

MINUTES – HULL BUILDING COMMITTEE



Tuesday, July 20, 2010 – 4:30 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, Tuesday, July 20, 2010 at 4:30 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 David Pederson, Marilynn Kranig, Owner Rep.-Todd Grunwaldt, Phil DiSalvo, Fire Chief Mark Kluck, Road Foreman Pete Kaminski, Assistant Fire Chief Mark Fritsche, citizen member - Alan Hucke, Building Committee Secretary Patty Amman.

Others Present: John Holdridge, Dave Wilz, LaVerne Syens, Barb Brilowski, Janet Wolle, Andy Kubowski, Jill Kapla, Julie Anne Hayes.

Absent: citizen member - Ted Stoltz, citizen member - Lance Reeve, Co-Chair Melvin Bembenek

2) Citizens wishing to address the committee on non-agenda items. Agenda items are for discussion and possible action:

Holdridge As you know, we just completed our audit and this debt reduction information has been confirmed by our auditors and I'd like to share this handout. What it shows is that we are in great shape as far as indebtedness goes. That's helpful information in going forward with this project. I think we can borrow, based on our equalized value, up to \$8.2 million, but of course we have no intention of doing that.

Pederson We'll come in under that.

Holdridge I hope so.

Pederson Are there any questions or comments regarding our debt schedule? The top amount, the \$42,000 in 2010, that's been paid, so our current indebtedness is a \$120,059 payment per year, going out to 2017. Our total indebtedness is \$809,000.

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

4) Approval of minutes of July 6, 2010. *A motion was made by Marilynn Kranig to approve minutes, seconded by Mark Kluck. Motion passed.*

5) Architect's update on plan.

Pederson We have an update of the plan and any changes that may have been done since our last meeting.

Grunwaldt Not so much a tweaking of the plan but I do have some general information. To follow up on the geothermal system that was proposed; that system did include the hydronic heating for the entire addition and the equipment was sized to heat this existing building as well. If we wanted to run the geothermal system hot water and cooling coils to a furnace like you've got back here to heat this, you could heat it with the geothermal system. Likewise over in the shop.

Pederson So that would help heat this building as well?

Grunwaldt Yes. He didn't figure any equipment in this building but the system is sized for that.

Pederson So it has the capacity.

Grunwaldt Right.

Pederson Is that with additional backup?

Grunwaldt I think that's all sized to heat the whole thing. Then I found out that there is a local distributor of their system here. Does anyone know where Prairie Drive is?

Kaminski It's off of Northstar Drive which is off Jordan. We just double seal coated Prairie Dr.

Grunwaldt Apparently there is a representative for their geothermal system who just moved here about 2 weeks ago from somewhere down in the southern part of the state. He's going to send me all the information on Monday. The company is called EarthSource Energy Solutions, Inc. and his name is Rick Martinel. He would be a great resource for us. So I intend to follow up on him and square up the installation costs for this type of system. I'm guessing that it would cost about \$255,000 but I'm not sure. That's with labor, but I've got a lot of labor in there. The system itself was \$102,000 and then I had \$153,000 in for labor. I believe it's pretty labor intensive. I met with Carl of Northwind Renewable energy on solar electric systems. I meant to contact you on that Al but it came up really quick. Carl defined 3 systems that could work or to consider. One would be solar electric. I see that's in your Focus on Energy rebate here. Carl said that would be a potential to be explored for our facility. Solar electric is just power. Focus on Energy will fund up to a 50kw system. That is per service. So although we were going to have one service into the building, we could put in two services and they would fund up to 50kw system per service which would then be 100kw.

Hucke That's a big system.

Grunwaldt Yes and no. Because my electrical engineer disagrees a bit in that you're not going to get 50kw out of a 50kw system.

Pederson Right, because the sunlight is not always consistent.

Grunwaldt Exactly. I don't know that they take into consideration nighttime.

Hucke They'll figure that all out for you.

Grunwaldt This Carl from Northwind, he's pro 100% this stuff and we almost got into an argument between the two. He's really strong in his feelings towards this energy stuff. So that's something he's exploring right now and I hope to have a cost estimate answer from him this week. Solar hot water is another one. He said that the solar hot water, you would probably not put in a solar hot water system for financial reasons. In other words, it would be costly. He was talking about specifically the wash bay guessing it could cost \$15,000 to \$20,000 to put in a solar hot water system to help assist with the heating of the wash bay. But I'll let him explore it further. Maybe he'll come back with something different. Then there are solar space heaters. He said it's a space heater like a suspended thing. It's like a furnace and you can supply hot water from the solar to it for heating. He said with a geothermal system, if we're considering putting that in, then you wouldn't consider putting this solar space heater system in. Then he discusses high mass solar heat systems where you store heat. He was thinking the apparatus room. What that consists of is a bunch of collectors up on the roof and these collectors would not be laid flat but tilted slightly up, about 30 degrees. You've got to account for snow drift load on the roof. What it does is it stores water underground. So it collects the hot water on the roof, it stores it underground under the slab like in the apparatus bay. He says it's reasonably inexpensive. I don't know yet what the advantage are of it. I don't know if he was thinking about using that for the hot water for the wash bay or for hot water for general use.

Pederson I think you dump the heat into the water and then the water gives off the heat as it's needed either through the floor or through a circulated system that would draw the heat off of it.

Grunwaldt I'm not sure if that works with geothermal.

Pederson It probably would boost it, whether it's needed or not would be the question.

Grunwaldt It's reasonably inexpensive but I don't know what that means yet. He did say that Focus on Energy will fund up to 50kw systems per service and WPS matches will match Focus on Energy rebates although they look at that on a case by case basis. I don't know if that means you get a \$75,000 rebate if you kick in \$75,000. I don't know for sure but we'll find out more about that. My heating engineer explored the rainwater harvesting. Basically what he said is that they would recommend not doing it because there is no cost savings involved because we have a well. He has a diagram of a type of system that would store the water underground. It would need to be chlorinated, treated. It involves backflow preventers, pumps, etc. What it comes down to is that for each 1,000 s.f. of roof drained into the system, the calculation states that 20,000 gallons of rainwater can be harvested annually based on historical rainfall data for Stevens Point. Storage can be above or below ground. He says that all this being said, we don't think this option is appropriate for the site as this site has its own well and septic. The cost savings is zero and if you think about it, about all it does is recharge the aquifer indirectly through the plumbing fixtures and the private well system instead of through direct absorption into the ground through the roof drain system. As for cost, they'd have to do some more study on that. I would be happy to identify each one of these systems on a board like this when we go through a presentation and we can identify the rainwater harvesting and just bullet point a few things.

Pederson Why we did or did not include it. That would make sense.

Grunwaldt Same thing with the 4 systems here with the solar and we'd also have the geothermal. I did glance through some of this information from the PlymoVent representative but I didn't do any

more research on it. Just noting a few of the code items he listed here. We can see it's a great system. There are other systems available but you will have to make that determination for your needs. It could be a standalone alternative.

6) Develop plan and materials for presenting proposed solutions to space needs, safety issues and energy efficiency concerns for the Board.

Grunwaldt We have 3 boards up here starting to determine the problems we have in the 3 areas. They're not listed in any particular order yet. What I could do is e-mail Barb Brilowski with these sheets for review, or we could have another look at it now and have you briefly comment on each item seeing what we can add to it now and then distribute it.

Pederson I see our main task tonight is to identify the problems with our existing buildings and then a statement of the rationale as to why we need to fix them. What's the reason for having to do something about each one. If we know what solution we're looking at, we can list that well. I think we all need to know what the concerns are throughout all of the buildings so that we understand the problems and we agree on the solutions in the final analysis.

Grunwaldt I did have one more thing I wanted to mention to you. I'm looking at this possibility for another assisted living facility but there is a company called ICF which stand for Insulated Concrete Forms. You may have seen them. Its insulation boards that stand up for a wall and they pour concrete in them, then that becomes your wall. Just to note, this company, because of the economy and stimulus and lack of available funds, is looking at funding projects. Funding projects including government type projects. They don't say fire department or town hall, but I'm sure that would be right in there. Funding from anywhere from \$2 million to \$100 million if you use their product. It's not grant money, its private money but I don't know what the terms are. I've known about this for a few weeks and just got this on the 14th. So as a financing option, I could look into it further for you. I could give them the building plans and see what they could do. I don't know but it would probably add cost to the construction.

Pederson But they're saying they would fund it.

Grunwaldt They would fund it, 100%.

Pederson I've looked at that type of construction and it's pretty impressive and it's sturdy.

Grunwaldt Oh, it's sturdy.

Pederson It's warm.

Hucke It's expensive.

Pederson It's expensive and that's why a lot of it isn't done. I know a contractor here in town that builds schools and apartment houses that uses that, so it is around.

Kranig I don't think it would hurt at all to look into this. We'd appreciate it if you would.

Pederson We could be a model building for them if that's what they're looking for.

Grunwaldt Sure, I'll look into it more.

Pederson I did receive information from Focus on Energy. I'm waiting for a call back from them. According to this FOE brochure, they'll match up to \$100,000 on solar electric at 100%, up to 60% for solar hot water heating, 100% up to \$100,000 on wind electric and I think we've determined that's not practical for us here, and biomass 50% up to \$125,000.

Kranig Anything for geothermal?

Pederson They don't mention that here but I'm going to see. So why don't we get at the task we've laid out for ourselves for tonight.

Grunwaldt We can go through it up on the boards if that's okay. We'll start with the Town Hall. These are nothing new; it's just how we want to present it. Lack of security for office personnel, lack of security for town treasurer's office. These are not in any particular order.

Pederson Why don't we take these items one at a time and talk about the lack of security for personnel so that we all understand it and talk to the issue if someone asks us about it or it comes up in a conversation. I think that's the important part.

Kranig The lack of security for office personnel is obvious. The glass between the office personnel and the public is not bullet proof and there is just one little opening. When there are multiple people on the other side talking at once, it's hard to hear them. We've had irate people come in here and they're our citizens. One came in within the last few weeks. You never know in this day of age what's going to set somebody off and we need to have a little more security.

Grunwaldt And it's not just security for the front desk but then there's security for the treasurer and for the assessor. There's no conference room.

Pederson We're also talking about, if we do have a public area, being able to secure that area from the public for night meetings so that people can't wander through the office or get into it without any difficulty. It's personal safety.

Grunwaldt Does this say that? Lack of security for office personnel?

Kranig How do you say it without saying you've had irate citizens come in because that's negative. That's not a good image to portray.

Pederson That's a good point.

Kranig We get people from across the street from the disk park wanting to use the bathrooms or get a drink of water.

Holdridge Has this interest in security been recent or has it accelerated over time? I can tell you that we've had a deputy sitting right there at one of our public meetings. When up at SPASH, one of those meetings we had 2 deputies come in and just look around. We did have agitated citizens who could have potentially been a problem. That's public meetings but you're talking day to day. I go up to the courthouse and some of that looks like a fortress. At the UW Extension, you need to have a card. I don't know how far you go on that but I would be interested in the impressions of Janet Wolle in particular. If this is something fairly recent, we need to take some steps. I know what they're talking about in terms of irate citizens.

(Janet Wolle made some comment but since she was sitting in a back row, it could not be heard on tape.)

Kluck Do you think that we should get the bullet points set and then maybe Marilyn, Barb and Janet could do a couple lines explaining a little bit more? Because right now, you're leaving it up to the imagination.

Pederson It helps to have specifics. You talk about not wanting to mention irate citizens but to be honest, that's the problem.

Grunwaldt Would you put a sub-bullet here and say, no bullet proof glass? Would you say, no controlled access to offices?

Kranig Yes, that would be good, we need controlled access.

Pederson That might be good.

Kluck Just little sub points under each bullet point to at least explain it a little bit.

Grunwaldt And/or, this is for informational meeting purposes, we would be here to answer questions. Are we going to make a formal presentation to explain these things? Is this going to be on a Saturday from 9-5 that people would come in at their leisure? I don't know how you want to have this informational meeting work. During the week from 7-9 or 7-8 and actually do an informal presentation to make comments about what we're doing? Maybe we'd be answering more questions than trying to do a presentation, I don't know.

Pederson That's true. We might want to try both methods and see what would be most effective.

Grunwaldt For right now, we can do sub points on there.

Pederson Those first 3 all deal with the security issues and privacy.

Grunwaldt Maybe we should say in bigger letters, "SECURITY" or something like that and then "PRIVACY", "INSUFFICIENT SPACE" and then bullet point down there. Really bold/headline those issues. Fireproof storage for Town records and archives, then we could sub-bullet that the current vault is too small to handle day to day storage. Lack of centralized filing system. Insufficient amount of electrical outlets for office machines, should that be on there?

Pederson This was wired in the 1970's.

Fritsche It should be on there because right now, that is a need that if you don't take and incorporate it into a new building, you'll have to do something different long-term in here.

Grunwaldt We could sub-bullet point something like the fact that we didn't have computers in the 1970's as well as surge protectors, fax machines and all that stuff. The public meeting room is only rated for 54 people. Lack of parking for public, voting, and meetings currently at the fire dept. Insufficient space for voting and entry/exit for voters, currently at the fire dept. We need to expand on that because voting is at the fire dept. and it's not working at the fire dept.

Kranig It's working at the fire dept. but it wouldn't work if it was moved here with the current building set up. The parking out here is horrible and people would be backing into each other. There's not a good flow for people to come in to vote.

Grunwaldt Right, but there's also a problem with it at the fire dept.

Kranig Yes.

Pederson Realistically, it's too small of an area.

Grunwaldt We'll have to work on explaining that better. Lack of separate conference room, lack of separate break room.

Pederson Along with the voting issue, if you do have a fire emergency, it becomes an issue.

Kluck I don't know what you've got for the fire dept., but I've got the list similar to yours. They're out in the fire dept. bay having to register people for voting, trucks have to be moved, the compressor is loud.

Grunwaldt I think we all understand the issues, but it's how to present it.

Hucke How do we put it out there to be effective?

Grunwaldt Exhaust fume problems in the garage that flow into the office portion of this building.

Kranig That's been pretty much corrected since they redid the new insulation in here. There was moldy insulation above here and they replaced it with new. They replaced a lot of these ceiling panels, so that's been eliminated.

Wolle That's true with the exception of when they are heating tar out back (*the rest of her comments were lost – too far away to hear*).

Kaminski I do it way out back but with the wind, it can still be a problem.

Pederson I don't think that is one we're going to escape from.

Grunwaldt So do you want that removed?

Kranig Yes.

Grunwaldt The current building needs maintenance and repair, rust, paint, windows.

Kranig That is obvious.

Grunwaldt Office windows are leaking, energy inefficient, office windows have no fresh air ventilation as they are fixed in place.

Pederson We need air exchange.

Grunwaldt Anything else to add to that?

Kranig We talked about the possible heating and geothermal in the floors, then we were talking about having a non-carpeted area in the meeting space for ease of cleaning. The acoustics are a very important thing. The acoustics have to be good in that meeting space. Stockton has a beautiful facility but the acoustics, there aren't any.

Grunwaldt What do they have for a ceiling, do you remember?

Kranig It's a vaulted wood ceiling.

Pederson Too many hard surfaces.

Grunwaldt Just because we're going to have this, a suspended acoustical ceiling, it will absorb the sound, so just that alone will be a major difference. We can specify a better acoustical ceiling. This is 5/8" thick but we could go to 3/4" thick and get a better STC or NRC rating, whatever you want to consider for a higher level of that. I understand the issue.

Kranig We also need more workspace where we can put a copier, office equipment to centralize it more because now it's scattered all over.

Grunwaldt Do you want that bullet pointed on here?

Kranig Not necessarily.

Kluck Can you send us these when you're done with them?

Grunwaldt Yes, that's what I was going to do.

Kluck Then we can add our own little bullet points under those.

Grunwaldt Let us modify it first and then we'll send it out to you.

Holdridge I'd like to comment. I don't think calling it a break room is a good idea. Call it an all-purpose room maybe. Calling it a break room implies to people that staff is just sitting around drinking coffee and I don't think you want to give that impression. The other thing is all those problems you've listed; it would be interesting to see if any of those are violations of codes. Because that's a powerful inducement if you have the law on your side.

Pederson I think air exchange would be one of them.

Holdridge Medical situations.

Grunwaldt You're supposed to have an air exchange with the system you have here now. Is it adequate or code compliant? Probably not anymore. So maybe we should add something to that note regarding ventilation with the window situation.

Pederson We have restroom and showers being non-compliant for the garage. These here aren't compliant either.

Kranig Handicap bathroom accessible.

Pederson We can solve it for 3 areas but with one set of bathrooms. They still need to be compliant.

Grunwaldt *(to Phil DiSalvo)* Under windows, make a note that they're non-compliant in ventilation and we'll figure out the rest. The garage, there is insufficient ventilation for vehicle exhaust. We hit upon that. You have an exhaust system.

Kaminski Correct. Right now, when I start up my vehicles, there's so much gas and fumes that get into the air when it finally kicks in by itself, but that room has to get almost totally blue before it actually starts up. So when I start up a truck, I usually open up the doors. There is a switch back there that I can hit manually.

Grunwaldt But then you're wasting heat. It's insufficient and probably also inefficient. Same thing for the welding in the shop area, it's insufficient.

Pederson It's mainly having a hood over the area.

Grunwaldt It's mainly for the welding, right, not the shop?

Kaminski A welding area. When I weld now, I've got the doors open. But with those fumes as you weld, when I get done welding and blow my nose, it's just black from the welding stuff.

Grunwaldt I know what you're saying. Existing concrete floor and drains are cracked and broken. Lack of indoor wash bay for snow plows and trucks. They're currently washed outdoors.

Insufficient amount of electrical outlets in shop area. I can use other words other than insufficient if someone has something better to suggest if you think it will be more powerful.

Pederson Inadequate. But I think making a point that the snowplow is being washed outside during the winter is a real concern.

Grunwaldt Should we say snowplows are currently washed outside in the winter?

Kranig All year.

Pederson Year round.

Kaminski In the wintertime when you're washing, your hands get cold, you could get frostbite. There's ice back there that you're walking on, you could slip and fall.

Pederson Along with the electrical outlets, is our service adequate for what we're using now?

Kaminski We did put in some additional outlets a year ago. But if I have a problem on this end of the shop, I'm running power cords from that end so we still need to get more in there.

Pederson I'm thinking more in amps of service. I know we had talked about 3-phase service on the upgrade. But having sufficient power.

Kaminski I would say we have sufficient power.

Grunwaldt My engineer looked at that too, so he'll help determine that.

Pederson That might be a way to also include that, that 200 amp won't meet our needs.

Grunwaldt We've got to talk to Guy about that insufficient electrical power, that we need capacity. We need extra capacity in the service. Insufficient storage area in the shop for road signs, barricades, barriers.

Kranig Where do you store that stuff now, outside?

Kaminski It's in the corner. Everything's stacked up on top of each other, full of diesel fumes.

Grunwaldt More shop area needed as equipment is getting larger. Lack of service area to perform scheduled maintenance on trucks. Insufficient lighting. That should be grouped with electrical outlets when we talk about power. Existing restrooms and shower are non-code compliant. Lack of separate break room/lunchroom for workers. I guess we'll remove the word "break".

Pederson All purpose room?

Grunwaldt What's wrong with lunchroom?

Hucke What's wrong with break room?

Kranig Everyone's entitled to a break.

Holdridge There's a lot of people who think government workers don't work hard enough now. So "break" is not good, maybe lunchroom is a better one.

DiSalvo I think calling it a lunchroom, everyone will understand what that is.

Grunwaldt That would be better. Current building exterior in need of maintenance and repair. Lack of storage space for parks equipment. We should put that it's currently stored outside in the elements.

Kaminski There's a lot of stuff outside.

Grunwaldt No emergency generator.

Pederson One of the things that I got out of the audit meeting last night was that we're going to come up with a capital inventory of what we have for capital equipment, buildings, bridges and roads. But along with that goes a responsibility for protecting it from the elements, theft and deterioration. Now if we've got equipment setting outside, good stewardship would say we should be protecting it.

Kaminski Equipment like my disk mower and boom, I've got to cover them with canvas. It does work but the sun will fade it out and crack it up.

Fritsche It's still susceptible to vandalism.

Kaminski Yes.

Grunwaldt Lack of security for that.

Pederson Security of equipment might be a thing to add.

Kaminski Yes, that would be good. Right now, every piece of equipment I've got back there could be got at by cutting that cable.

Grunwaldt Anything else anyone can think of that we should add? Okay. Fire dept.: current building is in disrepair lacking adequate insulation with roof leaks, excessive floor cracks, paint peeling off walls, etc.

Kluck How much more etc. do you want? We could turn that into a paragraph. We'll add little bullet points when we get our section.

Pederson Lack of energy efficiency.

Grunwaldt General lack of space with the fire dept. having outgrown the current building. Insufficient space around fire trucks and equipment creates safety hazards. Current overhead doors are too narrow to safely move trucks in and out. Doors are too heavy and not insulated. Lack of turnout gear area. Firefighters dress within inches of trucks.

Pederson Again, one of the rationales is that trucks are getting larger than they were when that building was built.

Kluck Correct.

Fritsche That building was built as a municipal garage originally. That was the Town building before this one was built, so the old side was all the snow plows, graders, and the 3 bay addition on the north end was built when we formed the fire department.

Pederson I didn't know that.

Grunwaldt This might be a good bullet point right here off the bat. It was built in what year? Do you know?

Fritsche The addition was 1967, but the original building is older.

General discussion about age of the building and it was determined that the original building was built in the late 1950's with the addition added on in 1967.

Grunwaldt That might be worth noting on here, that it was originally built as the municipal garage. The hall was built in 1978 and the garage had an addition in 1988.

Holdridge I think that's good data. It speaks for itself.

Wilz Along with that thought, I started a description of our Town and types of services that come out of these buildings so that people get an understanding that stuff isn't just sitting around, it's active. How many snowfalls times 4 trucks that are on those roads and how many times does that equipment need to be cleaned and that kind of stuff.

Grunwaldt That's a good point. Maybe that's something Pete could comment on and get us some statistics on miles of roads plowed, number of plow trucks, frequency of maintenance or frequency of washing the trucks. Likewise the fire dept. consists of how many volunteers and how many fires per year. How many times do you assist other municipalities and any other data that would substantiate your existence. You're serving how many households?

Holdridge We have 2,020. There is a page and a half that will be on our website that will have some of this, but some of this information on other equipment is also something that could be done that would give you a lot of data about the Town of Hull.

Pederson The number of parks that we maintain and the equipment that goes with it.

Kranig Going back to the municipal building: put a note in there that this office is open 5 days a week from 7:30 a.m. – 4:00 p.m. You could also list the number of meetings that you have in this building per week and per year so that they know this building is fully utilized.

Fritsche A lot of municipalities around here have only part-time office hours.

Pederson Right, that's a good point.

Hucke Same with the fire station. How many times do we vote over there and people sometimes have to wait outside.

Grunwaldt That would be good, number of voters. Good point. Lack of vehicle exhaust system creates health hazards. Insufficient electrical systems in offices and apparatus room, no overhead electrical power or air compressor drops. You don't have any, right?

Kluck We have a couple of air hoses coming down, but we don't have them all covered.

Grunwaldt I should change it from, no drops, to insufficient. New air compressor needed. Was that new one still needed?

Kluck It's got to be replaced next year. It's so water bound and old. Every time we tap into it, we get over a gallon of water that flows out the bottom.

Pederson Part of that would be normal condensation, though. When it operates, it will condense the water out of the air. It just happens.

Kluck I think its 12 or 15 years old.

Kaminski I think mine is 1998 or 1999. We drain it out once a week.

Grunwaldt We'll do this and I'm guessing you'll tweak it. No emergency power generator.

Fritsche What about the Town Hall? This is a government office. You get severe storms that go through the area and the power gets knocked out. It might not necessarily be in our immediate area but it could be a tornado or something going through Plover and we could be out of power a couple of days. In this day in age, with all the computers, if the power goes out, everybody is wondering what can they do without their electronic equipment. Years ago we did everything with pencil and paper, so now we're dependent upon electricity. In order to service the community, I think that needs to be incorporated in all 3 departments (fire, Town Hall, roads).

Grunwaldt It probably would not be a big load so I'd say that was very possible.

Kluck We had talked earlier about the possibility of 2 different generators and I'm not sure that's the best way to go. When we had looked at it for a grant years ago, we were looking at a 60KW generator, a large one that would run off diesel or LP gas. The best one out there was with natural gas which doesn't stop flowing. It was enough to run a very large building. We were looking at it grant

wise and we thought bigger was better. I would think that if you located one in the right place, you'd be able to run Pete's garage doors, our garage doors, the computers and lights in here.

Grunwaldt We'll have to revisit that again because I don't recall the reason. Our engineers had a comment on that and I don't recall why they said 2 would have been better than one.

Kluck Something about the distance between the fire department and Pete's area, but I think if it's located in the right place, it would work. If you're going to wire in a generator, this is the time to do it. At the hospital, we have red outlets and those are the generator ones. That's where the important equipment is always plugged in because if the power goes out, that socket is going to kick in within 15 seconds.

Pederson If we have 2 service entrances though, that might complicate things.

Grunwaldt It might. We don't need to know that right now. We'll note it on here and put it in the cost estimates.

Pederson I think underscoring the need and the rationale for having a generator, the comments you made, being able to raise the doors, if there's any electrical dependent equipment that's vital and the same for the office and the shop doors.

Fritsche Usually when you lose power, it's because of some type of catastrophe, either storms, tornado or something like that.

Kluck A good example is last year when we had an ice storm. We had 2 guys holding up a 700 pound door with pipe poles 15 feet into the air so a fire truck could race out and we hoped they didn't drive over their feet. Then what do you do after they drive out? Drop it? I don't think so. It can get treacherous. Those are all the little bullet points we'd be adding in there.

Pederson Our doors probably won't be 700 pounds.

Grunwaldt Existing rest room is not code compliant. No showers for fire fighters. Insufficient office space.

Pederson The showers would be when you come back from a fire? I think that needs to be explained to the public.

Grunwaldt Lack of secure storage of records and equipment for EMS. Insufficient indoor and outdoor training area for fire fighters. Current septic system is questionable. I just threw that one in there because I didn't know what to say about it, because nobody knows what it is.

Kluck Well one of the bullet points that could be on there is that it hasn't been pumped in 30 years.

Kranig I don't think I'd put that on there like that.

Kluck Dean Russ looked at it. He put a rod down it and he thought it was a dry well and he thought there was very little of it left.

Amman What does that mean, dry well?

Kluck It's leaking into the ground.

Pederson It's a bottomless tank.

Fritsche It's what they used to use before septic tanks and drain fields.

Kluck He had no doubt it was going into the ground. That means it has to be totally excavated. I don't think that site can be used again if he's right, not for a septic system.

Fritsche The existing site.

Kluck Correct.

Pederson We can make the point that it needs to be replaced.

Kranig Yes. I would put that the septic system needs to be replaced. Not that it's questionable. Questionable is like a red flag, come over and check this out, why is it questionable.

Kluck It's inefficient, if you add other stuff to it, bathrooms.

Pederson Not adequate if we add showers.

Grunwaldt Do you have more items, or do you want to add them later?

Kluck I'll add them later.

Hucke Are we going to question how much it's going to cost to remodel it versus how much for rebuilding or a new building?

Kluck Two years ago, I had a roofer out there and they gave us all cost estimates back at that time. Bushman looked at the electrical and said he wouldn't touch it with a 10 foot pole. We should gut the entire thing and start over. I don't know what that would cost.

Fritsche When we first started this committee, we had people come in and look at repair costs and adding on costs. Jackson Case did some work along that line and so we have that information. It's not that we need to reinvent the wheel. I think the question is, do we use that in comparison.

Kluck Somewhere I've got that.

Kranig I know where mine is.

Kluck I think we were at \$475,000 for the fire dept.

Pederson Repair and replacement.

Grunwaldt What they probably didn't include in that was wage rates. If we can find that out, and I think I have it, we'll bump that up and bring it up to date.

Holdridge Energy efficiency of the buildings, before and after.

Hucke That wasn't making that building any bigger either, was it?

Kluck No. But again, what's the deal if you start such a remodeling project? You must have handicap bathrooms, correct? If you start reconstruction, there are certain codes you need to meet.

Grunwaldt Correct. Depending upon what you are doing, there is.

Kluck So the question is, where do you get that building space to meet the new codes?

Grunwaldt Right.

Kranig You'd need to look at the cost of purchasing that extra property too. You could add that as an expense. Plus, what it would cost to put an addition on there.

Grunwaldt We went through this already so we have the comparison and it's almost negligible between new and renovating, yet the renovating you would not be getting everything you need.

Fritsche The information may change some voter's minds. If it's going to cost \$1.5 million to renovate the buildings and \$1.5 million to put up a new one, well that's a no-brainer.

Grunwaldt So we'll keep that fresh in our minds and keep moving forward. I don't know how many boards we'll end up with. I can do a bigger one than this. This one is 24"x 36" but I can go to a 30"x 42" if we need to, or do we do a slide show? But then you'd be talking about a presentation and you don't have it all out here. But it's something else to think about.

Kranig I think the idea of having a time like 7 p.m. – 9 p.m. when people can come in at their leisure is much better than saying we're going to have it at 6:30 on a certain date. There are a lot of people that can't make it if you have it at a set time. People that want to come.

Grunwaldt Maybe it would be more welcoming if you don't make it a formal presentation. People might think they don't want to sit through a presentation. Whereas if it's an open house concept and we've got informational materials here to see what the problems are and what we're looking at doing, it makes it sound a little bit more exciting.

Hucke How do you go about that? Some people want to ask certain questions, other people want to ask other questions. Some people want to know all the questions. Some people won't even know what to ask.

Kluck What you might be able to do is, like you're saying; put all this stuff out there. Have an open house and after an hour or so then have the committee sit in and then they can ask questions.

Pederson Or we have designated people that speak to certain issues.

Kluck Right. You could have it really informal for an hour by having people walking around looking at the boards with the fire dept. staff by their board, the Town staff by their board, etc.

Grunwaldt I agree with you but I don't think anyone is going to sit here from 7 p.m. -8:30 pm. I think if we're all here, or as many as could be available, with a nametag with "Building Committee Member" or something, hopefully we'll get more than 5 people.

Holdridge Couldn't you have several different meetings though? We could move it out of the building. We've had meetings over in the St. Casimir basement.

Kranig The reason we were talking about having it here is so people can actually see the problems. I mean take a look at the outside of this building with its rust, windows ready to fall out. They could see how crowded it is here.

Kluck Maybe have one here, then one at the station, let them walk between the trucks and see if they can fit.

Pederson One back in the maintenance area.

Kluck Give them a tour, we could have a half hour tour.

Hucke For sure.

Pederson See what equipment is sitting outside. Since we last met, Mark you had mentioned you came across another system that might be adequate for the exhaust issue. Then you also brought up that this doesn't do anything with gasoline engine exhaust. That will be something we need to address. If fire fighters are pulling their own vehicles in for servicing, then we need to be able to address that issue as well.

Kluck I still agree with Marilyn's proposal from last time that eventually we've got to get down to where the committee goes over this and says, here's the two proposed exhaust systems. Here's the details, let's pick, we need to get by this point. There are still 30 fire fighters that want that hose tower. They want to come knocking on this door.

Pederson That was my next comment. Having a tower that can be used to dry the hoses might be something that we can figure out how to include less expensively than what we had talked about.

Kluck There are possible modifications. Mark and I have been looking at all kinds of different alternatives and there is interesting stuff out there that we could do.

Pederson You had talked about the training tower that might be more of an enhancement for training than what we have even now with the single door 3 stories up, where you could create more training scenarios on a freestanding tower.

Kluck Right. There's a lot more we could do with that.

Kranig Since the last meeting, I've talked to the assistant fire chief from the City of Augusta, Wisconsin near Eau Claire. They have a hose drying system that is a portable rack that they string the hoses back and forth and they dry just fine. The size of their fire dept. is maybe 1/3rd smaller than ours. I've seen it. I've been in that building.

Kluck There are a lot of different alternatives out there.

Grunwaldt You could call the Village of Buren. That's what we did over there. Is it working or not, I'm not sure.

Kluck But eventually we've got to get to a point where we sit down and say okay, at this meeting we're going to talk tower and exhaust and building layout, or whatever you're going to talk about, wash bay or whatever. Because if the floor plan is going to change, it's got to change now.

Kranig Dave, did you contact Stockton about their exhaust system?

Pederson No, that was on my to-do list and I didn't get to it, I apologize. I will do that. Are there any other comments on what these display boards involve and what we need to add to them to get to the point where we're ready for presentation to the Town Board and then to the public?

Fritsche Todd has put together the rendering and I'm sure he has done this, but from a committee standpoint, going through each one of these bullet points to see that they've been addressed. I know that the electrical stuff will be taken care of by code requirements.

Grunwaldt Then what do we do if we're referencing remodeling the existing? It could make it too complicated. But if someone brought up looking at the cost to renovate versus building new, which I guess we could do.

Amman Todd, when I glanced at the display board quickly, I didn't realize you had changed the sheet because they all look the same at a quick glance. When people walk in, they all look the same to them. But if you would put a graphic on the top or top corner of each depicting a fire symbol or emblem, town hall building, etc. and for each one, make them look slightly different with a different graphic on top so that at a glance, you could realize these are 3 different display boards so the public can readily see the different departments, that might help.

Grunwaldt Good point.

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

Pederson Our next step is to determine our task for the next meeting and set a meeting date.

Grunwaldt What do we want to accomplish? I want to revise these bullet points then circulate them to the committee members. Then do you want to have Mark make his comments and given them back to me then I can incorporate them on here before the next meeting, for example, and Pete, everybody?

Pederson Yes, any of the committee members that might have additions.

Grunwaldt So that would be one thing.

Kranig Do you want cost estimates on renovation? How much it would cost to repaint the building, how much it would cost to add on to this building?

Pederson I think we have that somewhere in our notes, but if you have that more accessible, that might be quicker.

Grunwaldt I've got everything categorized, but if I have a problem with it, I'll call you.

Kluck Do we need to pin down the heating systems?

Grunwaldt At some point, but why don't we wait until I get the electrical information on solar and I need to confirm that geothermal labor cost yet.

Pederson If we can confirm the grant funding and this offer to build us a building.

Grunwaldt They're not giving it to you. They would just be funding or financing it instead of you going to a bank to get that done. They'd act as the bank. I'm sorry I didn't make that clear. They're not giving us anything for free.

Pederson Let's find out their rates and the costs for something like that. It may be cost prohibitive. I know the steel beam construction and steel type of buildings would be the most cost efficient.

Grunwaldt We're still going to need to build a separate steel structure anyway because of the spans. I'll talk to my engineer about it.

Kluck Do you want that other exhaust presentation? Looking for a decision on that stuff for next time?

Pederson Do we want to cover those topics and make a final decision?

Kranig I think we should at least have the presentation so that we can have that information. When you buy anything large for your house, you get cost comparisons.

Pederson Another way to approach it would be to say we're including an exhaust system and then if we at some point need to have a cost figure, we would have that.

Kluck I do have cost figures.

Grunwaldt Then we should look at all the scenarios or not, you tell me. Are we not even going to consider anything out in the garage right now?

Pederson With the existing system, no.

Grunwaldt We're not going to consider anything like that. We're going to consider a type of system that would hook up to an exhaust muffler.

Kluck This is an in-line exhaust filter system. It's attached to the vehicle permanently on the exhaust system. There's a bypass that runs off the filter system that operates from 20 seconds to a minute and then there is a manual switch. Just to give you a cost comparison, the PlymoVent was \$105,000. The quote I have for this system is \$61,000.

Pederson That may be an alternative for the road trucks. The PlymoVent rep. talked about a reel system for them.

Kluck These are \$8,000 a truck but they can do only 7, they can't do the 2 gasoline ones. They come in and do all the modifications but there is a filter cost.

Pederson And that gets changed out periodically.

Kluck Just like the PlymoVent, it depends upon how much usage you have of the vehicles. Maybe 30 hours per truck. But I can copy this stuff for you or get it onto power point.

Pederson Do we want to nail down the hose tower next time?

Kluck I think we need to bring it up and talk about it.

Grunwaldt There's a couple of ideas to think about. We could look at an 8x8 foot hose tower simply for drying them, and then you could still have a ladder inside with a hoist and a window on top and could use it for some training. Or going further with it, we had made it larger with internal steps going all the way up. I would like to get you the plan on this training tower we did for North Central Technical College. That would be a freestanding unit outside of the building. Then there aren't other alternatives other than drying on the floor, wall, rack or tower. I'm not going to change the drawings again until we get this worked out.

Pederson I can understand that.

Jill Kapla I actually thought you were kidding when you talked about drying hoses on the floor.

Pederson There are fire departments that do that.

Kapla Still, I found that very humorous that they would even do that.

Grunwaldt That's with a heated floor.

Kapla You've got hundreds of feet of hose on the floor that you'd be walking over and vehicles would be driving over. The hoses would deteriorate and the interiors wouldn't get as dry.

Pederson I had talked to Mark and he explained why the hoses drain better if they are hung and why they dry better. This is the kind of thing that we need to share as a committee so that when you get those questions from the public, you can respond to them.

Fritsche We had said that if we don't get a hose tower with the new building, we'd like to keep the old one and have it for hose drying. The rationale behind that is a single drape like that, the hose drains properly. When you zigzag them on a rack, you get kinks in them and they hold water. The rubber tube on the inside of the hose does not dry. Right now, we've got hoses from the mid to early 1970's that are still being used. So if we don't hang them properly, the cost may be in having to replace hoses more often at \$20,000 a year more in a replacement budget because they will not last as long. If you hang them, they dry properly. We do take care of them. Every time we have a fire call, they're washed, hung until they're dry and then re-rolled and re-used again. We maintain our equipment. The recent pumper we just got rid of last year was a 1967. How many 1967 trucks are you running Pete?

Kaminski I've got a 1956 backhoe back there.

Fritsche My point is that we're trying to take care of our stuff in a good fashion. There's nothing that beats hanging the hoses. PlymoVent may be the Cadillac for the exhaust removal system; the tower is the Cadillac for the hose drying system. But the hose life lasts longer.

Hucke Do you have extra hoses?

Kluck We have a lot of hoses.

Pederson One of our capital assets is hoses. You need to have a certain amount of hose on a fire truck to qualify. We want to take that up at the next meeting.

Kluck Yes, we want to get that solved.

Pederson If you can get us that information on the other tower option, that would be good.

Grunwaldt I'll check on that.

Pederson Once we get our plan and our rationales, we would take it to the Town Board and they can look at the financial end of it and give us an idea of how to finance it. We do need some figure. If anyone comes up with any additional information to share, please bring it to the next meeting.

8) Set next meeting date. *The next meeting is scheduled for Tuesday, August 10, 2010 at 4:30 p.m. here at the municipal building.*

8) Adjourn. *A motion was made by Marilyn Kranig to adjourn the meeting, seconded by Mark Kluck. Motion passed. Meeting closed at 6:00 p.m.*

Respectfully submitted,

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