

MINUTES – HULL BUILDING COMMITTEE



August 10, 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, August 10, 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**, Fire Chief Mark **Kluck**, Road Foreman Pete **Kaminski**, Assistant Fire Chief Mark **Fritsche**, citizen member - Alan **Hucke**, citizen member - Ted **Stoltz**, Owner Representative-Todd **Grunwaldt**, Phil **DiSalvo**, Bldg. Comm. Secretary Patty **Amman**.

Others Present: Dale **Bembenek**, Janet **Wolle**, John **Holdridge**, Dave **Wilz**, Barb **Brilowski**

Absent: citizen member - Lance Reeve, co-chair Mel Bembenek

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

3) Announcements/comments/reports from committee members and citizens.

Pederson Anyone have any announcements or comments?

Kranig I called the Town of Stockton and talked to fire personnel there about their vehicle exhaust system. They said they just have a fan system. They suggested I call the Village of Amherst so I talked to the fire personnel there. They have a PlymoVent system. He said they do have some problems with it. One of the things we may not be aware of is they said they needed a special adapter piece that goes on the end of each vehicle tailpipe. That was an extra added expense they had.

Pederson That wasn't included in the initial price?

Kranig I don't know if that was included in the price the rep. gave us with his demonstration.

Kluck It was included.

Kranig Was it? Because Amherst said it was an extra added expense.

Pederson I talked to Stockton as well and talked to the fire chief. He indicated they really didn't have an exhaust system other than fans.

Kranig The person from Amherst said their system was primarily paid for with a grant, but he didn't know which grant or how they went about it. Maybe that's something we need to look into.

Pederson I think we had lined up a grant at one time but it fell through.

Kluck We were denied.

Kranig Could we apply for it again?

Kluck You could apply for it every year.

Kranig It wouldn't hurt.

Pederson Any other comments?

Stoltz I talked to the fire chief in Rudolph who takes care of Linwood, Carson and Eau Plaine. Their exhaust system is to open the door and throw a fan on. That's all they have.

Pederson I think a lot of departments have that. Any other things to report?

Stoltz Another one about the fire tower, the drying tower. I don't know who has one around here. Does anyone have one around here? Wisconsin Rapids ripped theirs down. Nobody else has got one. I asked Rapids why they would want to rip it down. They said it was useless and just wasn't what they needed. I asked didn't they need it for training for their building fires? They said, no, they use their trucks for that at different places. I said what about drying hoses? He said they have racks for that.

Pederson On the same topic, I talked with my son-in-law this weekend who is an architectural engineer and he has been in most of the fire houses in the Milwaukee area or at least south Milwaukee. He said the old ones have hose towers but they don't use them anymore. Even in Greendale where they live has a hose tower but they don't really use it because he said the new modern hose doesn't need to be dried like that. It won't rot like the old cotton, canvas hoses. Is our hose up-to-date?

Fritsche Our hoses pass the test that is done on them every year. We're going through that right now. If you go over there, you'll see pallets of hose stacked up. We're doing our annual hose testing where you run it up to a certain pressure and you have to hold it for a certain amount of time. It does pass that test and yes, we do have a lot of older hose. But as long as they still pass the hose test, they don't need to be replaced.

Pederson I guess that would bring up the question of how expensive is a newer hose?

Kluck It's pretty expensive. It depends on how you want to do it. If you want to go all rubberized hose that never needs to be dried or hung, then you're going to pay for it.

Kranig Is it going to cost more than \$150,000? This seems to be something we keep hashing on and I think it needs to be called to a vote or something. We need to make some definite decisions about this because every meeting it gets brought up.

Pederson That's what I hope to include on item #6 on the agenda, making some decisions on this.

4) Approval of minutes of July 20, 2010. *A correction was noted by Kranig that the name Dean Russ on page 13 needed to be corrected to Dean Rusin as the appropriate spelling. A motion was made by Kranig to approve minutes with the noted change, seconded by Hucke. Motion passed.*

5) Architect's update on plan.

Pederson Let's start with an update of the plan.

Grunwaldt I'll let Phil explain as I was out last week. We met with the office staff a couple of times.

DiSalvo What we did was to rearrange this area of the Town Hall offices. We made the area a more efficient layout of the offices with less wasted space. They felt they needed the central records area to be larger and likewise some of the offices. What that resulted in was an increase in square footage. In the interest of ease of construction, instead of creating a jog in the front of the building with the increased area, we just increased it all across the front including the lobby. That bumped the total square footage up a little bit.

Grunwaldt They're looking for more secured storage and central filing areas which are rated for 3 hours and so we moved a couple of rooms around. There was concern about getting enough room at the front desk with a secured window. There was a concern for absentee voting space. It seemed tight and there was a concern that it would be too congested in the lobby area. As Phil said, instead of creating a jog in there, just increasing the lobby space would solve that problem and create some more uses for that space, absentee voting being one of them.

Wolle There was concern about having enough space for the window area because when we have big elections, that area is busy as well as when people are registering their dog, to make that area more efficient. With that in mind, with the absentee voting, if we have a lot of people, we could put them in the larger meeting area, but otherwise we could leave that set up in the lobby area.

Grunwaldt So there was 5' added here along the front and rearranged to be more efficient.

DiSalvo It really only resulted in 5 extra feet along the front of the building.

Grunwaldt Other than that, there weren't any other changes.

Pederson So it creates the possibility of 2 or 3 windows being open at the front desk area?

Grunwaldt I think 3 the way Phil showed it. Plus the concern about there being too much congestion in Barb's area for example. Other people need access to her and the monitoring of the window was getting a little tight.

Kluck What does the additional s.f. translate into in dollars?

DiSalvo It wasn't much more, only about 560 s.f. more total.

Grunwaldt I have a few answers for you. I was looking into the ICF's (Insulated Concrete Forms) for funding and didn't get a lot of helpful information. The person is on vacation now. I would need to submit the plan that we have and it would need to go to someone at the company who would look at it. I have a feeling that it's kind of dead end. You would have to use it for all your foundations, walls and partition walls. So it's not going to be feasible unless they would give you 1% interest on the loan which I don't think they're going to do. The training tower cost for North Central Technical Institute was around \$26,000 to \$32,000 depending upon how much site excavation is needed. They have a fairly substantial tower that is 4 levels high made from wood telephone poles and treated lumber. It's quite a structure.

Amman Is it free standing and all open?

Grunwaldt It's not all open. It's roofed and has some partial walls with steps going up to each level and some openings in the platform to run ladders up through it. It's a real monkey maze.

DiSalvo It's training intensive and it's supposed to simulate all types of construction and structure scenarios.

Pederson You had brought up the possibility of collaborating with some other fire departments in construction of such a tower?

Kluck Are we there yet to talk about that?

Pederson Unless there are other updates Todd has to talk about.

Grunwaldt I didn't get the solar updates back yet from this Carl person. The rest of it has to do with these display boards and our meetings with Janet and Barb. There was some information we were going to try to pull together. I don't know if we got that yet or not.

Wolle Are you talking about costs?

Grunwaldt No. I'm talking about how we discussed about registered voters and there being 3,600 registered voters of which about 1/3rd normally turn out. The last one was 1,700 and then you noted you had 3,225 ballots cast for the presidential election. You were going to look at a referendum deadline. When we would need to have that posted.

Wolle What came in from Shirley Simonis was that a question for the November election would need to be to her by September 21st. They start putting together the ballot.

Grunwaldt Our past committee meeting, someone was going to look at the cost per resident for so many millions of dollars in increase.

Wolle I started to do that but I need to work with Phil. I have talked to someone but it's very difficult to say because by the time you get to where you're going, you don't know where the

interest rates will be. So you definitely cannot use the interest rate that is there now because it will most likely change by then. So you'd be guessing.

Holdridge So those questions about financing, wouldn't that be taken up once you have the building costs? I think that would be primarily a Town Board function. You'd look at the financing and how to sell the concept. Right now, it should be a fairly good examination of what will go inside the building, what the building is going to look like, what the cost of that building will be. I would say finance is a big issue. The one that will be riding the back of the tiger will be the Town Board. I see that as fitting into our overall scheme.

Pederson At that time, we would probably determine a cost per thousand.

Holdridge I just think that if you can get the building to a point where the majority of you can agree upon it, then run some realistic costs for that. Perhaps you'd have done 95% of your job.

Grunwaldt I think we're there, pending the cost estimates.

Holdridge Well you just added some tonight.

Grunwaldt Yes, I did.

Pederson Once we start looking at putting it out to bid, how would we get cost estimates?

Grunwaldt That's one of the things I'm going to do, pending you all agree on the plan and we're finalized with that and everybody is satisfied, with the exception of the exhaust system which doesn't have to be part of the building per se. The tower would be, but if you want, we can get that as an estimated add-on cost. If we take a vote on this, approve it, then that would be my next step. Then I started jotting things down for prices on solar electric, solar hot water and geothermal. I have those things itemized for our next meeting as well as costs and we'll talk about how it will be presented as well as these boards.

Pederson You mentioned geothermal. I did track down with Focus on Energy that we could be eligible for up to \$250,000 from them for the geothermal system. But it needs to be approved before the project or anything is done.

Grunwaldt That would about pay for it. Cover 100%. Good.

Kranig So how do we go about doing that?

Pederson On the website there is an application form.

Hucke They're giving that much for geothermal?

Pederson Yes, my reading of it.

Kluck They would have to give you a solid figure before you could give us an overall price, correct?

Grunwaldt I have an estimate now for geothermal based upon someone or a vendor/supplier of all the equipment and then my engineer suggesting about how much of a percentage we have to put in for labor. I'm at \$255,000 right now.

Kluck But you wouldn't go to a referendum and say the building is going to cost this much, but maybe this much less?

Grunwaldt That's something we need to discuss when we review those costs. I'm not sure yet. If we go to the geothermal, then we'll need to offset that by whatever we're saving from the regular heating system. If we go to solar hot water, we'll need to subtract some water heaters or whatever so we'll have to offset that.

Hucke I think we really need to look at the geothermal and the costs of running that every month. If you look at your electric bill last month to run air conditioning, that is just one compressor. With geothermal, there would be 10-15 compressors running. Ten ton compressors running steady.

Grunwaldt I don't know if the person that provided me with the geothermal cost information and materials can provide that as well. He may tend to look at that as inflating. My engineer could do it but he'd need to be compensated for it. I can talk to him. We had a fee agreement and I don't think we are close to using it up yet. I could look into it.

Hucke If we put all the numbers together and if it takes 20-40 years to payback, does it pay to put the system in? Compressors tend to bread down after a while and you need to get new compressors or whatever else you need in there.

Pederson Would Focus on Energy have that kind of information? They're dealing with that.

Grunwaldt There's a reason I didn't contact them yet but I forget why. Was it because you need to have a final plan or be further along or something?

Pederson I would think they would have some resources. If they can't, maybe they can direct us to someone who has dealt with analyzing the costs of such a system.

Grunwaldt Maybe part of that was that they said they would fund up to 50% of an engineer doing a study. I'll confirm that with them.

Pederson One more thing that I would like to mention about the mechanical systems: I know we talked about including a generator and I found this on Craigslist. A 50kw natural gas generator, used, for \$3,750. So they are out there. It's something that would not be used very often but it would be there if we needed it. It's a 3 phase, or single phase and has only 380 hours on it. But when we get to that point, whether or not it would still be available is the question.

Stoltz They're all over.

Pederson I think that they are being changed out in a lot of big buildings and most of them don't have very many hours on them. I think we had talked about something with 50 or 60kw. So there are some options when we get down to putting together costs.

Grunwaldt That would be a significant difference if it was something used.

Pederson I think you said \$60,000.

Kluck That was just for the fire dept.

Pederson It would be primarily for opening truck bay doors and running computers. That's not a big load but it's a necessary load.

Holdridge That's a standby generator?

Pederson Yes.

Grunwaldt That's all I had.

6) Discussion and decisions on structural and mechanical features to include in plans.

Pederson I'd like to move on to any structural changes we were contemplating, like with the fire/hose tower.

Kluck Let me address the hose/training tower. We've had some discussions with the fire department and we would request to not have a training tower included in this plan, at all. I've talked to a couple of the metro fire chiefs. There are plans in the works to do a metro fire district type training facility. Their comment was that they would be happy to include the Town of Hull in that, if and when we join the metro fire district as a partner, in the planning and construction. I see it as a great opportunity. Like you were saying, the possibility of a training tower here could run up to \$150,000. For the Town's portion of what they are talking about with 4 or 5 municipalities pitching in, it could hold it down to \$35,000 to \$50,000 for our part in it. It won't happen for a couple of years, but there are plans that have been already in the works between the metro fire chiefs and exist now.

Pederson My understanding is that it includes more than just a tower.

Kluck It would be a live-burn facility, a combined space facility and a repelling facility. So it would be a large thing. I'm not sure about Hull's cost portion so I can't tell you what that would be for sure, but I would think it would be significantly cheaper than building one attached to this building now. We are willing to wait for the metro fire district's facility for that to come down the pipe. The only other consideration that I would like to do would be on the apparatus bay. I would like to know what the additional cost would be to add 2 additional feet to allow for, like Marilyn said, the hose racks inside. There is a company that we found. I included the information in the handouts. It's a rack system that is available that would hold a sufficient amount of hose for us fastened to a wall. It's angled

so it would drain. They are \$1,493 per rack and I think we need 2 for sure, maybe 3. We would need them fastened to an interior wall and then there would need to be a floor drain under all of them because the water would be running down the wall. I don't know if you can see that on the picture, that's a concrete block wall and maybe that would need to be a surface that would be polyurethaned or something, because you would be talking about a significant number of years with water running down that wall. They stick out 18 ½ inches. So we would like to look at 2 feet to be added on to the interior to compensate for that.

DiSalvo Where were you thinking of putting that?

Kluck We were looking at the space right where you come out of the training room.

Grunwaldt So how long is that rack?

Kluck It's 27 feet long and 36 inches high and would stick out 18 ½". I was thinking we could get one on each side of that door for sure. But then we would need that bay extended 2 feet wider. Then you would need to come up with a floor drain system although the bays will have floor drains in them.

Grunwaldt We could add more drains that would go to a central catch basin. That's not a big deal.

Dale Bembenek Would it get mounted on the wall?

Kluck Yes.

Fritsche Three feet off the ground.

Kluck They will take longer to dry, but that's alright.

Pederson You do have a backup set on the trucks while these would be drying?

Kluck Oh yes.

Grunwaldt If you were to use this side, we already have clearance with our column width. This is a masonry wall here right now (*on right side of bay*) and there would be space here.

Fritsche Do you have a rough dimension of what that wall will be between the 2 doors?

Grunwaldt About 40 feet wide.

Kluck If that's it, and we go 3 racks high, that would be sufficient right there. All you'd need to do is add a floor drain under that.

Grunwaldt Our bays are 20 feet on center and we're about 30-36".....we're 20' to this column line, so you have 20' column line to column line so you're going to be 30" or more right there off that column line. You would have at least 7 feet in between each truck.

Pederson If you put the racks 3 high, would you have some sort of a ladder system?

Stoltz You would start them low.

Kluck You'd start really low, like a foot off the floor.

Pederson You'd end up at 9 or 10 feet. Todd, you're suggesting you would fit it within the existing plan as its drawn?

Grunwaldt Yes. We talked about bumping this mezzanine out further because it would be on a column line, but we have a masonry wall here anyway so it doesn't have to be. We just kept it back to make the bunker area work good. That's probably what drove the width of this mezzanine.

Kranig Will that give them enough room to get in and out of their trucks without bumping into that rack system?

Grunwaldt It depends upon what truck you're going to park where. If you have your smaller trucks here, they are narrower, right?

Kluck Actually, those would be some of the wider ones in that bay. Those are the first trucks that come out. If you put the other ones there, then you need to run all across the bay and we can't have people getting hit. That's part of the problem we have now.

Pederson The width of a truck is what at the widest?

Fritsche I have the lengths, but I don't have the widths. They all vary.

Pederson But your plan for 20 feet in each bay was to give you enough room on each side.

Kluck Right.

Kranig Personally, I would have no problem with adding the extra 2 feet if that's necessary. That's still a lot less money than \$150,000 for a hose tower. I'm concerned for the tax payer and for the safety of the fire fighters. If it makes it too tight, then add the 2 feet.

Grunwaldt If you could check on the width of your widest truck, I don't think it would be more than 8 feet.

DiSalvo If over time, you get the actual widths of the trucks, we could show them in our plan.

Kluck Okay.

Pederson That might add a little bit to what we present.

Kluck The other thing that's driving the truck positions is the exhaust system and the run if you are talking about a rail system. I understand the PlymoVent system and at the last meeting, we talked about the Ward vehicle attachment systems. The Ward system runs \$60,000-\$65,000 as compared to the PlymoVent system at \$110,000. The Ward system is a definite option for us and I have no problem with that. I talked to Marshfield's fire chief and they decided that when they built their new station that they just opened, to use this Ward system because it captures absolutely all of the exhaust particles in its filter system. The filter is built in or added to the exhaust system of each individual truck. There is no rail system. There are no exhaust fans that you need to put in. It would bring the price down as I said to about \$60,000 - \$65,000. We had a quote recently for \$60,000 to do 7 trucks. I can't tell you it will be the same cost next year. But I wouldn't see that it would go up that much. As for an exhaust system, we're advocating that we don't even need the PlymoVent at the cost of \$110,000, we'd settle for the \$65,000 Ward system.

Pederson Marshfield is satisfied with what they have?

Kluck Yes they are. They had what was called a magna-grip system which was a magnetic type system. That one had to have special fittings put on the exhaust because it was a magnetic system. The system we saw here was a pneumatic system with PlymoVent. Their magnetic system failed them all the time. They had damage to the old firehouse building because it didn't always demagnetize from the trucks. Even with the PlymoVent system, you run a possibility of it not disconnecting somewhere in the future. With a built in system as part of each trucks exhaust system, you don't have any of those worries.

Kranig What does a replacement filter cost?

Kluck It is \$850 per filter for the initial installation of them on the vehicle and it can be used for 300 hours. You don't know how often the trucks will be called out.

Pederson Trucks don't have hour meters on them?

Fritsche With this Ward system, when you start the truck, you're going through the filter for just a short time like 30 seconds. After you have pulled out, after those 30 seconds, it diverts and goes out the regular exhaust pipe once your truck is outside.

Pederson You're talking minutes at a time?

Fritsche Yes, you are talking just minutes at a time.

Hucke What are we going to do about that 2 feet we were talking about?

Grunwaldt We'll get the dimensions of the trucks and we'll do a blow up of this area to confirm the distances here and then contact Mark Kluck and see if that is acceptable.

Hucke How much do we have between trucks, 7 feet about?

Grunwaldt Yes, and we have pre-engineered 20 foot bays.

Kluck This quote for that Ward system that was done on June 29th is \$60,718 and this is what it looks like. This is the add-on filter and you just bypass the normal exhaust system to this filter. It's like a glorified value here. It's got an installation that goes on the dash that tells you when the filter goes bad so you know when it needs to be replaced. We need to ship it in and they ship us the new one. They recycle it. We need to do the installs on the filters and I've seen it done in a DVD and it's no big deal. The filter replacements are \$295 per filter plus a \$35 shipping fee on the returns.

Fritsche So they'd ship you a new filter, you'd change it out and you'd ship the old filter back to them so that gets rid of the disposal part of it too.

Kluck These are strictly for diesel vehicles, which is the main problem we have.

Pederson Right and we've been moving from gasoline to diesel.

Fritsche We only have 2 gasoline ones left.

Wolle Would a system like that work for the road crew vehicles?

Kluck Sure it would. They have different settings on them where you can adjust them. If you need to run a fire truck inside the bay for a certain amount of time, we can bypass the disconnect feature and run it for a maximum of 12 minutes before it would start to overhead the system. To run it inside the station for 12 minutes, that's a long time. I don't think we'd ever hit something like that.

Fritsche I don't know if you would do longer than that on your vehicles for maintenance, where you would run them longer than that?

Kaminski No, not really.

Kluck So this system that we are willing to go with would save \$50,000.

Grunwaldt Based on an 8 foot wide truck, if they were consistently 8 feet wide, you'd have 8 feet between trucks.

Kluck Without adding the 2 feet?

Grunwaldt Right.

Fritsche That's between trucks, so they're in the middle of the bay.

Grunwaldt On this one, you'd have 4 feet plus whatever this is, 30 inches.

Fritsche So we'd have about 5 ½ feet.

Kluck If it isn't going to fit there, because it wouldn't be wide enough, we could tack it on to that other wall or add 2 feet.

Grunwaldt Right.

Kluck Adding 2 feet is not a major event.

Grunwaldt No, not major, but if we don't need to do so, then let's not do it. If we can confirm that, let us know. If we need to and everyone agrees that is okay, then we'll change it.

Fritsche We do need the 27 feet of length so if we have 40' wide, we are well within that. The hose lengths are generally 50' so when you put it on one rack and the other part comes back on the 2nd rack, that way you can still get your drainage. So a 50' hose draped in half is 25' so we need 27' in length.

Pederson Would someone like to put this into the form of a motion regarding the hose tower and racks?

Stoltz **MOTION:** I make a motion that we eliminate the hose tower from the plan because of Mark's information / suggestion.

Kranig I'll second that.

Pederson Any discussion?

Kluck We're talking about the addition of the hose rack inside correct?

Fritsche He said eliminate the hose tower itself.

Motion passed without further discussion.

Pederson The other issue is the exhaust system. Is there a motion regarding this?

Stoltz Does that have to be put into the building portion? The cost?

Pederson Could it be an expense for equipping later?

Stoltz Right, try to hold down that cost. Maybe we could put it in later somehow.

Kluck But wouldn't it be easier to pay for it now with the lower interest rate? Are we talking about adding a pit too? Is that going to be built in for Pete's trucks?

Pederson I don't know if we need a motion for that.

Kranig It was in the original plan.

Pederson I guess that's something that could be built into a yearly budget.

Fritsche What's the requirement now for a new building being built with vehicles in it? What is the current requirement for an exhaust removal system?

Grunwaldt Something as simple as what Pete has in his right now, just a vented fan.

Fritsche Is that going to need to go in regardless of what you do on the trucks?

Grunwaldt A good question. I'm going to guess that it is.

Pederson I think we are in agreement that is an inadequate system.

Kaminski It does work, but is it up to snuff, probably not.

Fritsche But still, you're breathing in the exhaust fumes while they're going from the truck up to the exhaust fan.

Pederson There's a lot of situations where we're going to breathe exhaust fumes.

Fritsche That's where the diesel particulates come from.

Kranig Could you do an estimate with and without that system for both the garage and the fire departments?

Grunwaldt Like they say, it's probably going to be in there anyway, there isn't a lot to it. All it consists of is a ducted fan in the ceiling.

Kranig I'm talking about the system that Mark is proposing.

Pederson I think your point is that this is something attached to the truck, not attached to the building and that's why you bring that up.

Grunwaldt That is \$65,000 for the Ward system.

Stoltz That's why I'm saying that if we could not put that in the cost of the building since it's not part of the building, it's part of the vehicles for Pete and for Mark.

Pederson We'd be looking at budgeting that into our normal budget. Any motions regarding that issue? A motion to include or not to include it in the budget?

Stoltz **MOTION:** I make a motion not to include it in the plan budget.

Pederson Is there a second? Not hearing a second, the motion fails.

Kluck **MOTION:** I would make a motion to include it in the budget, to include it in the building, including Pete's trucks. I have a difficult time thinking people wouldn't understand what that means with the new state laws that are coming out saying these firefighters and Pete and his crew could sue this Town for medical costs.

Pederson Mark, I understand that argument, but it bothers me, it's a threat.

Holdridge We could get sued for virtually everything we do. When people threaten to sue us, I say, well so what else is new.

Wilz If the exhaust filtration system presented by Mark is held by this group to be something really needed, then I say put it into the total budget for the building. Because if we're going to do it anyway, why would we wait a day, a year, 2 years until we have money in our regular budget? If it's that important for us to do, then let's do it.

Pederson It is a health issue.

Holdridge I would think it would rest on its own merits. Not whether or not you're going to get sued. It's good public health and we need it.

Pederson Is there a second to Mark's motion?

Fritsche I'll second the motion.

Pederson Motion made and seconded that we include the exhaust filtration system. Does that mean we would not need to include the exhaust fan that would pull the air out?

Grunwaldt I think we might need to have that regardless, just to meet code. I think, but we will check into it. It may never get used, but it may need to be there as a safety factor.

Pederson Any other discussion?

Amman What happens with non-diesel vehicles, your gasoline vehicles?

Fritsche They don't have diesel particulates. With gasoline, you have benzene and stuff like that which is not as hazardous.

Grunwaldt Can you work with Pete to find out what that cost would be?

Kluck I've got all the information, Pete, and I can give you the contact names.

Fritsche The reason I'm looking at it is that if you put a brand new building up, why start filling it full of diesel fumes and particulates and stinking it up then say, okay, next year we'll do a couple of trucks and the following year we'll do a couple of trucks. You're not getting anywhere. That's why I think it should be included now.

Pederson Any other thoughts? There being none, I'll call the question. All those in favor of putting the filter systems on the vehicles into our plan, signify by saying aye.

Motion carried with everyone in favor except for one opposing vote.

Pederson Should we look at making a decision about the added 2 feet?

Grunwaldt Yes. If someone would put into a motion that if Plan A doesn't work, we would resort to Plan B. Plan A would be to use this existing wall right here to put the drying racks on and if that doesn't work, then Plan B would be to expand the last bay by 2 feet.

Hucke It will work the way we have it now?

Grunwaldt It depends upon the distance based on an 8' wide truck with 4' plus I don't know what that exact dimension is.

Kluck We can get that distance. Like you say, if Plan A fails, we go to Plan B.

Fritsche Plan A is if it fits on that wall, then we'll do that without adding 2 feet to the west bay. Plan B would be, once we do the truck layout in there and if we find there is not enough clearance, then we'd add 2 feet to the west bay.

Grunwaldt That's correct.

Kluck I have a real good feeling there will be adequate space. I'm thinking back to what truck is going to be there and it is the smallest one.

Pederson I think there is a limit on how wide a vehicle can be.

Hucke You were saying you wanted 7' in between trucks but you have 8' so there is some space to play with.

Grunwaldt Right. That was for the future based on 20' bay spacing of pre-engineered buildings. Not to say that you couldn't do more, but typically, that's where we are at.

Kluck I would think there will be sufficient room on that east wall.

Pederson Is there a motion that if there is not adequate room, to add 2 feet?

Fritsche **MOTION:** I'll make a motion that you add the hose rack to the existing wall by the east bay if there is adequate clearance. If not, then we would add 2 feet to the west bay.

Pederson Is there a second?

Kranig I'll second that.

Pederson Any further discussion? All those in favor?

Motion carried.

Pederson The 2 feet in the office area on the south wall and the lobby area, oh, 5 feet, excuse me.

Grunwaldt There's 10 overall right? No, 5 overall.

DiSalvo This was enlarged and moved over and so the front of the building grew by 5 feet.

Peterson Is there a motion to include that change in our plans?

Hucke Why did we need to do that? How big is it now? If we go with the extra 5', how big will the Town Secretary's office be?

Kranig The biggest problem with that is Barb's office. She has one entrance in there and her furniture can only be put in one direction. The treasurer needs to access that area, he has a computer there, she has a computer, and it's just crammed. She'll have the same amount of space as now or maybe less than now. She is the hub of everything. People come to her first. When we have a big election, we need to have space for at least 2 people at the counter. Right now, there is space for 2 people but sometimes we have 4 there so we do need that extra space.

Pederson So the added space was added in here and some of it in here.

Grunwaldt That got pushed down. As you can see, we don't have as much open expandable space as we did before.

Pederson So there's 5 feet more in these offices plus along the lobby front.

Grunwaldt 5 x 120 feet?

DiSalvo It's 5 x 112 which makes 560 s.f. across the front of the building.

Hucke My question is how big is that office right there?

DiSalvo This is 12' x 20'.

Fritsche **MOTION:** I make a motion to accept the changes to the office/lobby area with the addition of 5'.

Kluck I'll second it.

Motion carried without further discussion.

Pederson Are there any other structural details we need to make decisions about?

Kluck Maybe I missed it, but the fire department offices are set back. Is there a reason that it's not just straight even across the front of the whole building?

Grunwaldt I prefer to keep some jogs in the front of the building just for appearance, aesthetics. It will make the building look better. The only other thing we might change is the canopy over the main entrance because it's going to drip to the front. So we might want to change a window above it and angle the canopy but that is a detail we can worry about later when we're detailing out the project.

Stoltz When you walk in that building from the front, where are the bathrooms from there? The girls were complaining about people coming in here to use the bathrooms. What's going to stop them from coming in to use that bathroom, coming over from the disc golf course across the street?

Kranig Nothing. That will also serve as a bathroom for people in the meeting room.

Stoltz I'm not worried about them, I understand that. But people here were concerned that individuals from the disc golf course are coming over to use our bathrooms. They'll still have that opportunity to do so which is not right.

Kranig It's a public building and we can't say you can't come in to use the restrooms.

Stoltz It's a public building for what? It's a public building for meetings, for this and that, but not for the disc course across the street.

Kranig I agree that they should have their own bathrooms over there.

Pederson It's a discussion we need to have with the City of Stevens Point (*who owns the course*).

Stoltz Let them put some portable toilets out there.

Brilowski They have one now.

Hucke Can't you put a sign up?

Wilz I think the issue with them using our restrooms has little to do with where the restrooms are located in our building.

Kranig Part of it was a security issue too.

Pederson It solves part of the problem but not all of it.

Grunwaldt Did we approve the plan then yet?

Pederson Any other changes to the plan that anyone wishes to propose?

Grunwaldt I should say that we showed these clerestory windows in the back for natural light into the space. There are plenty of windows there, maybe we can eliminate some. You should be able to walk in there on a cloudy day and still be fine with the natural daylight.

Amman That's the back of the meeting room you're talking about?

Pederson Yes, the north wall, up high. Is there a motion to approve the plan as we've laid it out tonight?

Kranig **MOTION:** I'll make that motion.

Hucke I'll second it.

Motion passed without further discussion.

Pederson Mechanical details on energy and such will be figured into the plan.

Grunwaldt It will be figured into the cost.

Pederson Do we need to make any decisions on that?

Grunwaldt I think let's get the costs. I'll have the costs on a board like this and we'll go over it and then if we could have another presentation by my engineers, if need be, and we'll have all those alternative energy costs itemized.

Pederson Then we need to move on to a review of the materials that we'll be using for the informational meetings.

7) Review and refine plan and materials for presenting proposed solutions to space needs, safety issues and energy efficiency concerns for the Town Board.

Grunwaldt This would be the size which is 24"x 36" which is a standard size board for us. We can go bigger but I don't know if that's necessary. We have 3 boards, one for each department, Maintenance, Town Office, Fire Department. You want to just go through them? Phil had gone through and taken all of the Hull Fire Department issues and compared them to what we had and modified them slightly. They seem to be saying pretty much the same thing, but we abbreviated it some. So we have these bullet points. We have them categorized on each board by the 3 categories of safety or security issues, lack of space, and outdated facility. Phil, did you change or add anything?

DiSalvo Basically they got moved around a little bit into the appropriate category. I may have added a couple of points that Mark included that we hadn't covered, so I worked those in.

Todd read through the various points on the fire dept. board. Some minor changes were made to the wording such as changing "outdated" to "dated" facility.

Grunwaldt John had given me a whole history that I haven't gone through yet to incorporate here, but that might be a whole additional board. Maybe we'll incorporate the history with the statistical data we were talking about last time, to bullet point the population. I'll go through it and we'll create that one.

Pederson That might be a better place to put it.

More read through of board for fire department.

Kranig The paint that's on the walls in there, is that all good paint or is there some lead in it?

Kluck It's so covered up with diesel exhaust that it's probably sealed. If we ever get to the public hearing and it comes out about the excessive cost for heat and electrical, we've got all the paperwork on that. We're running 130 some light bulbs in that building and that is just ridiculous. We're spending \$9,000 plus a year for heat and electrical in there. That's crazy.

Grunwaldt That is why you're going to be here (*at the public informational meetings*).

Pederson That's specific information that we need to present when people have questions about any of this.

More of Todd's review of fire dept. board.

Amman Is there anything on there about what Mark Kluck said about the fire station not passing inspection of some sort?

Kluck The electrical codes are not up to date.

Fritsche It meets code for when it was built, but not for today's codes.

Amman Is it considered a fire hazard, in general, the building?

Kranig It's concrete.

Grunwaldt But if you started to remodel the building, you would most likely need to bring all these items up to code. All the electrical would need to be brought up to code, obviously the bathrooms would need to be brought up to code, the septic up to code.

Some general discussion about the septic system need for upgrade.

Pederson We could include a statement like anytime you do any remodeling or upgrading of the building, which is the alternative, you would need to upgrade your septic system. So you're right. We'd have to look at it, period.

Hucke So put that in there.

Kranig I have a problem with that.

Grunwaldt It's something that could be addressed verbally if, for example you get the question: "Why do you need a new Town Hall?" The response could be, "Here's the reasons, but also, if we were to start remodeling, throwing good money after bad, it's going to open up a whole new can of worms."

Pederson If we add showers, it's not adequate. It might be better said.

Fritsche I'm looking at that one line there, excessive cracks in the concrete floor. I'm wondering if we should state that a little differently. A crack in a concrete floor, who cares. But where the approach to the garage meets the garage, it's cracked out inside and when the truck goes over the approach slab and the floor on the inside, it does one of these numbers, shifting slab.

Kluck There's a 2" lift on one side.

Grunwaldt Eliminate cracks. We'll put something like deteriorating and shifting concrete floors.

Stoltz When they first built that building, the trucks didn't weigh what they do now.

Fritsche Exactly. The worst part is in the old part of the building which was originally built for dump trucks.

Kluck The doors that are there weren't originally there. If you go inside and look at the south wall, you can see where the garage doors originally were. They just concrete blocked them in. Then cut out side walls to make new doors.

Pederson Anything to add other than some of the changes we came up with as far as the fire department goes?

Grunwaldt For one board, we have room to add a couple of items. So if anything does come up, it would be nice to keep it to one board.

Todd reviewed the municipal garage board and some minor word changes were made by the group.

Pederson On the lighting, would we be adding lighting or would we be upgrading the lighting?

Grunwaldt I'm thinking upgrading.

Hucke In the shop for the lighting?

Pederson Yes, there's more efficient systems that would give better light.

Stoltz The LED's they use now are a lot better.

Hucke I know for a fact that Focus on Energy does give stuff out for that.

Pederson We got something back when we did something before.

Hucke You're basically going to get your lights for nothing.

Grunwaldt I don't know if you've been in there with the lights on. It's really dark in there, you can't see.

More review of maintenance board.

Pederson So would we be looking at removing all the floor and putting in new floor or would we be making repairs to certain areas?

Grunwaldt If we'd be remodeling that area, mostly it's around the drains, we'd need to cut out the concrete around those areas and replace it.

More review of maintenance board.

Hucke You're talking about repainting. Are you talking about repainting the steel siding out there or are you just going to replace it? Why would you repaint it if it's rusting?

Kranig Whatever is rusted would be replaced.

Grunwaldt I think so.

Some general discussion about the siding issues, lack of being sealed, water stains, etc.

Kaminski I would suggest putting new steel here that would match the new building. On the sides, that wouldn't be that much to give them a fresh coat of paint.

More general discussion about siding, paint, cutting out parts and replacing.

Kranig I think it should definitely be repainted. If the front is going to be tan, for instance, and the sides are currently gold, that's not going to look very good.

Kaminski It should be uniform all around.

Grunwaldt We had intended to repaint it. It's not a big deal, it's not that expensive. For example at the Cedar Creek Mall in Wausau at the Patriot's Center, I was involved in some of that. They painted all the green roof they had. That whole north wing is all repainted and they got a 10 plus year warrantee on that paint, so I'm assuming we could do the same thing.

Pederson There is rust-stop paint that would kill the rust, then you paint over it.

Grunwaldt Ideally, it would be nice to landscape on this side here. This will be blacktop. Landscape along there and put in some stone.

Kaminski There is stone there now.

Grunwaldt Maybe we've got to drop it down further. I don't know how moisture is getting in.

Kaminski I think most of the moisture is coming from inside the shop, condensation. When its wintertime and I back the truck in overnight after plowing, I've got salt and stuff dripping off my trucks and it gets on those walls and it's chewing up my walls.

Kranig That wash bay should take care of that.

Kaminski When I come in at 3:00 at night, I'm not going to wash the truck then.

Stoltz Maybe it would be something to put a curb along the wall.

Kaminski What they should have done when this building was built was put 4 feet high of cement on the whole part. The new building for Mark's vehicles will have that. So we won't have problems like that. It would still be nice to put something inside this building if it's possible.

Hucke There definitely should be something.

Grunwaldt I don't know that a liner panel would do it. Would a liner panel inside do any good?

Stoltz Don't forget you've got insulation over there.

Grunwaldt Even if you put a curb, even if you doweled some metal rods and put a curb, it's going to crack.

Stoltz Why would it crack?

Grunwaldt I don't know that it's going to bond to the cement floor.

Stoltz They make stuff now that you can put on that concrete floor and put that curb down. They've got it for brick, they've got it for concrete.

Kaminski That would be nice.

Pederson How high of a curb are you talking about?

Kaminski About 10 inches.

Pederson Just enough to keep the melt from getting in.

Kaminski Exactly.

Stoltz That would be the thing.

Kaminski Then if I could get some more natural light in there.

Pederson Windows make sense.

Grunwaldt Natural light, huh?

Kaminski In the brand new shop, you've got those nice lights set up there. That's virtually impossible to stick something like that in there.

Grunwaldt It would be messing around with those walls, it would be tough. However, do you have windows in your overhead doors?

Kaminski Yes.

Grunwaldt We're not replacing those doors are we?

Kaminski No, those doors are new within the last 3 years.

Pederson Right, we just put those in.

Grunwaldt It would be tough.

Kaminski In our brand new building, you are going to put those cement barriers by the doors, right?

Grunwaldt Bollard, yes. But we weren't going to put a curb in the fire station. We hadn't talked about it, but I don't know if you need one in there. We haven't done one before. It hadn't been an issue, but maybe in the wash bay it would be.

Kaminski Yes but he has cement block down there. Here, I've got metal.

Pederson And the block is going to come up on the wall a ways on the outside?

Grunwaldt Yes. We have masonry veneer on the exterior but it doesn't go through to the inside of the building. It's just the metal building interior. So it would just be an insulation line on the inside.

DiSalvo We're pitching our slab to drain in the fire department so there wouldn't necessarily be a need for a curb.

Pederson Melt off and down and into the drain. The floors aren't pitched right in the maintenance building?

Kaminski They are, there's drains in there but when I back up with my truck, it's drip, drip, drip and it goes on the walls. It's eating out the metal and there's 3 or 4 spots behind our trucks that are a problem.

Grunwaldt I'll need to figure out something for that.

Kaminski I can show you if you want to stop by sometime.

Grunwaldt Just remind me when we get to the construction drawings.

More review of information board.

Kaminski That one that says: "lack of separate lunch room for maintenance crew", we have no lunch room at all now, we eat back there. So it would be, "lack of lunchroom".

Tape #2

Stoltz You should specify there that you're building on this building just to put the park stuff in there.

Pederson These are the issues, these aren't the solutions.

Fritsche Maybe another board with some of the solutions on there would be good.

Kranig If you give people too much to read, they're not going to see it.

Stoltz But you'd be here to answer questions.

Grunwaldt How about a line item on there that says something like, "re-use the existing fire station to store all parks equipment".

Pederson Or all equipment currently stored outside.

Kaminski I've got snow blowers outside and I've got mowers.

Fritsche Currently it's stored outside exposed to elements and potential theft. That should be under Pete's equipment too.

Hucke I don't like that wording of potential theft and vandalism. Has that ever happened? What's the chance of that happening?

Kluck Oh yes, I've chased kids through the back in the night and called the cops, we caught them.

Hucke But you're looking at a snow plow.

Kaminski We had a big pile of aluminum signs stolen in the past.

Hucke Everything is subject to theft and vandalism.

Fritsche The other part is that it's currently stored outside and exposed to the elements. You've got mowers for the tractors that are sitting outside in the winter.

Stoltz I just asked it as a question. I didn't want any change or anything. All I did was ask a question.

Grunwaldt I did wonder about that. Because that would be the only building we'd be vacating. Unless we leave the question, what's going to happen to the old fire station? It's going to be used for parks.

Kluck Maybe draw up a board for that.

Stoltz Yes, but that is so much reading.

Grunwaldt We'll think on that.

Pederson You could put a bullet point in parenthesis: "firehouse to be used for cold storage".

Kaminski You're still going to need to stick some money in that place with a new 4-12 pitch roof. You want to have the snow come off the roof. I don't plan on going up there with the snow blower.

Fritsche What I was getting at was the last line about currently stored outside, exposed to the elements. That one should read: "lack of storage space for roads and parks equipment."

Grunwaldt I think I've got it here.

Pederson Roads and Parks.

Grunwaldt Town Hall office deficiencies (*he read through the board for that*).

Kluck We hold our private discussions or employee issues outside the building because of lack of privacy in the building, so what if it's 20 below outside.

Pederson When we go into closed session, we send the audience outside (*no conference room*).

Kranig Underneath that lack of conference room, you could put in there: "no area for closed session meetings."

Pederson We usually plan it so that the closed session comes at the end of the general meetings so that people can leave.

Grunwaldt (*More review of the board information with minor changes to have brevity and clarity.*)

Pederson Lack of centralized filing system, what is really meant by that?

Kranig We're going to consolidate all the files in Janet's office, in John's office and whatever is sitting around here to one vault.

Pederson So it's a centralized storage filing area?

Kranig Yes.

Pederson Because "system" implies that we don't have a system.

Kranig Area is a good word to replace "system".

Grunwaldt Their intent is to have those records in that room with a phone, desk, copy machine and then the records stay in that room. Only a copy would leave the room if someone needs one.

Kranig Those records will not leave that vault.

Pederson I think probably "centralized filing area." System implies there's going to be some organization. That will come when you put it all together.

Grunwaldt *(More review of information board.)*

Stoltz No, we're not in conflict with them *(disc park across the road)*. They're not supposed to be using ours *(parking lot)*.

Pederson That's an issue we'll take up with the City.

Grunwaldt So we don't need to say "existing parking lot too small" do we?

Kluck Well you do, though. When you have large meetings like you did for the Wausau Road project, weren't they parking all up and down the road?

Grunwaldt Should we say: "existing parking lot too small for voting and large meetings"?

Kranig Sure. Then you can take out "lack of" and "separate" lunch room, because there is no lunch room, for anyone here either.

Grunwaldt *(More review, some minor changes to wording.)*

Kranig I'm very pleased with that. I think you guys did a wonderful job. With all the information we threw at you, you consolidated it very well.

Grunwaldt Thanks. What I'll do is make the changes and send them to Barb and she can distribute them. If you can think of something else, then I'll work on another board for the history section and another for cost estimates. That seems the direction that the presentation is going to go.

Then we'll need to figure out a way how we're going to put that around here to display it. We'll have the floor plan, the elevation, the color rendering all on a board.

Stoltz Do you think it would help for all of it to have pictures drawn up of the present fire station the way they're parked in there?

Kluck I have 24 8x10 glossy's already done. I could do my own boards, but I'll need some place to put them.

Hucke Are we going to have it open when we have this?

Fritsche We can have it open and let them walk through if they want.

Pederson I think our initial presentation will be to the Town Board; bringing our findings and recommendations to the Board. It will be open to the public. Then I think we'll need to schedule meetings specifically for inviting the public.

Kluck At what point, Todd, do you get into how the offices are going to be equipped?

Grunwaldt That comes later. When this is approved, then we'll enter into another contract with the Town and it will be for design, bidding and construction administration. The next phase. We will be working with our engineers again, with you and we'll have an electrical plan. It will have every telephone outlet noted, every computer outlet noted, every single and duplex outlet, every light fixture will be shown, what will be going on emergency power. Heating systems will show where all the ducts are coming from, how it's all being distributed. Plumbing will have everything shown. All the drains, all the underground stuff. It will all be very detailed. As far as desks and chairs, we could show that on our architectural plan.

Dale Bembenek That's when you come up with your final total price?

Grunwaldt When it's bid, that's when it will be. We'll do an estimate now.

Dale B. But your estimate will include the generator, office equipment?

Grunwaldt No, not office equipment.

Kranig Any of the office equipment we currently have that can be re-used, we plan on reusing.

Dale B. If you're going to ask for say, \$2.5 million for the building project, are you going to come back at a later time and ask for more money for furniture or other equipment? You're going to ask for it once to the public so you're not coming back later and saying you need another \$100,000 to finish the project.

Kranig We currently have a furnishing budget, don't we, for things like office equipment?

Pederson We do. But we're going to be adding offices we don't have now.

Kluck That's my question. Do I add those desks into my furniture budget for the fire department for 2011 or do I wait and they go in with this building? Because I've got a budget coming up that I've got to work on. I already need to put in stuff that, if this project doesn't fly, we'll have to do down there. There are 2 furnaces that need to come out. They're pumping carbon monoxide into that building every winter and that has to stop.

Hucke We've got to get that fixed, there's no reason for that. It could be just an easy fix.

Kluck We've had them looked at and they need to be replaced, both of them. But do we put 2 brand new Modines in there again? That's where, we can make it through one winter, we can last a year or until next spring, if this building happens. But if it doesn't, then I need to put that stuff into my budget for replacement. I've got to get somebody in there to give me cost estimates.

Pederson So normally desks and chairs would not be included?

Grunwaldt Normally.

Kluck That's what I needed to know.

Pederson Let's follow that process.

Grunwaldt I'm assuming a lot of the equipment will be reused.

Kranig Yes. Anything, like all of these will be reused.

Stoltz Why would you need those if you're going to have separate offices?

Kranig Because these are going to be in that open center office area. There will be 2 cubical spaces for Patty and I to be working in.

Stoltz You're not there all day anyway.

Kranig Right, we don't need a permanent office.

Pederson Anything else you need from us?

Grunwaldt No. You made decisions which is great so I think we made a lot of progress today. The bullet points are in pretty good shape. We'll get working on cost estimates. I'll go through the history thing John had given me and I'll prepare a board for that. We decided not to go ahead and come up with solutions. We're just coming up with the problems for these boards, for now anyway. I've noted where I've got things to look into like Focus on Energy, the items that came up.

Kranig Are we going to make the September 21st deadline?

Grunwaldt I don't think so.

Kranig I don't think we are either. This is not going to be on the referendum until the spring. I'm not sure if there is an election coming up in the spring.

Pederson There would be an advisory referendum if we do put it in referendum. Our other option is a special Town meeting. But that will be a Board decision.

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

Grunwaldt I'm going to be moving my office towards the end of the month, but it shouldn't really matter. I'm thinking if we could wait until the 31st which is 3 weeks from now. I'm moving into the north end of the old Shopko building on Church St., facing Copps. I'm downsizing.

Pederson I probably won't be here August 31st but Mel hopefully would be available.

Grunwaldt I'd like to wait to be better prepared with all the costs and things.

9) Set next meeting date.

It was decided the next meeting will be after Labor Day on Tuesday, September 7th at 4:30 p.m. even though Dave Pederson will still be gone. If Mel Bembenek can't make the September 7th meeting, they might have it on August 31st.

10) Adjourn. *A motion was made by Kranig to adjourn the meeting, seconded by Stoltz. Motion passed. Meeting closed at 6:30 p.m.*

Respectfully submitted,

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