

Oneida County Buildings & Grounds Committee Meeting
Committee Room #1, Second Floor
Oneida County Courthouse, 1 S. Oneida Avenue, Rhinelanders
February 25, 2016 10:30 am

Committee Members present: Billy Fried, Bob Metropulos, Lance Krolczyk, Scott Holewinski, and Greg Oettinger.

Department Staff: LuAnn Brunette—Facilities Director/Buildings & Grounds

Others Present: Bob Bayne/Grumman Butkus, Brad White/WPS, and Dan Gleason.

Call to order

Chair Billy Fried called the meeting to order 10:30 a.m.

Approve agenda

Motion to approve the amended agenda by Bob Metropulos, second by Lance Krolczyk. All ayes; motion passed.

Approve minutes from February 11, 2016 committee meeting

Motion to approve the minutes from February 11, 2016 by Scott Holewinski, second by Krolczyk. All ayes; motion passed.

Bills, vouchers, blanket purchase orders and line item transfers

Motion to approve the bills, vouchers, blanket purchase orders and line item transfers as presented by Holewinski, second by Krolczyk.

Year end 2015 line item transfers

LuAnn Brunette stated the line item transfers were simply cleaning up overdrawn accounts with money from the budget and did not need to go to contingency for any additional funds other than what was gone through earlier for the garage door at the law enforcement center. Brunette added there were bills for Total Electric for electrical wiring that needed to be done at the law enforcement center to hook up to the new high speed garage door. Fried noted the motion was to approve items 4 and 5. All ayes; motion passed.

Presentation by Bob Bayne, Grumman/Butkus – health and aging project

Bob Bayne explained Grumman/Butkus was retained to do a study at the Health and Aging building to look at the HVAC equipment and recommend potential upgrades. They reviewed building drawings and did a field survey and used a computer program to calculate the theoretical heating, cooling and ventilation requirements for the facility which matched up well with the original design drawings and the utility bills resulting in three options. Option 1 is similar to the existing setup utilizing a residential style furnace and condensing unit; 5 in the attic and four in the basement, although the distribution is more of a commercial system with each furnace handling 2, 3, or 4 zones with a controller that varies the airflow to the space via the damper either in the attic or basement. The temperature of the air is controlled by the one space with the furnace controller, adding it is zoned well for that type of system but made recommendations for tweaks like moving the controller for a better representation for the

zones it was serving or adding a couple of additional zones. For the options they did a “like for like” option with similar standard efficiency furnaces. Option 2 utilizes upgraded, higher efficiency furnaces with more efficient heat exchangers and condensers with variable speed drives on the fans which slow down the fans when the dampers back down which saves energy. Option 3 was a design as if designing new with air handling units that has a filter, heating coil, cooling coil and a fan moving from 9 systems to 4 with 2 in the basement and 2 in the attic serving the east and west halves. The problem is there is a lot of cost for ductwork and piping with not a huge increase in efficiency which is summarized in the report. Bayne stated when reviewing the utility bill analysis, the building is very efficient with lower energy use than the median for similar buildings. The cost for option 1 which replaces the condensing units, damper actuators, new controls and similar furnaces is \$238,000. The cost of option 2 with high efficiency furnaces and condensing units with the same damper actuators and controllers is \$275,000. Bayne stated the difference would be an estimated 88% versus 92% efficiency to compare. Wisconsin code requires a 7.5 CFM per person for air make-up which has been in place since the time the building was built so there is no difference. There is a duct to outside that is common to all of the furnaces which brings in outside air. The mixed air plenum is fitted with an economizer; if outside air conditions are such to bring in outside air and not use mechanical cooling, adding there is some contingency cost included in the estimates for improvements. Brunette stated this is something that is included in future capital improvements stating they wanted to get an idea of costs so that it could be appropriately relayed to capital improvement. Bayne stated they ran 20 year life cycle costs and presumed a 15 year life expectancy for the current furnaces, adding it is an appropriate time to begin looking and begin replacing as they begin to fail. Bayne stated the cost savings between the standard and high efficiency is \$3,313 year savings out of a total utility bill of \$27,000 with a calculated return-on-investment of 8 ½ percent with an approximate 12 year payback.

Greg Oettinger joined the meeting at 10:28 am

Fried stated he was under the impression the current units were residential it was thought they were working too hard thus burning up fans and maintenance was becoming an issue. Bayne stated although that is true to a certain extent, a small motor affects only 1/10th of the building. Fried stated the goal is to look for efficiency and ease of maintenance. Bayne discussed the additional work that may be needed including potentially replacing the actuators on the dampers, new controls and wiring. Holewinski expressed concern the price seemed high compared to residential. Bayne stated the costs are just for comparison and are probably a little heavy. Holewinski commented he felt they would only need to have a furnace, a condensing unit and zone valves on hand if one goes out and do it with staff. Bayne agreed they could replace as needed since one will not affect the others adding since the building only uses \$27,000 in energy with only half being HVAC. The committee discussed the benefits of replacing the units with the high efficiency units as the existing units fail and concerns over humidity and the deteriorating floor. Brunette stated the floor issue was not related to a humidity problem rather the product used underneath and shifting of the floor. Bayne stated the spec sheets were not brand specific and could be used for any but added it didn't have individual sizes for each of the units. However, they were on the original building drawings and they were probably 4 sizes out of the 9 furnaces. Bayne stated when the load calculation was done they matched up and the original did a good job. Holewinski stated he felt that Brunette should move ahead taking the spec and getting a price and find out what the waiting period would be on the variable speed furnaces.

Update by Bob Bayne, Grumman/Butkus – LEC retro commissioning project

Bayne stated they put together a preliminary schedule with feedback from ALC adding the project is actually two pieces; addressing the measures found from the retro-commissioning study which Focus on

Energy is providing some funding and the infrastructure upgrades to controllers that are 15 years old, adding it's the right time to do it. Bayne stated they provided the committee bullet items for who they see as the responsible party for each piece, the start date and duration and dates. ALC would be changing the hardware and GB would be reprogramming for energy savings. Brunette stated the ALC contract had been forwarded to Corporation Counsel for their review and recommendations. Bayne stated Focus on Energy provided an incentive for the study and to implement the recommended measures combined to have a payback of less than 1 ½ years with a total close to \$40,000. Brunette stated they received back \$9,450 for work done last year adding the total cost is about \$350,000 less the incentives it came to about \$301,000 and was approved for this year's budget. Bayne added the cost included the retro commissioning, new HVAC upgrades to add a new high efficiency boiler and lighting with a total payback of 4 years. Bayne stated the implementation was just starting and when ALC finishes the controls portion of it, GB will do a measurement verification of savings to report back to Focus on Energy so that the county can get the incentive. Bayne noted that although they do not guaranty the savings their reputation is on the line so their estimates tend to be conservative since they do not know how staff will run the building. Bayne added Focus on Energy will allow another retro commissioning report after 4 years since savings can snap back. They try to train staff as they go along but it's inevitable that certain things will go back to not running on an automatic schedule. They do have meetings for staff to offer suggestions and will come back to do the measurement verification they will be with us and we'll explain. If there are different set-points it might have an impact on the incentive, although usually it does not. With feedback from ALC their portion should be completed by July 1st. Boiler replacement and lighting upgrades are separate and should be done before next heating season. The hot water pumps are being equipped with variable speed drives and they had discussed the appropriate temperatures for the office, inmate and garage areas. Fried request the committee is kept informed if there is a hiccup in the schedule. Bayne stated they were very proactive in keeping controls contractors on schedule. Bayne stated they had good quotes but there is contingency in place. Brunette stated that following the LEC and Health & Aging Building they would look at the courthouse next.

Meeting recess from 11:24 am to 11:29 am

Request from Wisconsin Public Service for easement on county owned property near health and aging facility

Brad White stated he was present because of the downtown Rhinelander rebuild project to figure how to support natural gas supply to the downtown area and the possibility of connecting to the existing gas main that ends right behind Trig's car wash and running a short piece of gas main along the retaining wall and connecting to the existing gas main on the front corner of Trig's car wash. White stated he met with Bruce Stefonek and walked through where they are looking. When the health and aging building was built they did not need easements because the property was owned by Trig. Both Charter and Frontier have their main cable following old railroad bed terminating by the retaining wall making this a 2 part issue; obtaining the 12 foot wide easement along the retaining wall to be able to isolate the downtown in the event something is hit and retroactively to protect everyone's rights for what was existing when it was put in for Trig. This would protect everyone's rights to that corridor if the county ever sold the front lot and do it before the parking area gets repaved. White continued the 12 foot easement would follow but may not go all the way to the property line adding they would restore any soft surface or gravel any hard surface. White stated there is an existing 2" that was put in when the gas station was built but there was no easement necessary before the county owned the property. Holewinski stated a concern in the event of possible future expansion would the easement be moved if requested by the county 20 years in the future. White stated that would need to be drafted by the real estate department but with what is going on with the city this is something that he is interested in quick.

Brunette stated this is something that was referred to them by the Land Records Committee and Mike Romportl told her if the committee approves this, WPS provides the legal documents which would be forwarded to Romportl who would take it back to Land Record in draft resolution on March 8th and to the county board on March 15th for excavation beginning in April. Motion to approve the easement to be recorded with WPS providing the legal documents and recording fees by Holewinski, second by Metropulos. White commented what they were looking for related to the downtown project for the easement was only concerning the gas main and but the electric, telephone or cable TV, if willing, could be included on the same document. Fried stated the biggest concern if approved they are not restricting the county in any way and they have Corporation Counsel's and Land Records' graces. Fried called for the vote on the motion. All ayes; motion passed.

It is anticipated that a motion will be made, seconded and approved by roll call vote to enter into closed session pursuant to Wisconsin Stats., 19.85 (1)(c), "Considering employment, promotion, compensation or performance evaluation data of any public employee over which this body has jurisdiction or responsibility" for the purpose of setting the facilities director's goals"

Motion to enter into closed session by Metropulos, second by Krolczyk. Roll call vote all voting affirmative.

Return to open session

B & G committee returned to open session at 12:30 p.m. by motion of Holewinski/Oettinger; Roll call vote was all affirmative. No announcements from closed session.

Non-budgeted item requests

None

Public comment

None

Items for next agenda

Future meeting date

Future meeting dates were reviewed as: Monday, March 14 at 9:30 a.m.; Monday, April 11 at 9:30 a.m.; future joint meeting with UW committee to accept results of air quality testing.

Adjournment

Meeting adjourned at 12:33 p.m. by Metropulos/Oettinger. All aye on voice vote.

Billy Fried, Chairman

Dan Gleason, Recording Secretary