

BUILDING COMMITTEE MINUTES

COMMITTEE: BUILDING COMMITTEE
DATE: THURSDAY, SEPTEMBER 6, 2018
TIME: 5:00 P.M.
PLACE: COUNTY BOARD ROOM

CALL TO ORDER

Chairman Bunda called the meeting to order at 5:00 p.m. and read the agenda.

ROLL CALL

Members Present: Bunda, Lukas, Shaffer, Stamper, & Kettlewell

Other Members: Barb Barker, Josh Bradley, Alex Walrath, Lance Laabs, Mark Rinehart, James Whiteaker, Rod Chitko, Jason Theune

Absent: Jeff Krueger, John Dennee, Sam Marvin, Leo Lamers, & Eric Shepherd

Others present: Nora Matuszewski, David Cihasky, Lynne Black, Dorothy Kegley, & Barry Black

APPROVE AGENDA

Motion by Stamper to approve the agenda, seconded by Lukas. All present voting AYE. Motion carried.

APPROVE MINUTES FROM THE AUGUST 8, 2018 MEETING

Motion by Kettlewell to approve minutes from AUGUST 8, 2018, second by Shaffer. All present voting AYE. Motion carried.

DISCUSSION PERTAINING TO EMAIL FROM FOREST COUNTY CORPORATION COUNSEL. REVIEW OF THE FOREST COUNTY AND WENDEL CONTRACT. (ARCHITECT CONTRACT FOR THE COURTHOUSE/SAFETY BUILDING REMODEL).

Line 1.1.8- Insert Steve Bunda's name into the document

Line 1.1.12.1- Wendel suggested this is in the best interest of the County to keep this verbiage in as it protects the County.

Line 3.3 and 3.4- Dave Cihasky indicated that he was 99.9% sure he removed language that identifies Wendel to be involved in any work beyond the Design Phase, such as the Construction Phase. Corporation Counsel suggested that the agreement state, "Forest County agrees to pay \$75,000.00 plus reimbursable expenses for the Schematic Design Phase but is not required to hire architect for any future services."

Line 11.18.1 and 11.8.2- Dave Cihasky indicated there were totally removed from the contract.

It was discussed that the designs of Wendel cannot be used if Wendel is not contracted for the construction projects. Dave Cihasky indicated that what he has brought to the committee so far for the schematic design would be the County's property.

DISCUSSION AND POSSIBLE ACTION ON RESOLUTION OFFERED BY BUILDING COMMITTEE AND PUBLIC PROPERTY COMMITTEE FOR THE CONTRACT WITH WENDEL GROUP, FOR A PLAN FOR BASIC SERVICES FOR PROGRAMMING AND THE SCHEMATIC DESIGN PHASE.

Motion by Lukas to send the resolution to full county board, second by Stamper. All present voting AYE. Motion carried.

There was some discussion as Wendel did not know about the resolution and asked that the reimbursable expenses be changed.

Motion by Lukas to retract previous motion and update the motion to include the reimbursable expenses not to exceed \$3,500, second by Stamper. All present voting AYE. Motion carried.

WENDEL UPDATE

Dave Cihasky from Wendel presented two schematic designs they came up with and a lengthy discussion followed.

DISCUSSION AND POSSIBLE ACTION ON FIRE ALARM SYSTEM FOR APPROXIMATELY 40,000 SQUARE FEET OF EXISTING COURTHOUSE

Motion by Lukas to table until further information can be obtained about the direction of the renovations, second by Stamper. All present voting AYE. Motion carried.

MAINTENANCE DEPARTMENT MONTHLY REPORT, UPDATES, RECOMMENDATIONS, PLAN TO CREATE STORAGE SPACE IN EXISTING COURTHOUSE, AND THE OS TICKET SYSTEM

Rinehart listed the problems they encountered this past month:

1. Chiller in the Jail is acting up and is 22 years-old
2. Pipes sprung leaks and it was discussed with a plumber, who felt that all of the pipes need to be replaced. (Cost around \$1,000)
3. Outside lighting on the outside of the Jail need to be replaced, there are around 20 lights. He could get the lights for \$136 a piece with a \$700 rebate from Focus on Energy and result in a decrease in energy used.
4. The main water shut-offs need to be replaced in the Social Services building.
5. There was a leak from the dome after the rain the other night and they are still trying to find out where it came from.
6. There were leaks also by the elevator, on the roof they found 3 rips in the rubber roofing and patched it.
7. Maintenance has also been working on creating storage on the 4th floor. The Judge gave them permission to get rid of some old books to create room for the storage. They have some of the shelves built already.
8. The OS ticket system is in the process of being refined for easy use of everyone.

BUDGET STATUS:

- a. \$50,000 approved by finance for repairs

Finance approved a resolution to advance to full county board for approval of \$50,000 for continued repairs on the buildings

- b. Salter approved by finance

Finance approved the purchase of a salter for the Maintenance, because the vendor has agreed to allow the county to order the salter, pay \$1,700 down and the remainder to come from the 2019 budget.

c. Future needs

The committee discussed the possibility of having a standing resolution for \$50,000 that when depleted was just replaced with another \$50,000 to be revolving. No action

UPDATE AND DISCUSSION ON SEPARATION OF THE 911-JAILER/DISPATCH CENTER

Discussion on the plans that Wendel had presented and the changes to the Jail/Dispatch center would require the addition of 6 employees. There will have to be changes to the designs and brought back for review.

PUBLIC COMMENT

Barker commented on some opposition about tearing down the Jail and Sheriff Residence and had concerns about the Jail plans being done without consulting with the Sheriff/Jail staff.

SET NEXT MEETING DATE

The next meeting date was set for September 20, 2018 at 5:00 p.m.

ADJOURNMENT

Motion by Shaffer to adjourn, second by Stamper. All present voting AYE. Motion carried. Meeting adjourned at 7:59 p.m.

- These minutes are not official and are subject to change. They will be officially approved at the next scheduled Building Committee meeting.