

Special Building Committee Meeting  
November 30, 2016

The Special Building Committee Meeting was called to order by Robert Keeney on Wednesday, November 30, 2016 at 10:00 a.m. in Room 266 of the Administration Building, 111 S. Jefferson Street, Lancaster, WI.

Members present: Dan Timmerman, Dale Hood, Don Splinter, John Patcle, Gary Ranum and Robert Keeney. Department Heads present: Nate Dreckman, Grant County Sheriff, Jack Johnson, Chief Deputy Sheriff, Fred Naatz, Lori Reid, and Steve Braun. Others present David Bainbridge, Dave Timmerman, Eric Lawson, and Kurt Berner.

Robert Keeney verified that the meeting was in compliance with the open meeting law, posted in two locations and placed on the Grant County web site by the Clerk's office.

Minutes of the November 14, 2016 meeting of the committee were not discussed or approved as the agenda did not contain minute approval.

Discussion on Parking near Grant County Administration Building: Robert Keeney stated City officials had been in contact with him after the previous meeting on the creation of additional handicap parking near the Administration Building. It was determined that a handicap parking stall would be placed in front of the Administration Building. The City will look to create another handicap parking stall in the vicinity before summer of 2017. Police Chief Reukauf also indicated that more stalls on the north side of the Administration Building could be converted to handicap parking if the need arises.

Discussion on possible use of Third Floor of the Administration Building: Robert Keeney shared information provided by Ayres Associates after a walkthrough of the third floor. Ayres had contacted the HVAC engineering firm that worked on that portion of the design for the building with the concern of the mechanical capacity of the building. The feeling was that the current system could supply the third floor occupancy. Assuming the best case scenario, the build-out of the third floor could be roughly estimated at \$75 per square foot. With the approximate 11,150 square feet of space, that comes to \$836,250 as a very rough construction cost estimate to build out the space with solid walls and not an open concept plan and without upgrading the mechanicals. The open floor plan may cut back that cost. Eric Lawson and Kurt Berner felt that these numbers were low thinking the cost would be about \$1.4 million or with some upgrades could approach \$2 million. There was much discussion on the pros and cons of utilizing the space as well as how to build out the area. Some concerns were accessibility to parking for clients and Social Services staff when making out of the office visits, conference rooms, break rooms, and security. There was some discussion on the possible reorganization of the whole building layout to accommodate various needs. The concern was also shared on the operational inefficiencies created by locating the departments from one new single facility in 3 different locations. The committee discussed county owned properties as an alternative for the new facility but felt the Orchard Manor site was most appropriate and created the least challenges. The committee did agree that the third floor should be occupied and the investigation into storage, centralizing administrative staff, and the museum were options to be

considered as they would create the least number of challenges for additional downtown parking.

Dan Timmerman brought up concerns on the raising of taxes in many communities because of School needs, new construction of facilities in others. It was agreed by the committee no one wants to see taxes go up, but the subject of building a new Law Enforcement is not new to the County. Robert Keeney stated this has been discussed for a number of years; it was pointed out twelve years ago the county could have built a structure twice the size of a facility that is being considered now for half the money. The County cannot keep kicking the can down the road and not make a decision on what is best for the County's needs. Gary Ranum stated he does not like to see increases at all. But he asked the question, "Do we still have the option to not do anything now since this has been discussed and put off for the last 20 years because the County felt they did not have the money to pay for these facilities?" He continues to say "Or do we place departments in an inadequate work space because we do not want to spend the money now"? Robert Keeney stated the plug can be pulled at any point, but it is the job of the County to provide adequate services to the County. The contracts have been signed to make these decisions for the County. Many options have been discussed, it is a lot of money but now it is time for this committee to come together and decide on the location and costs so the County will be ready when the design and development phase comes. The most important fact that needs to be addressed is, how does the County meet those efficiencies of the County in the best interest of all the departments. Why does the County want to cut costs now and make a building that does not meet the needs of the County?

Discussion on size of Proposed Facility: Eric Lawson listed areas of the new facility that had seen modifications to size to cut construction cost on the project. Those listed were in the Sally Port area, took out one drive through lane, redesign of the Kitchen, eliminated the Storage under the master control area, eliminated the Coroner office and placed it in Sheriff Office space, decreased the size of Emergency Management footprint, decreased some square footage in the shared conference rooms, decreased the square footage in the Main Lobby, decreased the size of the Jail Pod cutting the bed count to 78 with option to double bunk to 92, eliminated to Canopy at the entrance and work being done to cut costs on parking and exterior skin of the building. There have looked at site refinements on all the locations that have been discussed. The reductions are not taking away from the functionality of the structure they are refining the design, making it tighter and more efficient. Sheriff Nate Dreckman stated that the design team had worked hard with County staff on making cuts to get the Jail and offices to the right size so there would not be adverse effect to the operations of the facility. Kurt Berner added that the savings of the changes to this point would be about \$1.2 million based on square footage cutbacks. Gary Ranum wondered if the committee should be comparing numbers from Dave Bainbridge compared to numbers from Potter Lawson because a bus garage is included in the Bainbridge design. Maybe Nancy Scott, Finance Director should be involved in the financing comparisons. Kurt Berner thinks that may be a good idea because there seems to be confusion in the financing for construction and leasing. Robert Keeney asked if the design plan could be shared with Dave Bainbridge so he could add the mechanicals to obtain the cost. Kurt Berner thought that would not meet the requirements of the fair bidding process. Another option Robert Keeney brought up to build on county property would

be to build on the current property were the Law Enforcement is now which hasn't been discussed. But the land in that area may be worth 1 million which is another consideration.

In part of the planning phase, Robert Keeney wanted to confirm that in the design they are planning on including its own power source. The 52 building is actually a secondary off the farm, and the County is experiencing electrical issues there at this time. A whole new power source is needed on that site; the County was under the understanding that the 52 Building had its own transformer but it does not. Orchard Manor does have its own power source but a bulk of the other buildings does not.

Kurt Berner stated In the bidding process each category will be broke out to encourage more local contractors can be involved in the project, such as painting, cement, masonry, etc.

As the plans are worked through by engineers in HVAC, electricity, kitchen, laundry and security to establish the equipment to be used in the facility the price estimates will become more accurate. The Design Team will be meeting December 1 and 2 with departmental staff to select components and systems for construction. Options on location at the Orchard Manor site, parking arrangements, travel patterns and drainage will also be covered in those meetings. Potter Lawson and the Samuels Group will work through these recommendations and get together with the Departments again on December 19 to verify selections and layouts so that they can make a presentation to the County Board of Supervisors on December 20.

The sewer system is somewhat outside the scope of the project. Robert Keeney has been in conversations with the city regarding the sewer system. There are three options that have been discussed as follows:

1. Forcemain all the way to the City connection at Alona Lane, aligned in Right Of Way.
2. Forcemain, gravity, and second pump station to reach the City connection at Alona Lane, aligned in ROW following same route as Alternative No. 1.
3. Forecmain, gravity, and second pump station to reach the City connection at Alona Lane, aligned such that gravity follows Pigeon Creek instead of ROW to reach second pump station.

Approximate costs are

1. \$1.2 million
2. \$ 1.5 million
3. \$ 1.7 million

Adjournment: Dan Timmerman, seconded by Gary Ranum, made a motion to adjourn the meeting until the call of the chair. Motion carried.