

MINUTES – HULL BUILDING COMMITTEE

January 18, 2010 – 5:30 P.M.

TOWN OF HULL MUNICIPAL BUILDING

4550 WOJCIK MEMORIAL DRIVE, STEVENS POINT, WI 54482

1) Call to order: The meeting of the Hull Building Committee was called to order on, Monday, January 18, 2010 at 5:35 p.m. by Hull Supervisor Co-Chair Dave Pederson at the Hull Municipal Building, 4550 Wojcik Memorial Drive, Stevens Point, WI 54482.

Present: Co-Chair Supervisor David Pederson, Co-Chair Supervisor Melvin Bembenek, Fire Chief Mark Kluck, Marilynn Kranig, citizen member - Ted Stoltz, Owner Representative-Todd Grunwaldt, Secretary Patty Amman.

Others Present: Janet Wolle

Absent: Road Foreman Pete Kaminski, Assistant Chief Mark Fritsche, citizen member - Alan Hucke, citizen member - Lance Reeve

2) Citizens wishing to address the committee on non-agenda items. Agenda items are for discussion and possible action: None.

3) Announcements/comments from committee members and citizens. None.

4) Approval of minutes of December 28th and January 11th meetings. A motion was made by Marilynn Kranig to approve both sets of these minutes, seconded by Ted Stoltz. Motion passed.

Pederson- I just had one comment on the top of page 11 on Jan. 11 minutes. I maybe didn't make it clear when I was talking about it but Bancroft had overhead radiant heat (*not geothermal in floor heat*). One of the board members talked about wishing they had put it in the floor as he had worked in a place that had it and he thought it was really important, but he was outvoted. So the minutes state that Bancroft had geothermal heat but does not. Stockton does have geothermal in the floor. They just lay their hoses out and dry them on floor.

Stoltz- Yes. Heat rises right out of the floor. Great idea to put it in the floor.

Grunwaldt- It's good if you can afford it, but it depends upon where you're going to use it.

Stoltz- Maybe we can get solar or something to heat the floor.

Grunwaldt- It'll all be looked at.

Pederson- Whether we could look at retrofitting the shop area because that would keep the vehicles warm. We wouldn't have to be blowing hot air from furnaces. The radiant heat that we do have over the work area makes it comfortable where they're working at if they're repairing something.

Grunwaldt- That will have to be looked at closer. In talking to Pete, it's not a good application for where they have it. I think a better location would be in the truck area for that radiant heat. That's supposed to heat the floor, doing the same thing as a radiant heat. But it's to heat the floor. Its primary purpose is to heat the floor. To get more radiant heat in the mass. That renovation over here, that's going to be moved. That will work in concert with my HVAC engineer. I discussed that already once, just so you are aware.

Kranig- Is there a possibility of having that in the new office area? It gets pretty cold in here. In any new part that would be added on.

Grunwaldt- It's possible, yes.

Bembenek- There are 2 or 3 different types of geothermal, right? One of them is where you have to have a place to discharge the water.

Grunwaldt- I'm not familiar with them all.

Bembenek- In Wisconsin some places, in some states you can have another well. You pump it out of one well through the system and it goes back through the ground to another well.

Pederson- They don't allow it in Wisconsin.

Bembenek- They don't allow it but they did years ago. I know they don't. You have to have a creek area, irrigation pond, swampy area in the back.

Pederson- The other system is a closed loop system.

Bembenek- Right. That one is if it's in your back yard, it's either like this or it goes straight back and forth 7 feet in the ground. All the way back and forth back into the system. Yes, that's a closed system.

Stoltz- That's just like the wood stoves.

Bembenek- The one where you said they don't allow the wells anymore, in the State of Delaware, where my son lives, they're going to build a house in the spring, they allow them to put it back in the ground in another well.

Pederson- I know some of the western states allow it too.

Bembenek- We had one in my mother's house in 1982. We had water coming out of her 6 inch casing going through the furnace with another casing in the basement, a 2 inch one, a hose in there, and it went back into the ground.

Pederson- Did they make you take it out?

Bembenek- We took it out, it just doesn't work here. This state is too cold for it as far as I'm concerned. It worked, when you had warmer weather. Like in Delaware, it's not like here. You can only get so much heat out of that water and then you've got to have a backup which is electric heat. My mother's electric heat kicked on all the time. When it was 20 below, boom, it kicked on. Less than that, maybe even zero degrees.

Pederson- I was in a home by Fort Howard over by Green Bay. That was done with geothermal and a heat exchanger.

Bembenek- Was it built in the early 1980's?

Pederson- Yes.

Bembenek- They probably got it from Church Plumbing.

Grunwaldt- They probably had 2x4 walls in it.

Bembenek- No this was 2x6.

Grunwaldt- Oh, okay.

Stotlz- They didn't have the amount of piping in the concrete.

Bembenek- No. At that time, there wasn't any.

Pederson- It's just a heat exchanger and a furnace. The technology has improved.

Bembenek- Yes it has, but you get kind of leery when you get really cold weather. Especially when they put in a backup that's electric just in case. It get's awfully expensive. But I just thought I'd bring that up.

Pederson- Any other comments?

Kranig- I've got some questions after going through the minutes. Where will all that wash bay water go? Is there a provision for a septic? That's going to be one heck of a septic system with all that wash bay water, for bathrooms and showers for a washing machine.

Bembenek- Did Stockton have one?

Pederson- Yes, they had a wash bay, one wash bay.

Kluck- So did Kronenwetter.

Stotlz- One large mound system.

Bembenek- That would be something to find out. There's got to be something there besides the regular one.

Grunwaldt- My consultants will be familiar with doing this stuff. What I was going to say about the heating and geothermal and such, we'll probably have at least one meeting in the preliminary design of this with them present here to be discussing those systems. Maybe we could reclaim some of that water. They'll be familiar with that.

Pederson- I was going to give you this information to go through and I know there is information on energy grants and that nature. You might find something useful in there.

Grunwaldt- That whole packet?

Pederson- Yes.

Kranig- Have you heard anything from Mark Manslowski or his office? Nobody has called you back?

Grunwaldt- No. I did comment last week that he passed the buck on to other people but nobody has contacted me.

Kranig- That's not good.

Grunwaldt- Just by the shortness and directness of his response, I really didn't expect much.

Pederson- That's the sense that you got.

Kranig- Did anybody look into any other way of doing this other than going through a referendum? Are there any other options?

Stoltz- If you want to get hung, you can.

Pederson- I do have this information where Janet asked Rick Statleman, who is the head of the Town's Association, a couple of questions. One of the questions was, the second concern was the reserve funds. (*Reading from a letter:*) "The Town of Hull is exploring building a new Town Hall, Fire Station, the thought was to develop a reserve fund for the purpose of setting aside money for the building or a specific amount for a building project. That would create a fund prior to having any authority from citizens to construct the building." His answer is: "Yes, the Town has the authority to earmark funds for a future Town Hall and Fire Station even though the town electors have not approved such a project. The key requirement is that under section 65.90(2) of the Wisconsin statues, in the last sentence and section 65.90(3)(b4) of Wisconsin statues, the budget summary must show the beginning of the year balance and the projected year-end balance in all reserve funds and for what purpose they are earmarked. This is a Town Board decision and does not require town elector approval. If the electors believe that the earmarked reserves are too high for a specific purpose, they may not vote to raise the tax levy as requested and push the Town Board to use the reserves to operate the Town." So we can set

aside reserve funds but we still need the go ahead from my understanding, to take on the project or to begin the project.

Kranig- Does anyone know if John Holdridge has followed through on contacting people?

Pederson- Haven't heard from John. He won't be back until Friday I think.

Kranig- That's all I have.

Pederson- Any other questions?

**5) Refining cost analysis and funding update by Owner Representative and
6) Discussion of update.**

Pederson- You're going to update us on what you've found?

Grunwaldt- Yes. I've put together the 3 scenarios that I was asked to do last week. I did correct a number I had in the information I gave you last week. It had to do with the wash bay. When I changed the fire station numbers, I had deducted from their facility, 2,000 square feet which Pete needed over here from the fire dept. but I had previously appropriated 13,000 square feet for their wash bay so I adjusted that number up. So I changed the fire station total square footage from 13,554 to 14,300 sf. I changed the documents. I didn't revise it all. You'll see that difference in the information I'm going to hand out to you (*see handout attached or given to you during the meeting*). *Handouts given out.* The first scenario is the new building, then we have added on to existing hall then add on to existing hall and fire station. You can filter through the numbers. With a new building, I have money in there for additional site work as opposed to what we looked at before and add on to the Park storage because we wouldn't be reusing the old fire station. That comes to \$2,631,900.

Pederson- Maintenance/Parks, that includes the road maintenance?

Grunwaldt- Yes. Then adding on to the existing hall is what we had presented last week with the correction that the fire station changed its sf. The last scenario was adding on to the existing hall and adding on to the fire station. That includes purchase of land.

Pederson- It's about \$120,000 less.

Bembenek- Adding on to the existing hall and fire station, that means that to put the fire station together with the existing hall.

Grunwaldt- No. The last scenario is to add on to the existing fire station and adding on to the hall.

Pederson- The building that exists, renovating and adding on to that and then adding on to both.

Grunwaldt- I put an asterisk on the fire station because remodeling the fire station, I took Jackson Case's numbers and figured out a number and that number may fluctuate. It could be higher.

Pederson- It depends upon how thoroughly we did it.

Grunwaldt- It depends if you want to replace the concrete slab that's all broken up in there. Where are you going to draw the line with it? Right now it's a best guess, but it could be more.

Bembenek- To repair the fire station would be \$998,000?

Grunwaldt- And adding on.

Bembenek- Additions, remodel, purchase of land, total, yes.

Pederson- Did that include upgrading the septic?

Grunwaldt- Yes, it was in there.

Pederson- Okay. Yes, I think it was in there.

Grunwaldt- That's assuming it's an easy thing to do. It may not be yet.

Bembenek- That's a lot of money to stick in it.

Pederson- We discussed that pretty thoroughly and found that it was not a real practical option.

Bembenek- But we did want to have some figures, right?

Pederson- Right.

Bembenek- People are going to be asking, eventually.

Kluck- generator system. The only thing I see missing out of there that might add to that total would be a

Grunwaldt- We haven't even determined a size for that yet. It may add \$50,000 for a generator.

Kluck- I was going to say at least \$42,000.

Pederson- It depends upon how many kilowatts and how much of it you expect to operate.

Kluck- We had 3 firms that came in and gave us quotes. We want the doors to operate, we want half the lighting to operate, and the furnaces have to operate. The cheapest one was \$42,000. I think it was a 57 kilowatt or 62. Somewhere right in there.

Pederson- In our discussions as we refine things, we can talk about how much is essential and how much is needed as far as keeping the lights on and what we want powered and what we could let go down.

Grunwaldt- Again, I'll bring in my electric engineer and we'll talk about that and he'll help us and assist us to meet the demand based on that so we'll have a lot more answers once you give me the direction to go. Which I assume is adding on to the hall here.

Bembenek- Is there an option of adding on to the hall and adding the fire station to it?

Stotlz- That's the second option on the sheet.

Bembenek- The 1.9 million? Okay, I didn't see that fire station there. All right.

Stotlz- Why was the \$14,300 added on?

Grunwaldt- I increased the square footage 700 s.f. or so because, when I determined the s.f. of the fire station, we were going to add on to the town hall, but we didn't need the wash bay over there. We were going to use the wash bay over here. The wash bay over here was 2,000 s.f. I just deducted 2,000 s.f. from what the fire station needed. They don't need as big a wash bay as maintenance needs because the truck width of the road crew trucks is much wider and requires more square footage. I had only had 13,000 s.f. That's what I should have deducted from the fire station, but I deducted 2,000 s.f. from the fire station when I was looking at the total square footage. So I corrected that number and added 700 s.f. on to the fire station because I deducted too much. I made that mistake so I corrected that.

Bembenek- There's about \$750,000 difference in a new building. Or, that add-on option to the existing maintenance and fire station, right?

Kluck- It's more than that, where is he looking?

Pederson- To compare all new and total-add on.

Bembenek- The 2.6 million and the 1.9 million.

Pederson- \$721,900.

Kluck- That add-on option to the existing hall; that is the direction we were leaning, right?

Pederson- Right. I understood that as a consensus that we've come to. We've ruled out option 3 because of the problems with the remodeling and additions over there at the fire station and the duplication too.

Bembenek- We more or less decided on the new, or the second option with the add-on right?

Pederson- Yes. I think we've pretty much come to a consensus on the second option seeing that the new building is probably not going to be in the cards with the electorate. Plus, in that scenario, you'd be razing this building and starting over from scratch. It's still a good structure.

Bembenek- All we need is a \$750,000 grant!

Grunwaldt- The number is a \$73,900 difference.

Stoltz- That's not written in stone either. It's just a ball-park number.

Pederson- When we start going through and looking at specifics, then we need to say, we need a little more here and not as much there.

Kluck- You're materials could cost more or less.

Pederson- Yes. I did have a comment from somebody over the weekend that you aren't going to build a building cheaper than you can right now because so many people are looking for work that they're willing to be competitive.

Stoltz- It's a buyer's market.

Pederson- Yes.

Grunwaldt- What we might find is that we may be able to downsize some of the square footage once the plans are put together.

Pederson- Yes. Once we get a good look at it.

Bembenek- You don't want to make it smaller than what you've got though. Like the new cop shop over there, where the jail is. When the County moved in there, it was smaller than their old place.

Grunwaldt- What I had heard, when I was working with the County, is when the architect designed the cells, I don't know if there was a code change or what, but they are 10 s.f. less to a double bunk. Less than 10 feet.

Pederson- Whether that code change occurred while they were building or whatever, but yes.

Bembenek- But it was also money. They wanted \$8,000,000 or \$9,000,000 and they only got about 4. If you've got a \$4,000,000 jail instead of an 8 or 9, it's going to be smaller. There was a lot of controversy there with the County Board.

Pederson- We will, hopefully, in whatever we put together, consider the structure in such a way that it would lend itself to adding on to if we needed to in the future.

Grunwaldt- We could do that, sure. Like Mark had indicated, you have 9 trucks now.

Kluck- We're not going to have any more.

Grunwaldt- For him, you're talking about downsizing potentially with newer technology.

Kluck- That's a possibility.

Some general discussion about Fleet Farm and their underground water tank that holds 500,000 gallons. When Fleet was first built, it was in the Town of Hull and they had to have a sprinkler system installed with their own water system supply so they built the half million gallon underground tank and it's still there, we assume.

Kluck- That's what we'll have to do. This new building will need to have sprinklers. Unless you've got a way around it.

Pederson- Those are all things we need to look at.

Grunwaldt- Absolutely. We don't want to go there. Jackson Case had sworn you need sprinklers, but I disagree. The biggest thing is going to be the capacity of the meeting room. The limit now is 300 persons or 12,000 s.f. That is the threshold at which you need to have sprinklers. My argument is that when the functions for that meeting room take place, it'll be off-hours for regular business. The rest of the building will be empty. So we'll put up a fire wall to divide it so that it's separated so that we're not exceeding the 12,000 s.f. That's what we're going to use to get around the sprinkler requirement.

Kluck- It's also the amount of doors and exits you put in. The more exits....

Grunwaldt- Not for the sprinkler.

Kluck- Not for the sprinkler, but for the capacity. The more exits you have, the more people you can put inside.

Grunwaldt- Right, but the State will look at what we put on the floor plans and we'll base it upon so many s.f. per person and we'll give it a maximum capacity. That's what you have to adhere to. I would prefer to have enough exiting anyway in case we exceed that. We want safety first.

Kluck- That depends on how the building is designed. The exits can't be to a hallway, they have to exit outside, don't they?

Grunwaldt- You are given an exit distance and the placements of the exits. There is a dimension for that. Then it depends. Some of them will be directly outside. Some might be through a hallway. But we will be limited to 200 lineal feet that is without sprinklers, 300 feet if it is with sprinklers. We'll be okay. You'll have to approve it anyway because we have to get the fire department to approve it.

Stoltz- What does it cost?

Grunwaldt- Sprinklers? Around \$2.00 - \$3.00 a square foot, so we're looking at 28,000 s.f. at one point, so \$56,000 to \$75,000. That's nothing because now we don't have municipal water. Now we've got the generator and the pump and the storage of the water, so now we've taken that \$56,000 to \$75,000 and possibly tripled it.

Pederson- Because we'd need to have a tank like you're saying. Or a high capacity well?

Grunwaldt- Add a generator and a pump.

Kluck- I don't know. I'm trying to think if Bancroft had sprinklers.

Stoltz- No.

Kluck- I don't think they were, were they?

Stoltz- No.

Kluck- There's got to be a way. I remember testing the systems over at Fleet Farm when it was being built and hooking up to the outside to pull water because there were no hydrants. Yes, they're sitting on top of a half a million gallons of water.

Pederson- Think it's fresh anymore?

Kluck- I have no idea. All I know is the port you hook up to its massive, its huge.

Grunwaldt- I wonder what 500,000 gallons looks like?

Bembenek- The tank on Georgia Street in Point is 500,000 gallons. It's above ground.

Pederson- That's a big tank, yes.

Bembenek- The one on Water Street is a million gallons and the one over by the office is probably another 500,000 gallons.

Grunwaldt- Boy, if it's underground (*Fleet Farm's*); they have to have a structural floor slab above it, more than likely. Anyway, we don't want to have to go there.

Stoltz- Yes, stay away from it.

Pederson- Any other questions on the cost analysis or comments?

Janet Woll- I was wondering, when you do the additions, would our offices be the hub in between the fire department and the maintenance department?

Grunwaldt- That's yet to be determined. We know that the fire department doesn't want to be this way (*west*) because they want to be closer to the other side. They'll be definitely this way. Will the offices go this way too? Maybe. We don't know yet, or maybe the offices will go that way. Or maybe the offices will go out towards the street.

Pederson- We want to consider in the design, avoiding duplication of some of the facilities like washrooms and the large meeting room, training rooms.

Grunwaldt- Knowing what I've heard from the various departments, I'm not sure about the bathrooms for example, we'll see, if we can, we will, yes. A lot of it may be based upon how we tie into this roof system. That's going to be the underlying element that restricts us from doing some of the things we want to do. We've got to make the water off the roofline flow properly.

Bembenek- We talked about which route we'd take. Definitely the number 3 option is out as far as I'm concerned. I think it's out as far as everybody is concerned, trying to remodel that fire station. That's almost a million to do and it's not worth it. I'm not saying it wouldn't work, but I don't think it would meet the needs. I think option 2 is the one to go with.

Kranig- I think option 2 will be easier to sell to the people.

Bembenek- That's kind of my thought.

Kranig- Any place we can look smaller, is better.

Bembenek- We'll say we will use what we can.

Kranig- Yes.

Bembenek- We'll just have to let them know that the fire station is not in the best of shape, and it isn't.

Kluck- We can offer tours. We'll have them stand next to a fire truck when we're trying to get ready to go out.

Bembenek- Exactly.

Pederson- Anything else on the cost analysis?

Grunwaldt- Nope, I'm good.

Pederson- Anything on funding?

Grunwaldt- Nothing more. The funding part for the stimulus, as far as I'm concerned, we're done. The lady I spoke to (*Julie*) said all of the money for stimulus is based upon gross median income and we don't qualify. All the Federal stimulus money and grants she has been working with are based upon median income and the Department of Commerce money that's available is based upon median income thresholds as well so it's the same test. The only thing she could offer us was that low-interest loan.

Bembenek- It was 4%, right?

Pederson- Right, we couldn't beat that for a 20 year loan.

Grunwaldt- I did not check into it, but I will, along with the Fire Fighters Association, which she suggested. We'll look into it more, along with energy grants that are available and how we can tie that into our plans, unless I hear something different from somebody.

Amman- Would the census that is being done this year dramatically change our Township's median income?

Grunwaldt- It might.

Pederson- But it takes two years for the data to be compiled and that's the kicker.

Grunwaldt- And as Julie said, there will be no more stimulus money left by 2012.

7) Determine the next step and task assignments in the process the committee will follow to arrive at recommendations for the board.

Pederson- We need to look at our next step. What tasks will be taken up before we meet again?

Kluck- Are we pretty much hung up until the Board meets again?

Pederson- As far as architect goes?

Grunwaldt- I need to get a contract to you.

Pederson- Yes. We need something in writing.

Grunwaldt- I'll get going on that contract. If nothing else, maybe I could meet with you and someone else informally to go over the contract and details so that you can understand it. See how we would handle it.

Pederson- Ted, would you be available?

Stoltz- Just whistle. If I'm not fishing, I'll gladly do it.

Kluck- Assuming that would all fly, the contract, going through the Board, then what?

Grunwaldt- The next step would be I'd be looking at a schedule. So we can look at how we're going to be doing things from September backwards to this spring. Then we will start analyzing a building layout, a footprint. I think once we get the footprint laid out, or a couple of different scenarios for it, then we will be meeting on the various floor plans that we'll come up with. As we get it narrowed down, then I can bring in my consultants to discuss the mechanical systems, plumbing and electrical. In the meantime, what I would like to do is have you approve getting a site survey done. A topographical survey. Maybe it could be two parts, from these two streets back so many yards, so far this way. Or, if you don't have an accurate survey of your whole property, then you should have the whole thing done.

Pederson- Was there one done when the telecommunications company was doing their work?

Janet Wollé- They were supposed to come through, but it never happened. Do you need to see exactly what the site is?

Grunwaldt- We may be approaching the building set-back limits from the street with an addition, so we need to know where the building is in relation to the property line and the street. We want the whole building delineated. We want to know where all the underground utilities are and the overhead utilities, where the septic system is. All the topographical things you see as well as looking at getting the existing grades. At least get the existing grades of our area here. I would ask the civil engineer; have one performed by a civil engineering survey company. I would be in contact with them and tell them exactly what I need to see. They'll know what I need to see pretty much.

Bembenek- Any suggestions on who to use for a surveying company?

Grunwaldt- Oh yes. You have several in the area, Dave Glodowski, POB, Rattler, Ryzicki off church Street in the Landmark Office.

Bembenek- Would it pay to contact 3 or 4 and get a price? I've personally worked with POB.

Grunwaldt- They used to be cheaper, but they've come up a little bit. You could, but then we need to tell them exactly what we need, which we could do.

Bembenek- Otherwise, you'd need to tell any one of them what you need, right?

Grunwaldt- Yes. But if you want to ask a few different ones, then I should put something down in writing.

Bembenek- If you want to put something in writing, then maybe we could get an idea.

Stoltz- Tell them that this is what we want.

Grunwaldt- Work with Janet on getting some kind of map of the area so I can show where we want it done.

Bembenek- Maybe we should do something like that so we can give it to a few of them so they can come up with a price. I'm sure some people will ask why we picked who we did.

Kranig- Is Dave Glodowski the one that's the engineer for the Town?

Pederson- Yes, we've worked with him; we're familiar with his work. You've worked with most of these people?

Grunwaldt- All of them. They're all qualified. So it's just a matter of cost. We're going to get a map that we'll be using for the basis of our design. We'll want to see where the water is going to run so we need some grades. It's relatively flat and that might make it more difficult.

Bembenek- We'll come up with a list and take it from there.

Kranig- How long will it take for them to do this?

Grunwaldt- They probably don't have a lot of work going on, so once they're given the go-ahead, they could probably get going on it within a couple of weeks and I would say they'd need a week or two to put it together.

Pederson- So this could go on the agenda for the next meeting.

Bembenek- Do we need this for that meeting (*Board*) to get it okayed?

Pederson- Not to have a site survey done.

Bembenek- Well, we need it done.

Stoltz- There's no question about it, we need it.

Grunwaldt- You at least need it done in the vicinity of this building.

Bembenek- You might as well do it the right way and get it all done.

Pederson- It should probably include the area we use for storage and the sand and salt shed.

Bembenek- What do we have for acreage, Janet?

Wolle- Under 40 acres.

Stoltz- Yes, point 7 under 40 acres.

Kluck- We can't go over the gas pipeline. So if you use the inside pipeline as one boarder, then Willow Springs and Wojcik as the others, you pretty much have it.

Wolle- I don't know how much the pipeline cuts off the back.

Kranig- I'm sure you have to stay so many feet away from that too.

Pederson- One of the questions that, if we're looking at geothermal is, if we can cross the pipeline, if we need to. I'm sure your consultants would know.

Grunwaldt- We're plenty far away from that. You wouldn't even need to go that far unless you want to have your whole boundary surveyed. We could say, survey the entire boundary up to the pipeline and then I'll give them an area to shoot grades so we know what the grades are and the topographical stuff. We're going to need soil borings. Once we get the building layout, we should get soil borings right away just to make sure that we're not going to be hitting anything underground. I

don't know what the history of this property is. There probably weren't any other buildings out here, or underground gas tanks or subsequent soil contamination, but I don't know.

Bembenek- I don't think so.

Kluck- Where were Pete's underground gas tanks before the current location? Same place?

Pederson- Yes, but they were all pulled out.

Grunwaldt- Is there rock out here or is it all sand?

Stoltz- Sand.

Wolle- Our well down here is over 300 feet deep.

Stoltz- Your well is 300 feet and mine is 25 feet deep.

Kluck- The ones in the trailer court, those are over 400, one is over 500.

Stoltz- I have 25 feet and excellent water.

Kluck- Theirs is such a high iron content. They had to do 3 wells to supply that trailer court and they're all over 400 feet, one over 500 feet.

Pederson- We're 300 feet here you said?

Grunwaldt- Then lastly, the soil borings need to be done to determine the load bearing capacity for the additions. What we do is mark where we want the soil boring taken, they go 12 to 15 feet down, unless we're going down further, which I don't think we are. I traditionally use Bruce Nummelin Testing in Point.

Bembenek- Do we need to have the surveying done before the people decide on this?

Stoltz- Todd's got to have it done before he can do anything.

Grunwaldt- The survey, yes. Definitely the survey. The soil borings could be put off. If we did encounter some unsuitable soil, it would just adjust the cost.

Bembenek- I'm just wondering about doing all this stuff and then the people vote no.

Grunwaldt- In the soil bearing capacity for the state, we have to assume 2,000 pounds per square foot soil bearing capacity. It used to be 3,000 pounds but now it got down to 2,000 pounds, but if you get soil borings done and it shows you can support 4,000 pounds, then we can make our footings smaller and save on concrete. Just as long as we do it before we build.

Pederson- We will have money invested in this whether it flies or not. But some of this stuff will be useful in the future.

Grunwaldt- I was going to say that in my experience, bidding it out in the past, Bruce Nummelin has been always lower or lowest so I just use him. The other nice thing is that he is a native of this area and knows the soil conditions everywhere, which helps.

Kluck- When you sit down and come up with a footprint, drawing, you'll be looking at opportunities to combine things such as bathrooms, showers, that type of thing, if possible? I know some places it may not be possible to do that.

Grunwaldt- If the meeting room is over there and the office is over there, and you are over here, probably not. But if we all go this way, then maybe. So we'll just have to see. I haven't spent any time looking at that. It's also going to be the aesthetics of the building and how we're going to form the building with the footprint. Circulation will be a big thing around the site, not just for you, but for the meeting room, voting and staff and all Pete's trucks and his operations. You're going to have a lot going on.

Pederson- We could potentially have movement in all directions at one time.

Grunwaldt- I really see using Willow Springs for Pete as a back way to get into the site.

Pederson- Even the parking lot that way for this building might work for the meeting part.

Grunwaldt- If it's surveyed, then I'd be looking at a schedule, the contract, design and then eventually bring in the mechanical, electrical and plumbing consultants. I wouldn't normally bring them in at this time or early stage but I think I need to so we can discuss the energy efficiency things like solar, geothermal and other types of systems that we really need to know up front because of the cost associated with them.

Pederson- We do need to be able to discuss that with the public, because the public is aware that those kinds of things are options to be used.

Kluck- Those are the kinds of questions we're going to get; "Did you check this, did you check on that?"

Grunwaldt- When we complete that, we'll be looking at preparing things for informational meetings.

Kranig- When are you planning on having the informational meetings?

Grunwaldt- We're going to have to sit down with a schedule and work backwards from Sept.

Pederson- Some of the initial information will go out with the spring newsletter in April. We'll start making the public aware of it in April. Maybe getting things in the newspaper.

Bembenek- That will help, getting it in the newsletter.

Stoltz- There will be a lot of phone calls.

Pederson- That's what we need.

Kranig- All you have to do is let them know in the newsletter that there will be informational meetings and I think that will avoid a lot of phone calls.

Bembenek- Put that right in the newsletter.

Kluck- If we get a schedule by April.

8) Set next meeting date.

Pederson- As far as setting the next meeting date?

Stoltz- We can't do anything until it's approved by the Board.

Grunwaldt- When is that Board meeting?

Pederson- Feb. 1st. So it's two weeks from now.

Kranig- Do we begin the survey process now, or do we have to get Board approval first? If it's going to be 3 weeks, we could have the survey done by then. But if we need Board approval.....

Kluck- How much are you willing to get done before you are signed on contract?

Wolle- How soon will you have the contract ready?

Grunwaldt- Before the Board meeting, as soon as I can. I don't need the survey to start designing but I would need it soon after.

Stoltz- Does that give you enough time?

Grunwaldt- Yes. I'll try to put something together for soliciting the surveying services.

After some general discussion about when the next Board Meeting would be (Feb. 1) and what dates and times are generally good for most, it was decided to hold the next meeting on Monday, February 8th, 2010 at 5:30 p.m.

Pederson- Will we have something to discuss then?

Grunwaldt- We won't have a floor plan yet. It would be an update on the survey results, or, if we have someone working on it, or if we even need to do that. I could send a memo to Janet and you could contact the Board members.

Kluck- Have you (*Janet & Marilyn*) sat down with Todd to discuss office sizes and things?

Wolle- Yes, we've talked with him and he knows our space needs.

Kluck- Do we need to start formulating something for the April newsletter by then?

Pederson- We need to come up with a schedule. That's the next task that we have. Then preparing for the April information.

Bembenek- Then maybe we should get together by then.

Kluck- Would you have the schedule done by Feb. 8th?

Grunwaldt- Yes, I could. It's not going to take that much to work out the schedule. Just so we know where we need to be at a certain time.

Kranig- I think we need to keep on top of this and keep pushing it ahead.

Pederson- As long as there is enough of us that thinks there is a need to meet, then okay.

Kranig- I think it is important that when we send out minutes from now on, to say, if you can't attend the next meeting, please call and let us know. Because all these people are missing. Lance was at one meeting. We haven't seen Mr. Hucke for a long time, is he still interested in being on the committee?

9) Adjourn. *A motion was made by Ted Stoltz to adjourn the meeting, seconded by Marilyn Kranig. Motion passed. Meeting closed at 6:40 p.m.*

Respectfully submitted,

Patty Amman, Building Committee Secretary
Town of Hull, Portage County