,840	\$ -	\$ 440,840
2030	\$ -	\$ -	\$ -
2031	\$ -	\$ -	\$ -
SUB Total	\$ 1,216,590	\$ -	\$ 1,216,590
Later Years	\$ -	\$ -	\$ -
TOTAL	\$ 1,669,590	\$ 366,200	\$ 1,303,390

6 Project Priority	Check all that	Enter minimum amount
1 Legally binding contract full sum payment in 1st year?		
2 A statutory or other requirement to spend all of Year 1 money?		
3 Legally binding contract but flexibility in 1st year payments?		\$
4 A statutory or other requirement with flexibility in 1st year payments?		\$
5 Operationally viewed essential-give reason:	X	Safety, Code
6 Other Priority reason: Appearances		
7 Project desirable, either improving service or efficiency:	X	\$

7 Project Duration Estimates

Project Milestone	Date Estimate
Project Start Date	1/15/2027
Project Bids Solicited	
Project Contracts Signed	6/15/2027
Project Construction to begin	7/1/2027
Project Construction to end	10/1/2027
Final Payments for Project completion	10/15/2027

8 Project Users	Impacts and Interface
External	Cannot use elevator during replacement.
Business/Residences on route	
Internal Bailiffs	Stairs or alternate elevator at Law Enforcement Center or Detention Center
Internal Staff	Will need to walk stairs. Will need to deliver food through the IMD Building public areas

Sheboygan County Capital Project Funding Request

Project Name:	LEC Evidence Room Remodel
Department:	Building services and Sheriff's Department
Project Manager(s):	Kevin Dulmes, Inspector Corey Norlander
Liaison Committee:	Property Committee
Project Number:	1071

1 Project Case

1.1 Project Overview

To update the current evidence processing room and provide a space for the safe handling and processing of evidence.

2 Primary Project Purpose/Objectives

The current evidence processing area is located in an undersized area with some of the equipment used for processing located in an adjacent closet. The current space has no ventilation and limited air handling control, plus stages concerns with repurposed cabinetry and lockable evidence storage. Current space total between the evidence room and closet is approximately 650 sq. ft. and with combining adjacent rooms would increase the space to 1,750 sq. ft., thus providing a space that would encompass all of evidence processing into one area.

2026 - Design of Evidence Room

2027 - Remodel of Evidence Room

3 Project Identification and Alternatives

Option to leave as it.

4 Project Issues

Disruption to evidence processing during the remodel phase.

5 Project Cost Worksheet

Funding	Expenditure	Other Funding	Bonding	Funding
Prior years	\$ 45,000	\$ -	\$ 45,000	
2027 - 1st quarter	\$ 112,500			
2027 - 2nd quarter	\$ 112,500			
2027 - 3rd quarter	\$ 112,500			
2027 - 4th Quarter	\$ 17,000			
2027 Total	\$ 354,500	\$ -	\$ 354,500	
2028 - 1st quarter				
2028 - 2nd quarter				
2028 - 3rd quarter				
2028 - 4th Quarter				
2028 Total	\$ -	\$ -	\$ -	
2029 - 1st quarter				
2029 - 2nd quarter				
2029 - 3rd quarter				
2029 - 4th Quarter				
2029 Total	\$ -	\$ -	\$ -	
2030 - 1st quarter				
2030 - 2nd quarter				
2030 - 3rd quarter				
2030 - 4th Quarter				
2030 Total	\$ -	\$ -	\$ -	
2031 - 1st quarter				
2031 - 2nd quarter				
2031 - 3rd quarter				
2031 - 4th Quarter				
2031 Total	\$ -	\$ -	\$ -	
SUB TOTAL 2027-2031	\$ 354,500	\$ -	\$ 354,500	
Later Years			\$ -	
TOTAL	\$ 399,500	\$ -	\$ 399,500	
Check	\$ -	\$ -	\$ -	

Additional details Other Funding

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5 Project Cost Worksheet (continued)

Departmental cost		DEPARTMENT	DEPARTMENT	ASSET LIFE
	TOTAL			YEARS
Land	\$ -			
Buildings	\$ -			
Infrastructure	\$ 30,000			
Improvements other than Building	\$ 324,500			
Equipment	\$ -			
Computer Hardware	\$ -			
Computer Software	\$ -			
Consulting	\$ 45,000			
Other	\$ -			
TOTAL	\$ 399,500	\$ -	\$ -	
Check	\$ -			

5 Project Cost Summary

Year	Total Cost	Other Funding	Bonding
Prior Years	\$ 45,000	\$ -	\$ 45,000
2027	\$ 354,500	\$ -	\$ 354,500
2028	\$ -	\$ -	\$ -
2029	\$ -	\$ -	\$ -
2030	\$ -	\$ -	\$ -
2031	\$ -	\$ -	\$ -
SUB Total	\$ 354,500	\$ -	\$ 354,500
Later Years	\$ -	\$ -	\$ -
TOTAL	\$ 399,500	\$ -	\$ 399,500

6 Project Priority	Check all that	Enter minimum amount required in
1 Legally binding contract full sum payment in 1st year?		
2 A statutory or other requirement to spend all of Year 1 money?		
3 Legally binding contract but flexibility in 1st year payments?		\$
4 A statutory or other requirement with flexibility in 1st year payments?		\$
5 Operationally viewed essential-give reason:		
6 Other Priority reason: Appearances		
7 Project desirable, either improving service or efficiency:	X	\$45,000

7 Project Duration Estimates

Project Milestone	Date Estimate
Project Start Date	9/1/2026
Project Bids Solicited	1/2/2027
Project Contracts Signed	1/30/2027
Project Construction to begin	4/1/2027
Project Construction to end	11/30/2027
Final Payments for Project completion	12/15/2027

8 Project Users	Impacts and Interface
External	
Business/Residences on route	
Internal Staff	Disruption to Evidence Processing

Sheboygan County Capital Project Funding Request

Project Name:	Jail/Detention Center Equipment Replacement and Remodel
Department:	Building Services and Sheriff's Department
Project Manager(s):	Kevin Dulmes, Inspector Corey Norlander
Liaison Committee:	Property Committee
Project Number:	1065

1 Project Case

1.1 Project Overview

Replace equipment which has reached life expectancy and prior to failure in the 24/7 Detention Center and law Enforcement Center facilities. To prioritize replacement for an orderly and consistent bonding level.

2 Primary Project Purpose/Objectives

Replacement of equipment that is failing or has lived beyond its life expectancy.

2027 - Coat 37 ceramic tile showers in the Law Enforcement Center.

2027 - Install a centralized UPS at the Detention Center.

2027 - Replace scanner at guard station in the Courthouse.

2028 - Replace Guard intercom system at the Law Enforcement Center.

3 Project Identification and Alternatives

Age of Facility, internal equipment, and failing flooring/showers

4 Project Issues

Timing and scope of Phanse 3 expansion leaves some unknowns. Working near inmates requires escorts and constant watch over tools.

5 Project Cost Worksheet

Funding	Expenditure	Other Funding	Bonding	Funding
Prior years	\$ 2,622,000	\$ 445,695	\$ 2,176,305	JailAssessment & ARPA
2027 - 1st quarter	\$ 65,000			
2027 - 2nd quarter	\$ 175,000			
2027 - 3rd quarter	\$ 175,000			
2027 - 4th Quarter	\$ 100,000			
2027 Total	\$ 515,000	\$ -	\$ 515,000	
2028 - 1st quarter				
2028 - 2nd quarter	\$ 100,000			
2028 - 3rd quarter	\$ 100,000			
2028 - 4th Quarter	\$ 100,000			
2028 Total	\$ 300,000	\$ -	\$ 300,000	
2029 - 1st quarter				
2029 - 2nd quarter				
2029 - 3rd quarter				
2029 - 4th Quarter				
2029 Total	\$ -	\$ -	\$ -	
2030 - 1st quarter				
2030 - 2nd quarter				
2030 - 3rd quarter				
2030 - 4th Quarter				
2030 Total	\$ -	\$ -	\$ -	
2031 - 1st quarter				
2031 - 2nd quarter				
2031 - 3rd quarter				
2031 - 4th Quarter				
2031 Total	\$ -	\$ -	\$ -	
SUB TOTAL 2027-2031	\$ 815,000	\$ -	\$ 815,000	
Later Years			\$ -	
TOTAL	\$ 3,437,000	\$ 445,695	\$ 2,991,305	
Check	\$ -	\$ -	\$ -	

Additional details Other Funding

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5 Project Cost Worksheet (continued)

Departmental cost	2622000	DEPARTMENT	DEPARTMENT	ASSET LIFE
	TOTAL	ilding Services/Sheriff		YEARS
Land	\$ -			
Buildings	\$ -			
Infrastructure	\$ -			
Improvements other than Building	\$ 515,000			25
Equipment	\$ 300,000			20
Computer Hardware	\$ -			
Computer Software	\$ -			
Consulting	\$ -			
Other	\$ -			
TOTAL	\$ 3,437,000	\$ -	\$ -	
Check	\$ -			

5 Project Cost Summary

Year	Total Cost	Other Funding	Bonding
Prior Years	\$ 2,622,000	\$ 445,695	\$ 2,176,305
2027	\$ 515,000	\$ -	\$ 515,000
2028	\$ 300,000	\$ -	\$ 300,000
2029	\$ -	\$ -	\$ -
2030	\$ -	\$ -	\$ -
2031	\$ -	\$ -	\$ -
SUB Total	\$ 815,000	\$ -	\$ 815,000
Later Years	\$ -	\$ -	\$ -
TOTAL	\$ 3,437,000	\$ 445,695	\$ 2,991,305

6 Project Priority	Check all that	Enter minimum amount required in
1 Legally binding contract full sum payment in 1st year?		
2 A statutory or other requirement to spend all of Year 1 money?		
3 Legally binding contract but flexibility in 1st year payments?		\$
4 A statutory or other requirement with flexibility in 1st year payments?		\$
5 Operationally viewed essential-give reason:	X	
6 Other Priority reason: Appearances		
7 Project desirable, either improving service or efficiency:	X	\$

7 Project Duration Estimates

Project Milestone	Date Estimate
Project Start Date	1/1/2026
Project Bids Solicited	3/1/2026
Project Contracts Signed	3/15/2026
Project Construction to begin	4/1/2026
Project Construction to end	10/15/2027
Final Payments for Project completion	12/15/2027

8 Project Users	Impacts and Interface
External	Afected by access to building restrictions, noise and/or odors during replacement.
Business/Residences on route	
Internal Staff	Affected by inmate relocations, noise and/or odors during replacement.

Sheboygan County

Capital Project Funding Request

Project Name: Courthouse Parking Lot Replacement
Department: Building Services
Project Manager(s): Kevin Dulmes
Liaison Committee: Property Committee
Project Number: 1067

1 Project Case

1.1 Project Overview

Mill old and replace parking lot pavement and Exterior Lighting.

2027 - Courthouse 60,000 sq. ft.

2027 - Law Enforcement Center 44,000 sq. ft.

2 Primary Project Purpose/Objectives

The parking lot at the Courthouse has deteriorated. Over the years it has been sealed coated. The Transportation Department indicated it could be seal coated one more year, then full replacement. Upgrade all exterior lighting to LED. Replace the lot before complete failure and increased risk of trips or falls. Capture energy savings by replacing current fixtures with LED

3 Project Identification and Alternatives

Transportation Department sealing cracks in 2021 and recommends replaced in the next five years. Replacing lot in phases will be more expensive and may require transition area between phases.

4 Project Issues

Limited parking options during the work

5 Project Cost Worksheet

Funding	Expenditure	Other Funding	Bonding	Other Funding
Prior years	\$ 38,150	\$ -	\$ 38,150	
2027 - 1st quarter	\$ 132,000			
2027 - 2nd quarter	\$ 159,000			
2027 - 3rd quarter	\$ 159,000	\$ 68,242		
2027 - 4th Quarter	\$ 36,000	\$ 52,195		
2027 Total	\$ 486,000	\$ 120,437	\$ 365,563	
2028 - 1st quarter				
2028 - 2nd quarter				
2028 - 3rd quarter				
2028 - 4th Quarter				
2028 Total	\$ -	\$ -	\$ -	
2029 - 1st quarter				
2029 - 2nd quarter				
2029 - 3rd quarter				
2029 - 4th Quarter				
2029 Total	\$ -	\$ -	\$ -	
2030 - 1st quarter				
2030 - 2nd quarter				
2030 - 3rd quarter				
2030 - 4th Quarter				
2030 Total	\$ -	\$ -	\$ -	
2031 - 1st quarter				
2031 - 2nd quarter				
2031 - 3rd quarter				
2031 - 4th Quarter				
2031 Total	\$ -	\$ -	\$ -	
SUB TOTAL 2027-2031	\$ 486,000	\$ 120,437	\$ 365,563	
Later Years			\$ -	
TOTAL	\$ 524,150	\$ 120,437	\$ 403,713	
Check	\$ -	\$ -	\$ -	

82105
82010

Additional details Other Funding

Other Funding from PY parking lot projects coming in underbudget

5 Project Cost Worksheet (continued)

Departmental cost	38150	DEPARTMENT	DEPARTMENT	ASSET LIFE
	TOTAL			YEARS
Land	\$ -			
Buildings	\$ -			
Infrastructure	\$ 486,000			20
Improvements other than Building	\$ -			
Equipment	\$ -			
Computer Hardware	\$ -			
Computer Software	\$ -			
Consulting	\$ -			
Other	\$ -			
TOTAL	\$ 524,150	\$ -	\$ -	
Check	\$ -			

5 Project Cost Summary

Year	Total Cost	Other Funding	Bonding
Prior Years	\$ 38,150	\$ -	\$ 38,150
2027	\$ 486,000	\$ 120,437	\$ 365,563
2028	\$ -	\$ -	\$ -
2029	\$ -	\$ -	\$ -
2030	\$ -	\$ -	\$ -
2031	\$ -	\$ -	\$ -
SUB Total	\$ 486,000	\$ 120,437	\$ 365,563
Later Years	\$ -	\$ -	\$ -
TOTAL	\$ 524,150	\$ 120,437	\$ 403,713

6 Project Priority	Check all that	Enter minimum amount
1 Legally binding contract full sum payment in 1st year?		
2 A statutory or other requirement to spend all of Year 1 money?		
3 Legally binding contract but flexibility in 1st year payments?		\$
4 A statutory or other requirement with flexibility in 1st year payments?		\$
5 Operationally viewed essential-give reason: Courthouse lot is at end of life	X	\$ 486,000
6 Other Priority reason: Appearances		
7 Project desirable, either improving service or efficiency:		\$

7 Project Duration Estimates

Project Milestone	Date Estimate
Project Start Date	1/1/2027
Project Bids Solicited	4/1/2027
Project Contracts Signed	6/1/2027
Project Construction to begin	7/1/2027
Project Construction to end	9/30/2027
Final Payments for Project completion	10/30/2027

8 Project Users	Impacts and Interface
External	Increased traffic during removal and installation
Business/Residences on route	Staff will need to find alternate parking during this project and crowd out locals
Internal Staff	Walking from alternate parking locations. Squad access critical during paving.

Sheboygan County Capital Project Funding Request

Project Name: Office LED Lights
Department: Building Services
Project Manager(s): Kevin Dulmes
Liaison Committee: Property Committee
Project Number: 1070

1 Project Case

1.1 Project Overview

Replace fluorescent light fixtures with LED fixtures in all areas.

2 Primary Project Purpose/Objectives

Conserve energy and reduce frequency of light replacements.

2027 - Replace

2028 - Replace fixtures at Courthouse

3 Project Identification and Alternatives

LED lights are newer technology with reduced energy use, brighter output and much longer life than fluorescent bulbs, and prices continue to drop. Energy prices continue to rise and result in payback reduced to 12-18 years depending on our building energy prices. Alternative to replace bulbs, but ballasts continue to use energy.

4 Project Issues

Changing fixtures will interrupt staff and likely cause dust mess. Payback longer than typical conservation projects.

5 Project Cost Worksheet

Funding	Expenditure	Other Funding	Bonding	Other Funding
Prior years	\$ 526,850	\$ 10,000	\$ 516,850	
2027 - 1st quarter	\$ 36,000			
2027 - 2nd quarter				
2027 - 3rd quarter				
2027 - 4th Quarter				
2027 Total	\$ 36,000	\$ -	\$ 36,000	
2028 - 1st quarter	\$ 110,000			
2028 - 2nd quarter	\$ 110,000			
2028 - 3rd quarter	\$ 110,000			
2028 - 4th Quarter	\$ 88,000			
2028 Total	\$ 418,000	\$ -	\$ 418,000	
2029 - 1st quarter				
2029 - 2nd quarter				
2029 - 3rd quarter				
2029 - 4th Quarter				
2029 Total	\$ -	\$ -	\$ -	
2030 - 1st quarter				
2030 - 2nd quarter				
2030 - 3rd quarter				
2030 - 4th Quarter				
2030 Total	\$ -	\$ -	\$ -	
2031 - 1st quarter				
2031 - 2nd quarter				
2031 - 3rd quarter				
2031 - 4th Quarter				
2031 Total	\$ -	\$ -	\$ -	
SUB TOTAL 2027-2031	\$ 454,000	\$ -	\$ 454,000	
Later Years			\$ -	
TOTAL	\$ 980,850	\$ 10,000	\$ 970,850	
Check	\$ -	\$ -	\$ -	

Additional details Other Funding

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5 Project Cost Worksheet (continued)

Departmental cost		DEPARTMENT	DEPARTMENT	ASSET LIFE
	TOTAL	Building Services		YEARS
Land	\$ -			
Buildings	\$ -			
Infrastructure	\$ -			
Improvements other than Building	\$ -			
Equipment	\$ 980,850			
Computer Hardware	\$ -			
Computer Software	\$ -			
Consulting	\$ -			
Other	\$ -			
TOTAL	\$ 980,850	\$ -	\$ -	
Check	\$ -			

5 Project Cost Summary

Year	Total Cost	Other Funding	Bonding
Prior Years	\$ 526,850	\$ 10,000	\$ 516,850
2027	\$ 36,000	\$ -	\$ 36,000
2028	\$ 418,000	\$ -	\$ 418,000
2029	\$ -	\$ -	\$ -
2030	\$ -	\$ -	\$ -
2031	\$ -	\$ -	\$ -
SUB Total	\$ 454,000	\$ -	\$ 454,000
Later Years	\$ -	\$ -	\$ -
TOTAL	\$ 980,850	\$ 10,000	\$ 970,850

6 Project Priority	Check all that	Enter minimum amount
1 Legally binding contract full sum payment in 1st year?		
2 A statutory or other requirement to spend all of Year 1 money?		
3 Legally binding contract but flexibility in 1st year payments?		\$
4 A statutory or other requirement with flexibility in 1st year payments?		\$
5 Operationally viewed essential-give reason:		
6 Other Priority reason: Appearances		
7 Project desirable, either improving service or efficiency:	X	\$

7 Project Duration Estimates

Project Milestone	Date Estimate
Project Start Date	1/1/2027
Project Bids Solicited	2/1/2027
Project Contracts Signed	4/1/2027
Project Construction to begin	6/1/2027
Project Construction to end	11/15/2028
Final Payments for Project completion	12/15/2028

8 Project Users	Impacts and Interface
External	
Business/Residences on route	
Internal Staff	

Sheboygan County

Capital Project Funding Request

Project Name:	Law Enforcement Center Exterior Renovatioin
Department:	Building Services and Sheriff's Department
Project Manager(s):	Kevin Dulmes, Inspector Corey Norlander
Liaison Committee:	Property Committee
Project Number:	1073

1 Project Case

1.1 Project Overview

Envelope repair to include sealing and painting of windows, pressure cleaning of the entire building exterior and replacement vertical and horizontal expansion joints on entire building

2 Primary Project Purpose/Objectives

To maintain and safeguard the exterior of the building against weather conditions while perserving energy efficiency and structural soundness. 2028 - Clean, paint, seall, tuckpoint and replace vertical and horizontal joints between precast panels.

3 Project Identification and Alternatives

Current building is 45 years old and is in need of maintenance to the exterior and the windows are failing. Doing nothing will result in continued energy loss due to the windows not being updated and the risk of water intrusion if the exterior joints are not replaced.

4 Project Issues

Disruption to staff due to work being performed on windows. The use of aerial lifts will have noise concerns.

5 Project Cost Worksheet

Funding	Expenditure	Other Funding	Bonding	Funding
Prior years	\$ -	\$ -	\$ -	
2027 - 1st quarter				
2027 - 2nd quarter				
2027 - 3rd quarter				
2027 - 4th Quarter				
2027 Total	\$ -	\$ -	\$ -	
2028 - 1st quarter				
2028 - 2nd quarter	\$ 125,000			
2028 - 3rd quarter	\$ 100,000			
2028 - 4th Quarter	\$ 45,000			
2028 Total	\$ 270,000	\$ -	\$ 270,000	
2029 - 1st quarter				
2029 - 2nd quarter				
2029 - 3rd quarter				
2029 - 4th Quarter				
2029 Total	\$ -	\$ -	\$ -	
2030 - 1st quarter				
2030 - 2nd quarter				
2030 - 3rd quarter				
2030 - 4th Quarter				
2030 Total	\$ -	\$ -	\$ -	
2031 - 1st quarter				
2031 - 2nd quarter				
2031 - 3rd quarter				
2031 - 4th Quarter				
2031 Total	\$ -	\$ -	\$ -	
SUB TOTAL 2027-2031	\$ 270,000	\$ -	\$ 270,000	
Later Years			\$ -	
TOTAL	\$ 270,000	\$ -	\$ 270,000	
Check	\$ -	\$ -	\$ -	

Additional details Other Funding

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5 Project Cost Worksheet (continued)

Departmental cost		DEPARTMENT	DEPARTMENT	ASSET LIFE
	TOTAL			YEARS
Land	\$ -			
Buildings	\$ -			
Infrastructure	\$ -			
Improvements other than Building	\$ 270,000			
Equipment	\$ -			
Computer Hardware	\$ -			
Computer Software	\$ -			
Consulting	\$ -			
Other	\$ -			
TOTAL	\$ 270,000	\$ -	\$ -	
Check	\$ -			

5 Project Cost Summary

Year	Total Cost	Other Funding	Bonding
Prior Years	\$ -	\$ -	\$ -
2027	\$ -	\$ -	\$ -
2028	\$ 270,000	\$ -	\$ 270,000
2029	\$ -	\$ -	\$ -
2030	\$ -	\$ -	\$ -
2031	\$ -	\$ -	\$ -
SUB Total	\$ 270,000	\$ -	\$ 270,000
Later Years	\$ -	\$ -	\$ -
TOTAL	\$ 270,000	\$ -	\$ 270,000

6 Project Priority	Check all that	Enter minimum amount required in
1 Legally binding contract full sum payment in 1st year?		
2 A statutory or other requirement to spend all of Year 1 money?		
3 Legally binding contract but flexibility in 1st year payments?		\$
4 A statutory or other requirement with flexibility in 1st year payments?		\$
5 Operationally viewed essential-give reason:		
6 Other Priority reason: Appearances	X	
7 Project desirable, either improving service or efficiency:	X	\$

7 Project Duration Estimates

Project Milestone	Date Estimate
Project Start Date	1/1/2028
Project Bids Solicited	2/15/2028
Project Contracts Signed	2/28/2028
Project Construction to begin	4/1/2028
Project Construction to end	10/15/2028
Final Payments for Project completion	12/15/2028

8 Project Users	Impacts and Interface
External	May impact various entrances periodically
Business/Residences on route	
Internal Staff	Noise, dust, odors

Sheboygan County

Capital Project Funding Request

Project Name: Administration Building Exterior Comprehensive Renovation
Department: Building Services
Project Manager(s): Kevin Dulmes
Liaison Committee: Property Committee
Project Number: New

1 Project Case

1.1 Project Overview

A comprehensive renewal of the Administration Building encompassing building shell repairs (exterior windows, storefronts, and joint sealants).

2 Primary Project Purpose/Objectives

The exterior work aims to stop ongoing water leakage and damage to interior sills and jambs.

3 Project Identification and Alternatives

Failed window sealants and gaskets have resulted in documented water damage, making repair essential to preserve the building's structural integrity. Reactive repairs have been ineffective at stopping condensation and leakage.

4 Project Issues

Work is weather-dependent and requires coordination with the building's operations in certain areas.

5 Project Cost Worksheet

Funding	Expenditure	Other Funding	Bonding	Other Funding
Prior years	\$ -	\$ -	\$ -	
2027 - 1st quarter	\$ 60,000			
2027 - 2nd quarter				
2027 - 3rd quarter				
2027 - 4th Quarter				
2027 Total	\$ 60,000	\$ -	\$ 60,000	
2028 - 1st quarter	\$ 140,000			
2028 - 2nd quarter	\$ 140,000			
2028 - 3rd quarter	\$ 140,000			
2028 - 4th Quarter	\$ 140,000			
2028 Total	\$ 560,000	\$ -	\$ 560,000	
2029 - 1st quarter	\$ -			
2029 - 2nd quarter				
2029 - 3rd quarter				
2029 - 4th Quarter				
2029 Total	\$ -	\$ -	\$ -	
2030 - 1st quarter				
2030 - 2nd quarter				
2030 - 3rd quarter				
2030 - 4th Quarter				
2030 Total	\$ -	\$ -	\$ -	
2031 - 1st quarter				
2031 - 2nd quarter				
2031 - 3rd quarter				
2031 - 4th Quarter				
2031 Total	\$ -	\$ -	\$ -	
SUB TOTAL 2027-2031	\$ 620,000	\$ -	\$ 620,000	
Later Years			\$ -	
TOTAL	\$ 620,000	\$ -	\$ 620,000	
Check	\$ -	\$ -	\$ -	

Additional details Other Funding

5 Project Cost Worksheet (continued)

Departmental cost		DEPARTMENT	DEPARTMENT	ASSET LIFE
	TOTAL			YEARS
Land	\$ -			
Buildings	\$ 560,000			
Infrastructure	\$ -			
Improvements other than Building	\$ -			
Equipment	\$ -			
Computer Hardware	\$ -			
Computer Software	\$ -			
Consulting	\$ 60,000			
Other	\$ -			
TOTAL	\$ 620,000	\$ -	\$ -	
Check	\$ -			

5 Project Cost Summary

Year	Total Cost	Other Funding	Bonding
Prior Years	\$ -	\$ -	\$ -
2027	\$ 60,000	\$ -	\$ 60,000
2028	\$ 560,000	\$ -	\$ 560,000
2029	\$ -	\$ -	\$ -
2030	\$ -	\$ -	\$ -
2031	\$ -	\$ -	\$ -
SUB Total	\$ 620,000	\$ -	\$ 620,000
Later Years	\$ -	\$ -	\$ -
TOTAL	\$ 620,000	\$ -	\$ 620,000

6 Project Priority	Check all that	Enter minimum amount
1 Legally binding contract full sum payment in 1st year?		
2 A statutory or other requirement to spend all of Year 1 money?		
3 Legally binding contract but flexibility in 1st year payments?		\$
4 A statutory or other requirement with flexibility in 1st year payments?		\$
5 Operationally viewed essential-give reason:	X	Essential to prevent continued water damage to the building envelope and ensure continued
6 Other Priority reason: Appearances		
7 Project desirable, either improving service or efficiency:	X	\$

7 Project Duration Estimates

Project Milestone	Date Estimate
Project Start Date	1/1/2027
Project Bids Solicited	6/1/2027
Project Contracts Signed	6/15/2027
Project Construction to begin	9/1/2027
Project Construction to end	11/1/2028
Final Payments for Project completion	12/15/2028

8 Project Users	Impacts and Interface
External	Main Entrance may be restricted but access will be maintained.
Business/Residences on route	
Internal Staff	Minor Disruption to individuals and departments as window replacement is being conducted. Would need to communicate and coordinate with

Sheboygan County Capital Project Funding Request

Project Name:	Sheriff's Department Radio Tower Upgrades
Department:	Building Services and Sheriff's Department
Project Manager(s):	Kevin Dulmes; Inspector Corey Norlander
Liaison Committee:	Property Committee
Project Number:	New

1 Project Case

1.1 Project Overview

To maintain and upgrade the tower sites that have not been budgeted for in the past.

2 Primary Project Purpose/Objectives

Significant infrastructure upgrades to Rocky Knoll Tower Site, Taylor Park Tower Site and Trout Spring Road Tower Site.

3 Project Identification and Alternatives

Option to leave as is. Could potentially fail resulting in limited radio coverage and safety concerns.

4 Project Issues

Disruption to daily operations would be minor. Would need to coordinate with Sheriff's Department.

5 Project Cost Worksheet

Funding	Expenditure	Other Funding	Bonding	Funding
Prior years	\$ -	\$ -	\$ -	
2027 - 1st quarter				
2027 - 2nd quarter				
2027 - 3rd quarter				
2027 - 4th Quarter				
2027 Total	\$ -	\$ -	\$ -	
2028 - 1st quarter				
2028 - 2nd quarter				
2028 - 3rd quarter				
2028 - 4th Quarter				
2028 Total	\$ -	\$ -	\$ -	
2029 - 1st quarter				
2029 - 2nd quarter	\$ 125,000			
2029 - 3rd quarter				
2029 - 4th Quarter				
2029 Total	\$ 125,000	\$ -	\$ 125,000	
2030 - 1st quarter				
2030 - 2nd quarter				
2030 - 3rd quarter				
2030 - 4th Quarter				
2030 Total	\$ -	\$ -	\$ -	
2031 - 1st quarter				
2031 - 2nd quarter				
2031 - 3rd quarter				
2031 - 4th Quarter				
2031 Total	\$ -	\$ -	\$ -	
SUB TOTAL 2027-2031	\$ 125,000	\$ -	\$ 125,000	
Later Years			\$ -	
TOTAL	\$ 125,000	\$ -	\$ 125,000	
Check	\$ -	\$ -	\$ -	

Additional details Other Funding

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5 Project Cost Worksheet (continued)

Departmental cost		DEPARTMENT	DEPARTMENT	ASSET LIFE
	TOTAL			YEARS
Land	\$ -			
Buildings	\$ -			
Infrastructure	\$ 125,000			
Improvements other than Building	\$ -			
Equipment	\$ -			
Computer Hardware	\$ -			
Computer Software	\$ -			
Consulting	\$ -			
Other	\$ -			
TOTAL	\$ 125,000	\$ -	\$ -	
Check	\$ -			

5 Project Cost Summary

Year	Total Cost	Other Funding	Bonding
Prior Years	\$ -	\$ -	\$ -
2027	\$ -	\$ -	\$ -
2028	\$ -	\$ -	\$ -
2029	\$ 125,000	\$ -	\$ 125,000
2030	\$ -	\$ -	\$ -
2031	\$ -	\$ -	\$ -
SUB Total	\$ 125,000	\$ -	\$ 125,000
Later Years	\$ -	\$ -	\$ -
TOTAL	\$ 125,000	\$ -	\$ 125,000

6 Project Priority	Check all that	Enter minimum amount required in
1 Legally binding contract full sum payment in 1st year?		
2 A statutory or other requirement to spend all of Year 1 money?		
3 Legally binding contract but flexibility in 1st year payments?		\$
4 A statutory or other requirement with flexibility in 1st year payments?		\$
5 Operationally viewed essential-give reason:		
6 Other Priority reason: Appearances	X	
7 Project desirable, either improving service or efficiency:	X	\$

7 Project Duration Estimates

Project Milestone	Date Estimate
Project Start Date	4/1/2027
Project Bids Solicited	4/30/2027
Project Contracts Signed	5/15/2027
Project Construction to begin	6/1/2027
Project Construction to end	11/30/2027
Final Payments for Project completion	12/30/2027

8 Project Users	Impacts and Interface
External	Would need to possibly work with Motorola
Business/Residences on route	
Internal Staff	Access is limited to Sheriff's Department and would need to coordinate work through them.