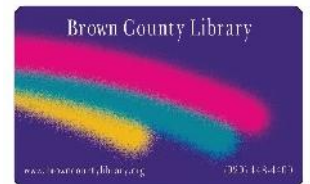


Trials and Triumphs for a Public Library Facilities Manager

Curt Beyler

Brown County Library

Facilities Manager



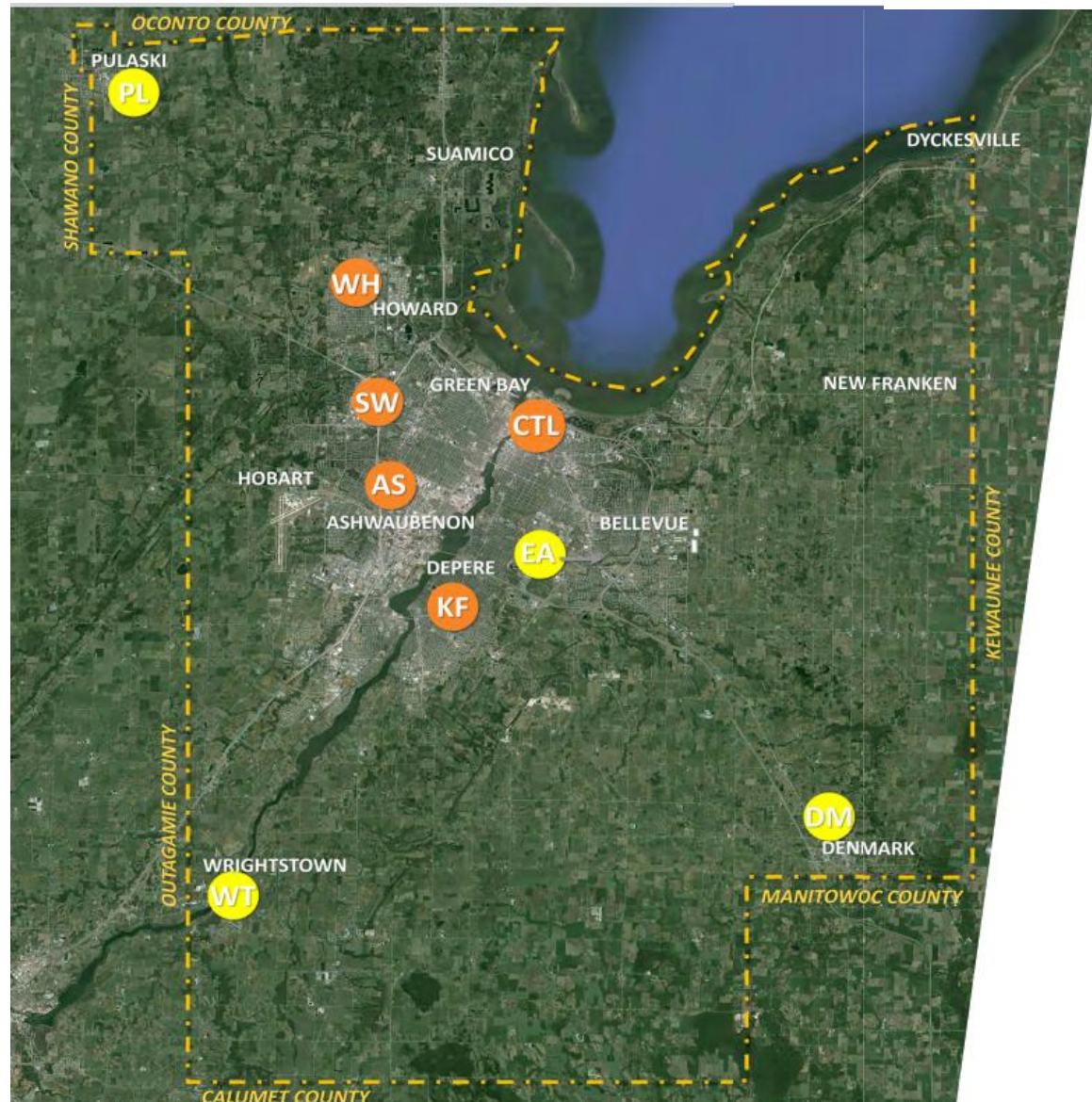
Brown County Library

1 Library
9 Locations



Brown County Library

1 Library
9 Locations



CURRENT STATE

| | | | |
|-----|-----------------|------|--------|
| CTL | Central | 1972 | 92,990 |
| WH | Weyers Hilliard | 2000 | 23,600 |
| KF | Kress Family | 2003 | 20,350 |
| AS | Ashwaubenon | 1977 | 8,000 |
| EA | East | 1982 | 6,000 |
| DM | Denmark | 1999 | 5,000 |
| PL | Pulaski | 1989 | 3,600 |
| SW | Southwest | 1958 | 4,710 |
| WT | Wrightstown | 2004 | 3,115 |

● Own
● Lease

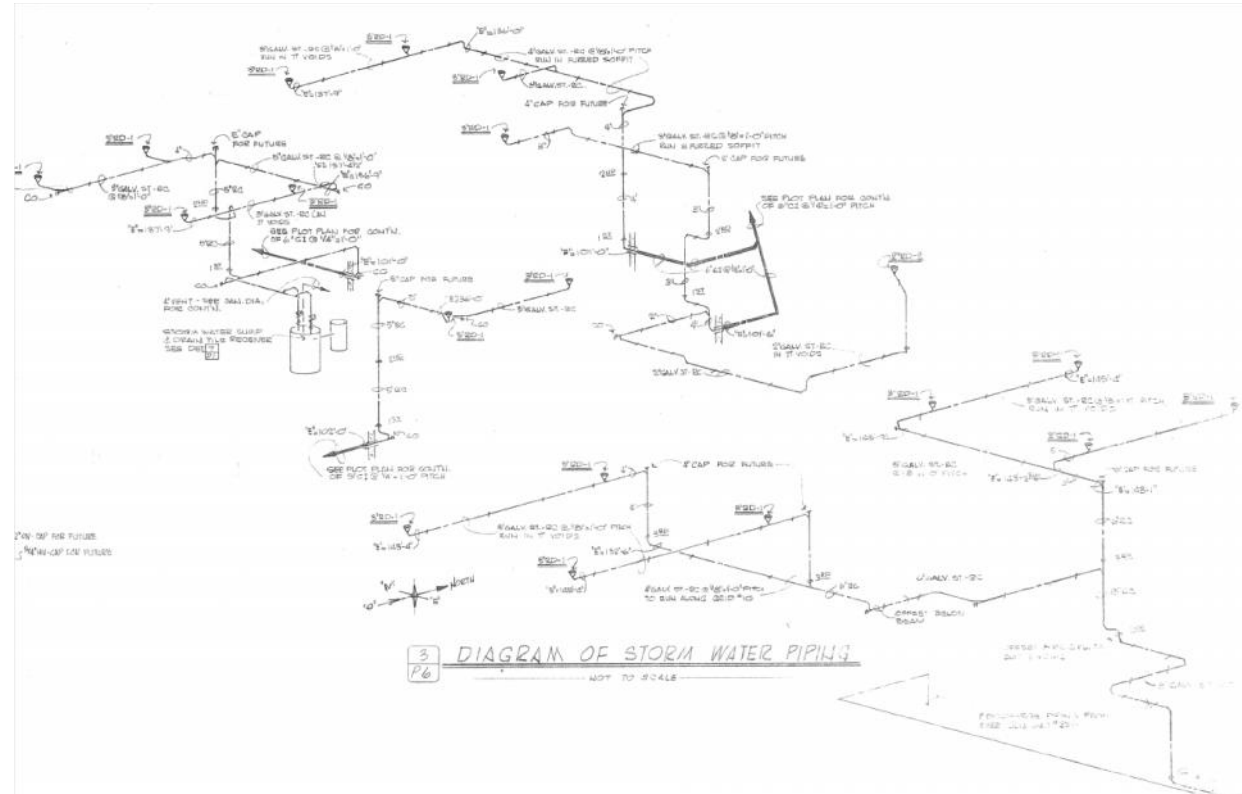
Central Library

- 92,000 ft²
- 46 years old
- No major mechanical improvements
- Overdue for renovation

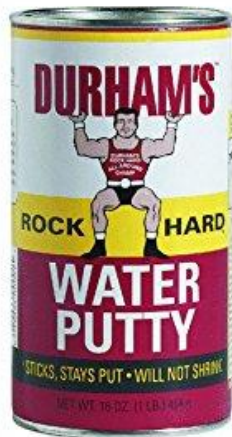


Roof Storm Water Drain System

- 46 Years Old
- About 800' of 8-10" Pipe
- 2-3 Minor Failures/Year



Miscellaneous Repairs





Auditorium & Lower Level Meeting Room Renovation









Leak Diverter



The New Pig



- Sometimes you have to live with the problem, manage it & plan carefully before you can fix it
- Don't wait 46 years to renovate
- Leak diverters are great tools in an emergency
 - You can use a trash bag and waterproof tape



Squirrel Soup Bath





Squirrel Corpse Soup Bath





My Little Lessons:

- When designing a new building, include forward thinking concepts like employee showers and a lactation room
- Always keep extra clean socks and underwear with you at all times
- Triple check the hose clamp tension on your squirrel corpse soup pump discharge hose fitting



Central Skylight Project















What I Learned:

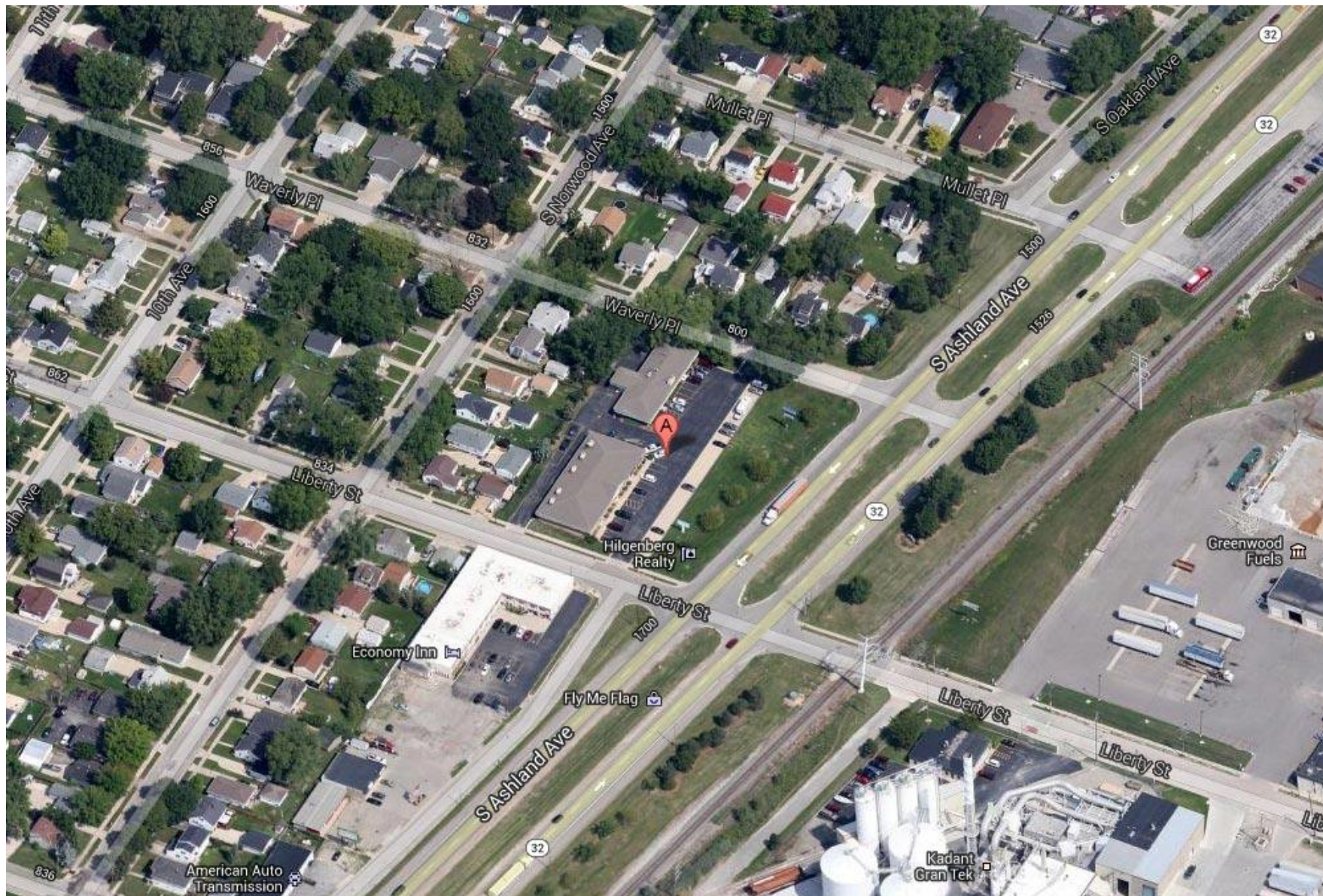
- Trust your Gut
- Question Anyone
- Ask for Documentation



Recycling Bottles & Cans









What I got out of this one:

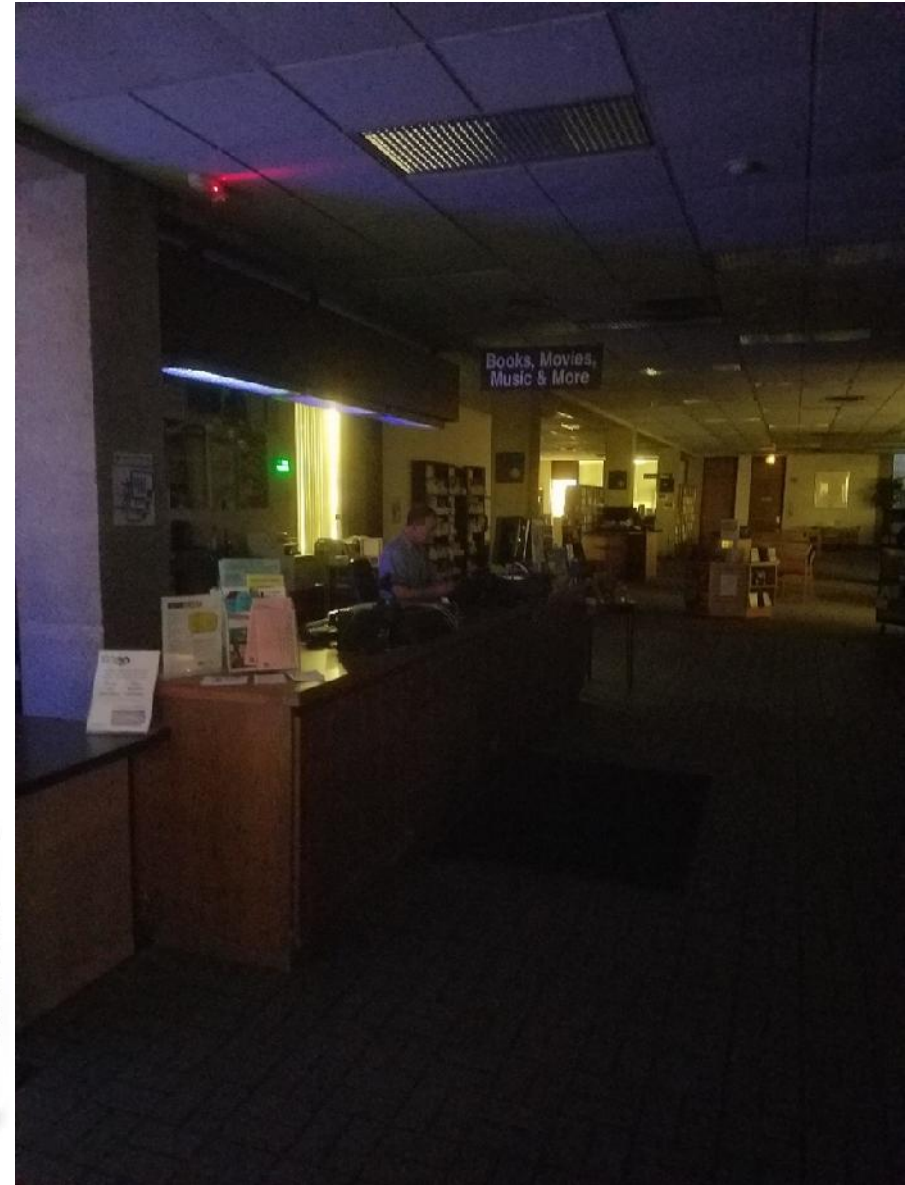
- The bigger mistake you make, the more you learn and will never forget
- Never buy friction type tie down straps; only ratchet straps
- Keep a spare jacket, gloves and sun glasses in every vehicle



Reading Quietly on New Years Eve

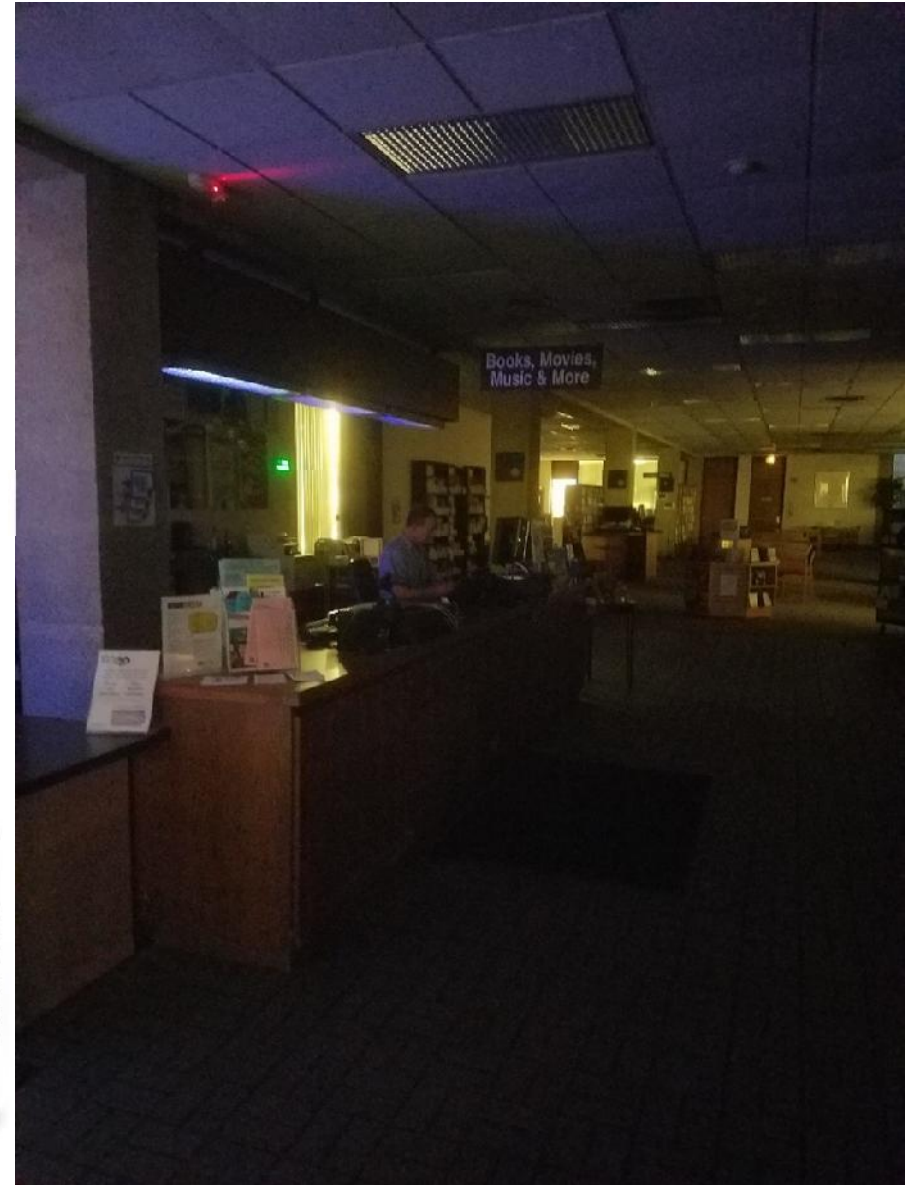


Reading Quietly on New Years Eve



Reading Quietly on New Years Eve

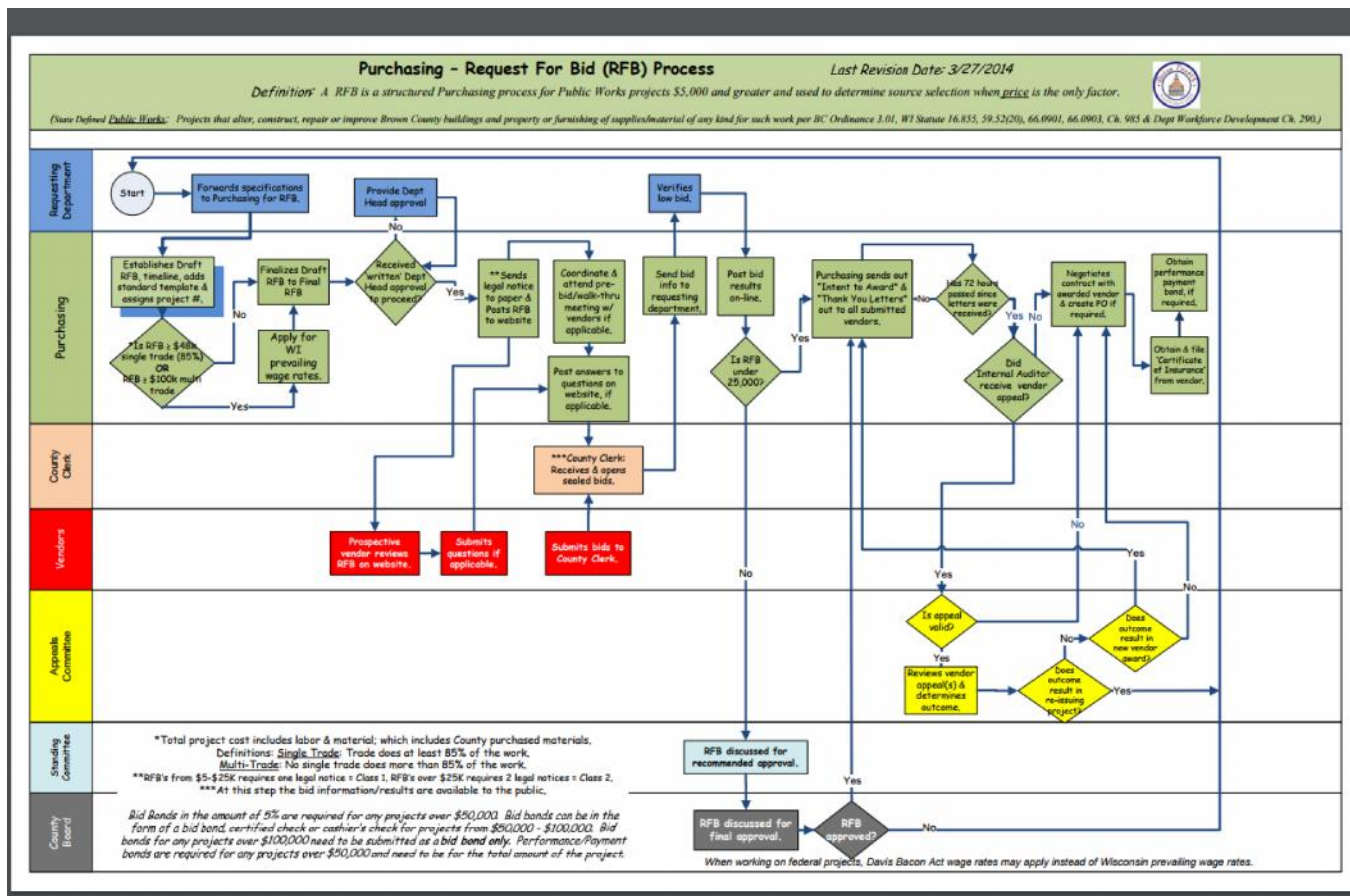
- Most people are good and honest



Wisconsin law Requires:


- Certain public entities to engage in competitive bidding when the estimated cost of a “public works” or “public construction” project exceeds a specified dollar amount
- Wisconsin public contracts are governed by [Wisconsin Statute §16.85](#), which requires that contracts be given let to the lowest responsible bidder for all projects on which the estimated costs of the public construction exceed \$50,000

Brown County RFB Process



Lowest Qualified Bidder is awarded the contract

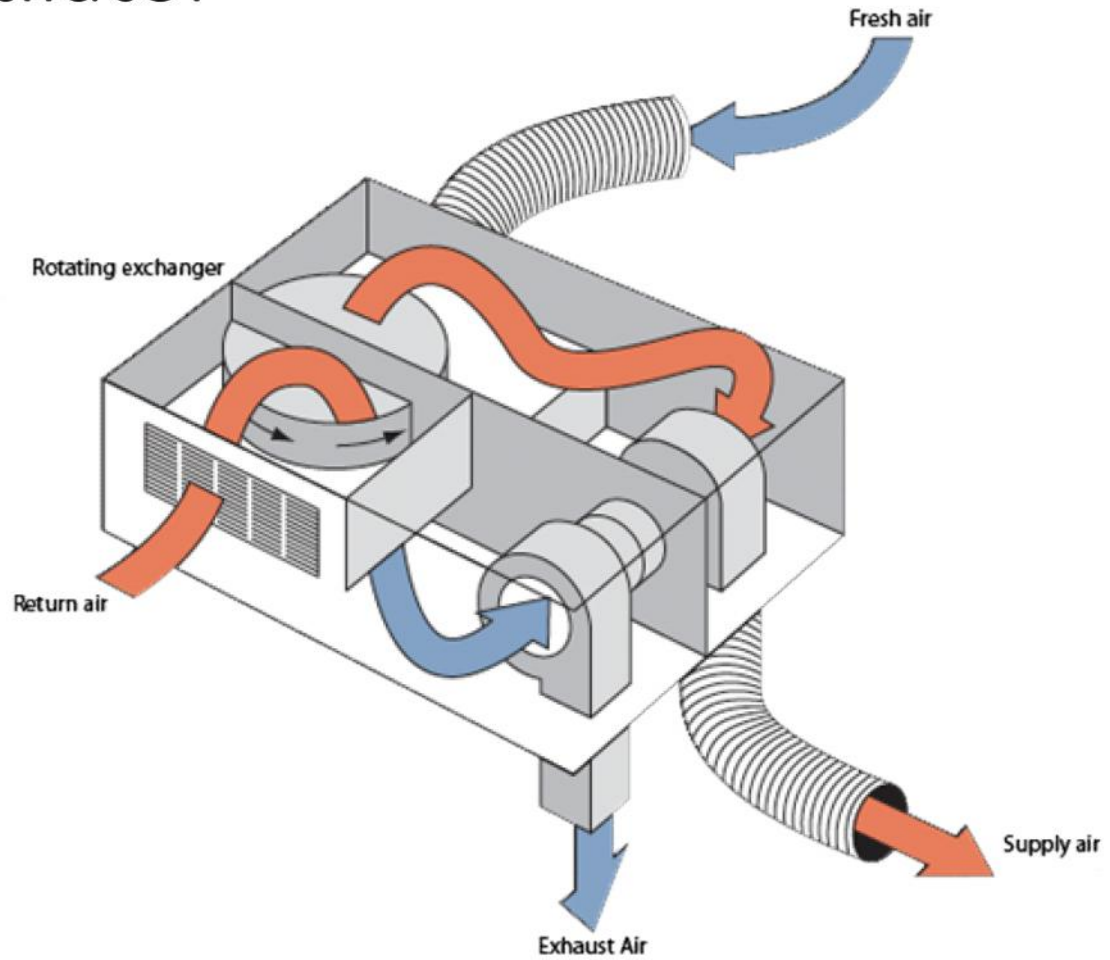


| | | | | | | | | | |
|--|----------------|---|---------------|-----------------|--------------|-------------------|--------------|-----------------|--------------|
|  | | BID TABULATION | | | | | | OFFICIAL | |
| | | IFB 0043-13-RWT-BC | | | | | | | |
| | | Mowing City Street Medians & Right of Ways | | | | | | | |
| | | Bid Due Time and Date: 2:30 PM; January 8, 2013 | | | | | | | |
| Sealed Bids were received as follows: | | Turf Pro | | Antonio Wallace | | Southland | | All Pro | |
| | | Cairo, Georgia | | Tallahassee, FL | | St. Augustine, FL | | Tallahassee, FL | |
| ITEM DESCRIPTIONS | QUANTITIES | Price | 1-year Total | Price | 1-year Total | Price | 1-year Total | Per Acre | 1-year Total |
| Finish Cut Turf Maint. (13 Cycles) | 6664.69 Acres | \$25.00 | \$ 166,617.25 | \$35.00 | \$233,264.15 | \$35.00 | \$233,264.15 | \$55.00 | \$366,557.95 |
| Rough Cut Turf Maint. (8 Cycles) | 633.6 Acres | \$25.00 | \$15,840.00 | \$35.00 | \$22,176.00 | \$35.00 | \$22,176.00 | \$58.00 | \$36,748.80 |
| Litter & Debris Removal (17 Cycles) | 12,601.3 Acres | \$5.00 | \$63,005.15 | \$5.00 | \$63,005.15 | \$10.00 | \$126,010.30 | \$6.00 | \$75,606.18 |
| Curb & Sidewalk Edging (Up tp 5 Cycles) | 11,621,352 LF | \$0.02 | \$232,427.04 | \$0.02 | \$174,320.28 | | \$184,779.50 | | \$162,698.93 |
| Total Amount - 1 Year | | \$477,889.44 | | \$492,765.58 | | \$566,229.95 | | \$641,611.86 | |
| Total Amount - 2 years | | \$955,778.88 | | \$985,531.16 | | \$1,132,459.90 | | \$1,283,223.72 | |
| Permitted 1-year extension period | | \$477,889.44 | | \$492,765.58 | | \$566,229.95 | | \$641,611.86 | |
| | | * | | * | | | | | |

Kress Family Library in De Pere, WI



Energy Recovery Ventilator

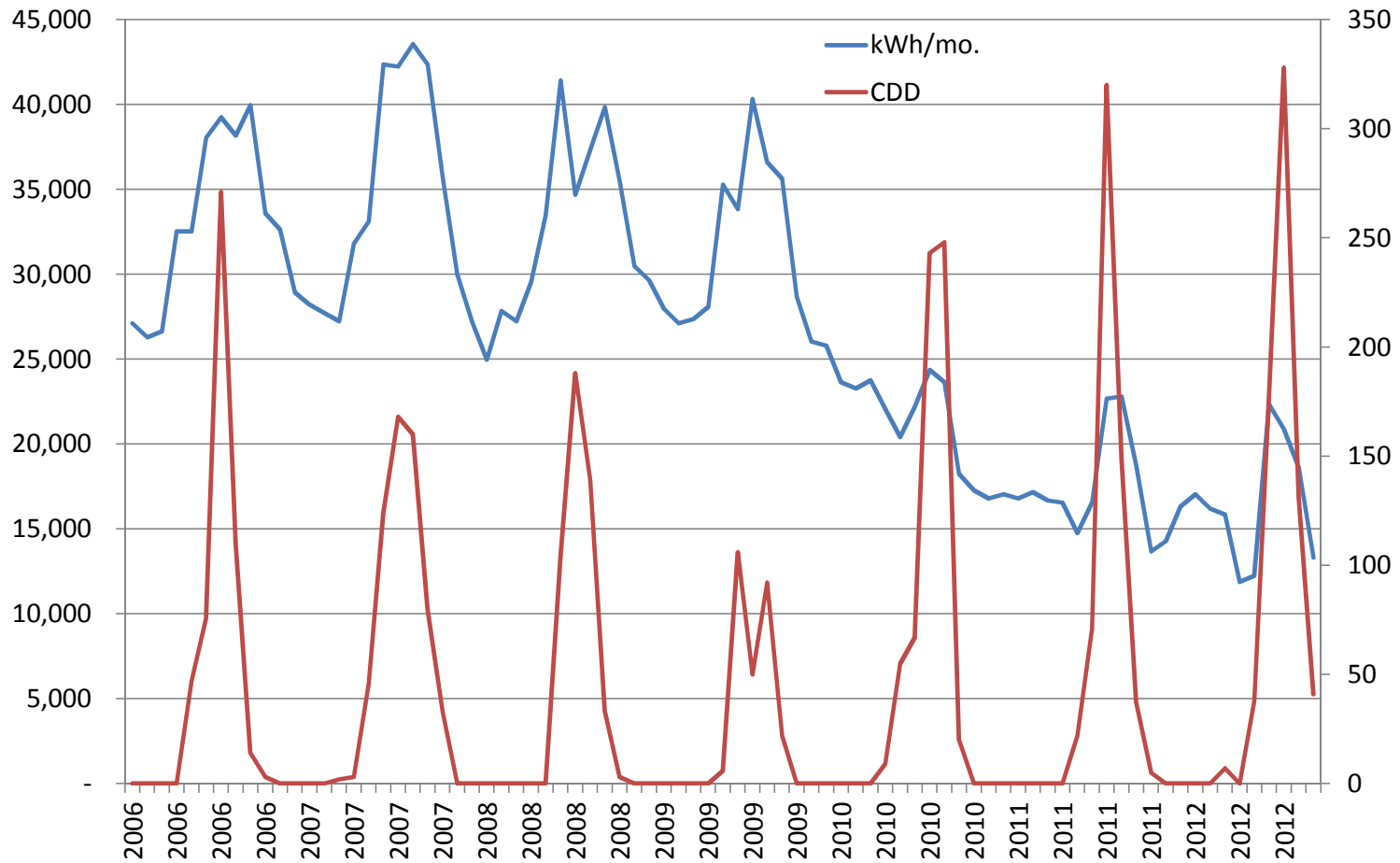






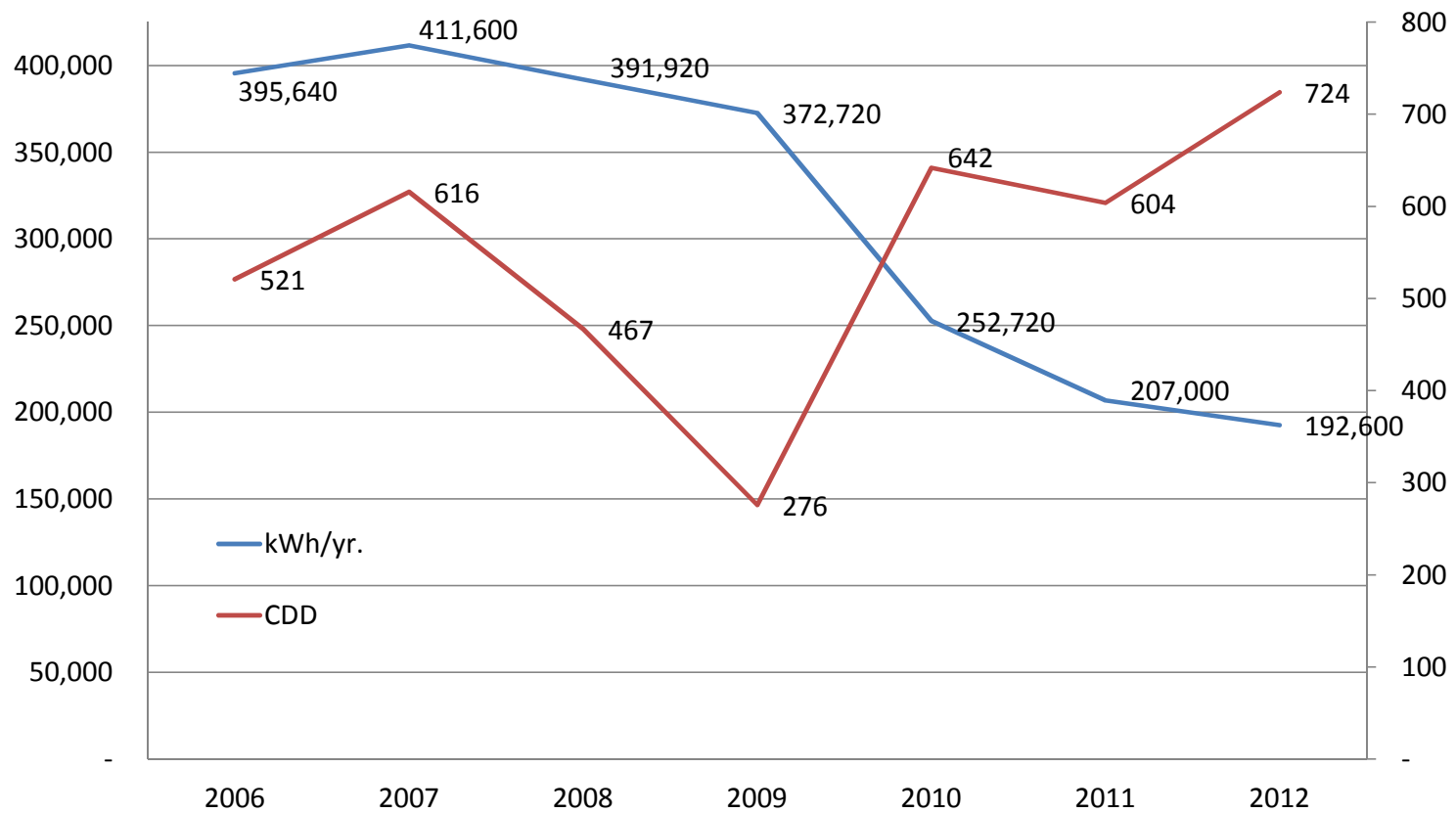
Kress Family Library

kWh & CDD per month



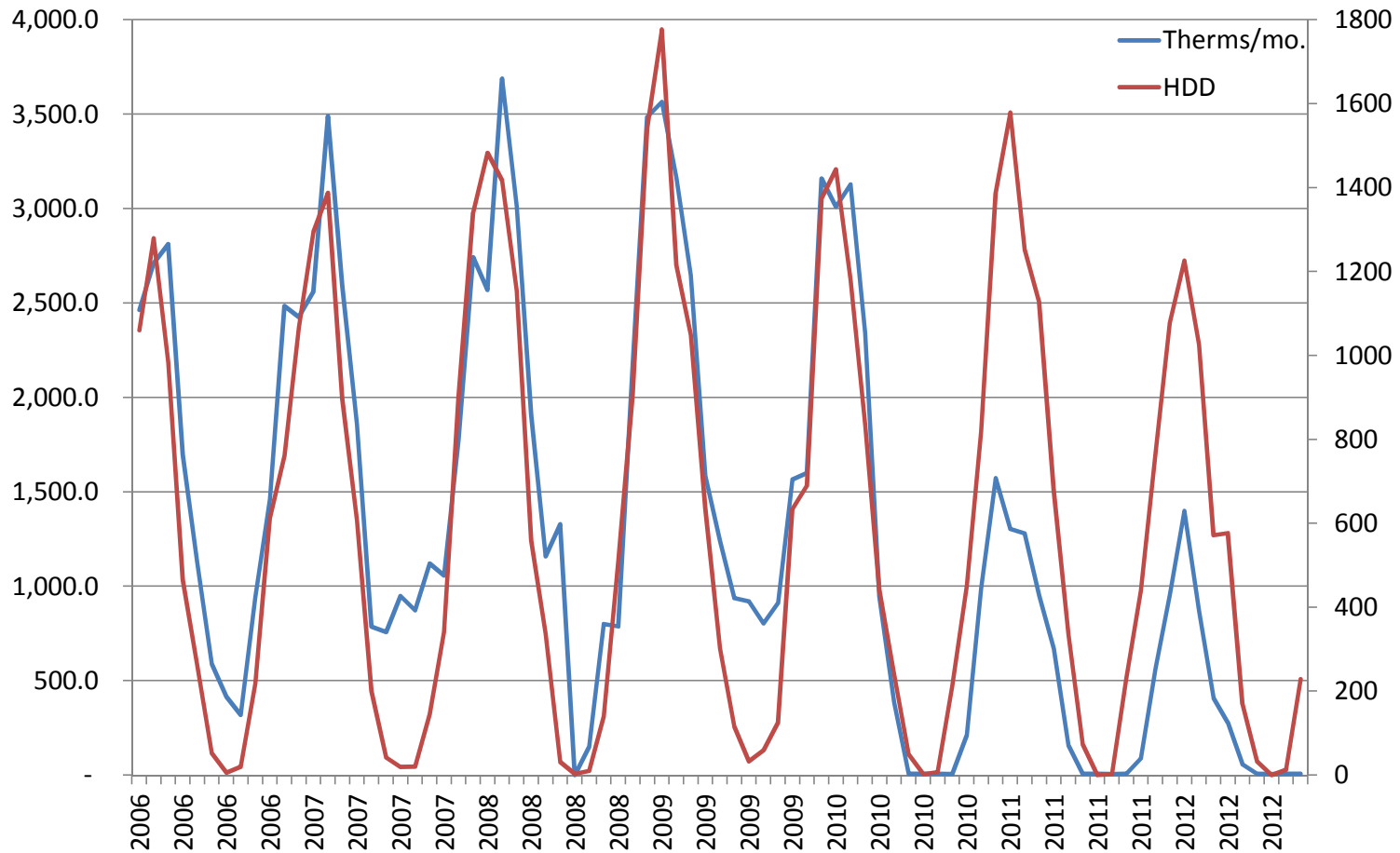
Kress Family Library

kWh & CDD per year



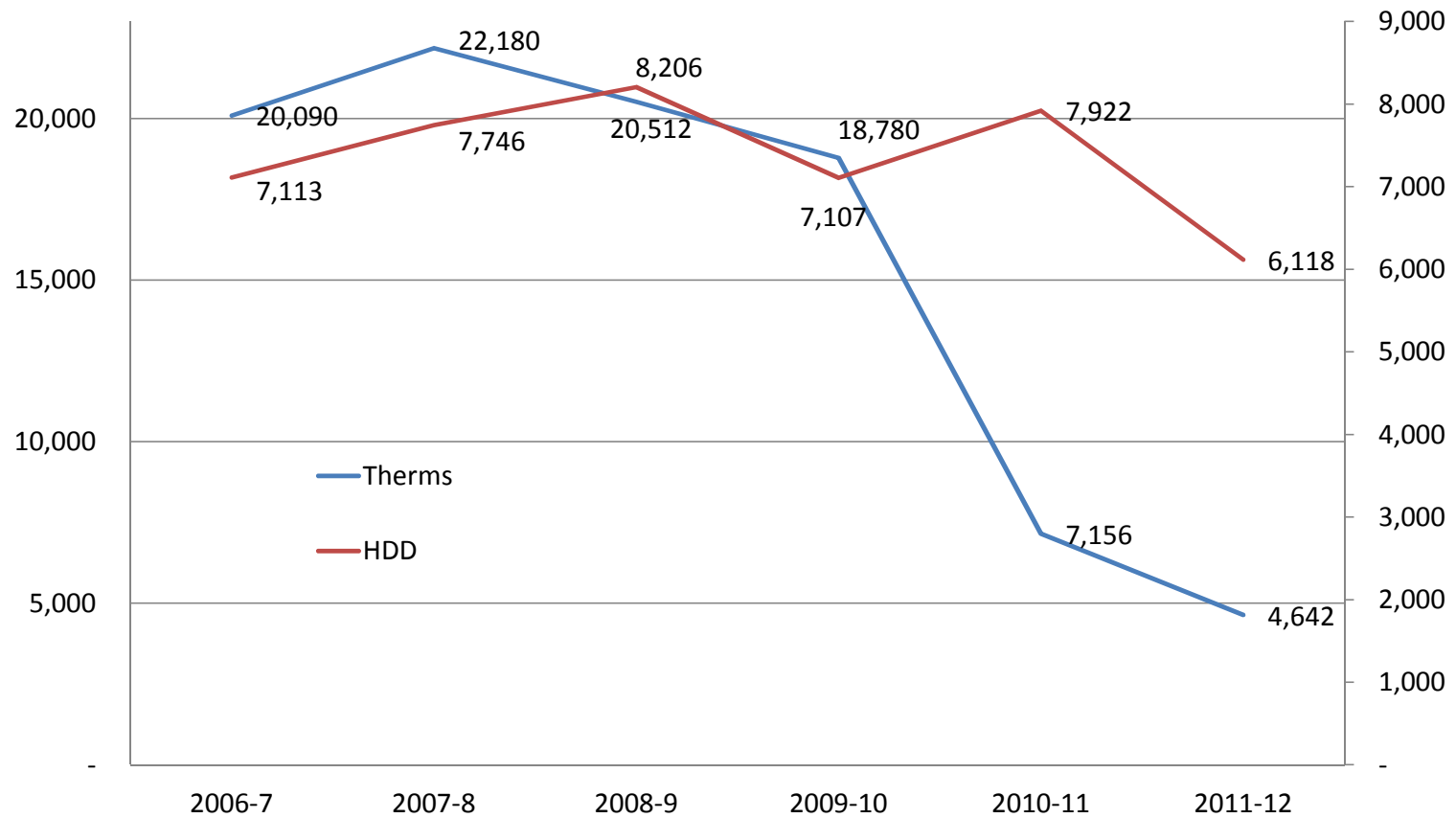
Kress Family Library

Therms & HDD per month



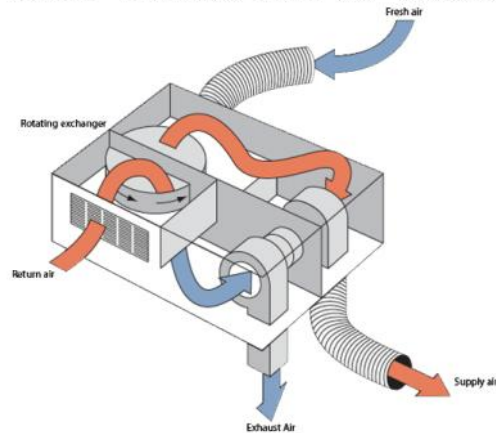
Kress Family Library

Therms & HDD per year



Lessons from that experience:

- Sometimes the least expensive option can cost you the most
- The most expensive, modern equipment will do you no good if it is not installed and fine tuned properly
- Contrary to the first point:
 - Sometimes stick and piece of plastic out of the garbage could do more than several contractors with trucks full of tools and test equipment



Irish Twins

Irish twins (pl. n)

1. siblings born within 12 months of each other.
2. peas in a pod, makers of mischief, bringers of joy.



And a decade later... Surprise!!!





It's A Girl!







Takeaway from that?

- Do not answer you work phone from the hospital
- Do not work a job where the focus is sewer lines
- Lucky is fine

Thank you!



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