

**BUILDINGS & GROUNDS COMMITTEE MINUTES**  
**Committee Room #1, Second Floor, Oneida County Courthouse**  
**Monday, May 14<sup>th</sup>, 2018 9:30 a.m.**

**COMMITTEE MEMBERS PRESENT:** Billy Fried/Chairman, Greg Oettinger, Bob Metropulos, Lance Krolczyk and Russ Fisher

**ALSO PRESENT:** Troy Huber (Buildings & Grounds); Lindsey Kennedy (Labor Relations/Employee Services); Fred Williston (Lakeland Times); Cory Beyer (Venture Architects)

**CALL TO ORDER**

Chairman Fried called the Buildings & Grounds Committee to order at 9:30 a.m. in Committee Room #1 of the Oneida County Courthouse. This meeting has been properly posted in accordance with the Wisconsin Open Meeting Law and complies with the Americans with Disabilities Act.

**APPROVE AGENDA**

Motion by Fisher to approve the agenda. Second by Metropulos. All members present voting 'Aye'. Motion carried.

**APPROVE MINUTES**

Motion by Metropulos to approve the May 1<sup>st</sup>, 2018 committee meeting minutes. Second by Fisher. All members present voting 'Aye'. Motion carried.

**BILLS, VOUCHERS, BLANKET PURCHASE ORDERS, LINE ITEM TRANSFERS**

Huber provided overview of the bills, vouchers, blanket purchase orders, line item transfers and handout passed out to committee members for review. Brief discussion held. Motion by Fried to approve the bills and blanket purchase orders as presented. Second by Oettinger. All members present voting 'Aye'. Motion carried.

**PRESENTATION ON SINGLE POINT ENTRY/ELEVATOR STUDY BY CORY BEYER, VENTURE ARCHITECTS AND COMMITTEE RECOMMENDATION TO ADMINISTRATION COMMITTEE AND/OR COUNTY BOARD**

Fried introduces Cory Beyer from Venture Architects. Beyer provided committee members a copy of floor plan options for the single point of entry/elevator study. Beyer stated there are 3 main options for the placement of the single point of entry for the courthouse and a couple of options that include elevator renovation. The 3 main options are:

1. This option would be adding a secure addition on the south side of the building at Door 12, the west side of the addition would be an exit only, the center would be an officer station with secure doors that you could lock down or keep open if need be. This option is close to the law enforcement sally port area. There are some mechanical equipment and generators in this area that would make this option most difficult for remodeling. This plan really restricts would can be done but it is an option. This option also includes modernizing the existing elevator, keeping the elevator at its current location, which would mean that the elevator would be out of service for at least 4 months. This option only includes remodeling of the first floor of the courthouse. This option is not ideal if the County wishes to create a drop off area without taking away parking spaces to do so.
2. This option would be adding an addition on the north side of the building. This addition/remodel would be at Door #3 by the Family Courtroom. It includes adding an elevator in between the addition and the existing courthouse in the niche off the entry. Adding an addition and vestibule

trying to incorporate as much staging in the area as possible. Of the three options this one would reduce the most parking spaces. This option may require the removal/replacement of the men's restroom. The elevator would be off the main lobby area. This option includes 2 secure doors for entry and exit. The north side option allows for the largest staging area at one time, it will accommodate approximately 150 people. This option is not ideal if the County wishes to create a drop off area. This option would also include remodeling to the second floor and third floors to accommodate access to the new elevator.

3. This option would have the single point of entry at the front entrance. This option would add a new stoop and ramp for handicap accessibility to the front of the building keeping the historical integrity of the courthouse. Using the vestibule area to the south and incorporating the security station just outside the vestibule area into the building. With this option there is not much space for a staging area. This option maintains the 3 front doors. Metal detector and X-ray would be incorporated, north side of the front entrance would be exit only and the south side would be the secure staging area. It is the most inexpensive option. This option offers the shortest walk between both parking lots and does not give up any parking spaces. The elevator placement would be the same as option 2 on the north side of the building and would have access to all floors. The stoop would not be disrupting the historical aesthetics of the building.

Beyer provided a handout with 4 construction budgets for the possible remodel options. Total construction cost include a 10% construction contingency are:

- Option #1- \$583,000
- Option #2- \$1,199,000
- Option #3- \$898,700
- Option #4 (Combines option 1 with a new north side elevator construction)- \$1,202,300

Metropulos asked how we can squeeze these figures and whether the staging area needs to be the proposed square footage. Beyer stated that a smaller staging area could reduce the total budget. Metropulos asked Beyer which option he would recommend. Beyer stated that although cost is a major factor to consider he is leaning toward option #3. Fried asked if the projected budget cost included metal detector and x-ray machine-Beyer stated the presented budgets do not include those costs. The major cost of the construction is the elevator, if the County went with option #3 the remodel could be done in phases and could start with the single point of entry remodel and down the road do the elevator remodel. All the remaining doors would be alarmed and the entry and exit would be concentrated to the front. All committee members agree that Option #3 is the best option, Fried asked that Beyer work up hard numbers for option #3 and have it be 2 phased so the work could possibly be bid separately – one for single point of entry and one for the elevator remodel. The issue of a drop off area was discussed and the idea of creating a cul-de-sac at the front of the building was proposed. Brief discussion held. Fried made a motion to direct Beyer to come up with a new budget concentrating on option #3 and possible breaking it into 2 phases, and a budget for taking out a wall and creating a new exterior wall in the Family Court Area. Second by Metropulos. Metropulos confirmed with Beyer that this option has already been approved by the historical society. All members voting "Aye". Motion carried. Next meeting on June 18<sup>th</sup>, Beyer stated that he will confirm with Building & Grounds staff and make sure that he will be able to present these new construction budgets to the committee at the 18<sup>th</sup> meeting.

## **UPDATE/ACTION ON BUILDINGS & GROUNDS PROJECTS/ACTIVITIES**

- **Focus on Energy incentive on law enforcement center hot water heaters:**  
Huber stated that the county will get back an additional \$16,000 on Focus on Energy incentive for the replacement of the hot water heaters at the LEC.
  
- **Law enforcement center roof:**
  - **Report on May 1, 2018 meeting with roofing contractors**  
Huber presented handout on the meeting with the roofing contractors, Johns Manville and Oneida Roof & Chimney and discussed the options for LEC roof replacement. The three types of roofing discussed:
    - **EPDM – ethylene propylene diene terpolymer** - sometime referred to as “rubber roofing”; least expensive of those discussed; used mostly on sloped roof application.
    - **TPO – thermoplastic polyolefin** – single ply roof membrane; heat weldable; works well in applications where water can pond; cost is more than EPDM, but less than PVC; more environmentally friendly than PVC.
    - **PVC – polyvinyl chloride** – also heat welded; fully adhered and mechanically fastened; resistant to chemicals and grease

During the roof replacement meeting a discussion took place on the state of the current roof (rolled asphalt with granular overlay). Huber reported that Crafts Roofing was onsite to address three more leaks, and that with the snow finally melted, it is clearly visible that the roof did not winder well; additional de-granulation occurred, making the current roofing material more venerable to problems.

Bill Runyan, Senior Technical Manager with Johns Manville, discussed the agreement negotiated between Johns Manville and Oneida County in 2014, that provided a 4-year extension on the warranty, \$20,000 in blister repairs completed by Crafts Roofing, and a 20% discount on JM mater based on current market value at the time of purchase, remaining in effect until January 1, 2019. (The no-cost warranty work provided by Crafts Roofing will not continue beyond June 1, 2018.) He noted that the 20% discount would not apply to additional insulation if Oneida County wanted to add insulation.

Craig Hunt with Oneida Roof & Chimney, described Oneida Roof & chimney’s 12-year relationship with IB, noting that they would provide custom fabricated flashing and integrated corners. He stated that the cost difference between the TPO and PVC roofing systems is in the materials for the PVC roofing. He indicated that the warranty from IB would be comparable to that from Johns Manville.

The attendees of the roof replacement meeting discussed the pros and cons of each roofing type and made recommendations based on their professional expertise.

- **Recommendation on roof replacement and process to obtain cost and funding**

It was determined by the Holewinski, Brunette and Huber that the TPO roofing system from Johns Manville is the most advantageous to the county, due to the discount being provided, the history of Johns Manville and the firm’s products, the more environmentally friendly materials and impact on future disposal, the mid-range price, and the proper application for a flat roof system. The county group discussed the need to address the purchase of the roofing materials in year 2018 (taking advantage of 20% discount negotiated with Johns Manville in settlement over roof problems from when the building was built), with installation scheduled for first thing in 2019.

- **Project list and projection timeline:**

Huber stated there are no changes to the project list since the last committee meeting.

**NON-BUDGETED ITEM REQUEST**

None

**PUBLIC COMMENT**

Fred Williston, Lakeland Times, asked “Is the roof leaking related to the cracking issues at the LEC?”  
Huber stated they are not related – they are 2 different issues.

**ITEMS FOR NEXT AGENDA**

- a. Award bid for courthouse exterior stone work – Bid is still with Corporation Counsel; they are revising the bid.

**FUTURE MEETING DATES**

Monday, June 18<sup>th</sup>, 2018 at 9:30 am

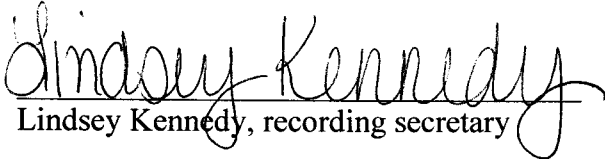
**ADJOURNMENT**

Motion by Krolczyk to adjourn meeting. Second by Oettinger. All members present voting ‘Aye’.  
Motion carried. Meeting adjourned at 10:46 am.



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Billy Fried, Chairman

6/18/18  
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Date



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Lindsey Kennedy, recording secretary

6/18/18  
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Date