

MINUTES–HULL BUILDING COMMITTEE/Joint with Town Board



Tuesday, October 19, 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, October 19, 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.

Members Present: Co-Chair David Pederson, Co-Chair Melvin Bembenek, Marilynn Kranig, Fire Chief Mark Kluck, Road Foreman Pete Kaminski, Assistant Fire Chief Mark Fritsche, citizen member - Alan Hucke, Owner Representative-Todd Grunwaldt, Building Committee Secretary Patty Amman. Town Board Members: John Holdridge, Dave Wilz, LaVerne Syens.

Others Present: Jackson Case, Barb Brilowski, Jim Kruzicki

Absent: citizen member - Ted Stoltz, citizen member - Lance Reeve

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

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

4) **Approval of minutes of September 21, 2010.** *A motion was made by Mark Fritsche to approve minutes, seconded by Marilynn Kranig. Motion passed.*

5) **Report Committee's findings and recommendations to the Town Board.**

Pederson A few comments: our first organizational meeting of the committee was held April 30, 2008 so it's been a long time and we've come quite a ways. We came up with lists of repairs, upgrades, remodeling ideas for this building as well as the firehouse. We reviewed safety and security concerns, structural and space concerns in both buildings. We went through a prioritization of those needs. We looked at repairing and remodeling the current firehouse and doing the same to this building to meet the needs we discovered. It was later on in our deliberations, after comparing the costs of renovating the existing building meaning the firehouse, we determined our best course of action was to add on to this building and incorporate the fire department into this building as well. At that time, it was about the same as far as cost estimates. We do need to do some more up-to-date comparisons before we start talking to the public about the project, if it's approved by the Board to go ahead with it. Mr. Case is here and he did some preliminary work, estimates for us, and that was very helpful in getting us going. Mr. Grunwaldt took on the responsibility of designing and continuing the process. We are at a point now where we are ready to make some recommendations to the Board as to what the building

potentially would look like and to give some estimates of what the project would cost and what it entails, some of the issues that have been worked through. At this point I'll turn it over to Todd.

Grunwaldt I had come up with a cost estimate based on some of Jackson's costs. We're looking at just over 27,000 s.f. of new building and about 12,000 of renovating which is this current building. I had come up with a cost estimate with the site work based on \$83 a square foot and at just under \$3 million. Since our last meeting when this was presented, I felt a little uneasy about my numbers and I wanted to get some more accurate numbers. There had been some people that had come forward to offer some cost estimates. Keller Structures had offered to and I gave them all our information. At the last moment, they decided to decline on that. At the same time, I had in the works Bolt Construction who had offered to do a cost estimate. They did follow through and I just received that information yesterday. I'll start with Bolt's estimate and then I'll throw in some other comparable building costs. Bolt's estimate came to about \$4 million or nearly \$150 per s.f. However, I checked out some of their pricing and for example, they have ½ million in site work. I had Dave Glodowski do an estimate that came in at \$260,000. So there's a major discrepancy there. I also have a discrepancy with the upper mechanical mezzanine above the restrooms and storage rooms. Bolt had figured a complete second story for that in their estimate. He didn't ask me any questions and I had thought I had made that clear. So you could back off another \$250,000 for that. So you're already looking at shaving off ½ million from Bolt's estimate. In talking with them this morning, he said this would be a worst-case scenario, estimating high. He said that given current economic conditions, he would hope that the bidding would come in more like \$3.4 million. So I'm not getting real accurate numbers. It's a bit of a spread in the estimates. With their estimate, that was with a 4' frost wall and footing all around the building. We could go to a thicker slab instead and save a significant amount of money with that too. We didn't spend much time on foundation systems yet. We did spend a lot of time looking at alternative energy systems. We made some determinations upon which ones to employ that have a higher payback time and greater assistance from Focus on Energy and Wisconsin Public Service, that was the solar electric power that we decided to go with. Geothermal was ruled out along with solar hot water and wind energy. That helped us determine what kind of heating system we wanted to have. All those things have been discussed in some detail. This is the far extreme that I've come up with. I've got some other cost comparisons on some other projects. The Town of Rome in 2008 had bid out their facility at just over 28,000 s.f. and they were at \$165 per s.f. but that was with a lot of additions. The Kronenweitter facility was \$132 per s.f. and that was masonry construction. You've seen it, it's a little beyond our scope. It's a nice looking building with a lot of detail, it's wood with a wood roof structure. They had a lot of site work. On the other side, I've talked to some contractors who have lower costs. There's another project in Portage that was bid for the municipality with wage rates. It was 30,000 s.f. with 6,000 s.f. of offices, 24,000 s.f. of open space, that came in at \$55 per s.f. That was bid just this last spring. The open space included partition walls about 80' long and some bathrooms but it was all conditioned space. Those were the only cost comparable projects I have.

Pederson That's quite a discrepancy.

Grunwaldt It's quite a discrepancy. I would lean towards the lower end where I was at \$83 per s.f. with \$3 million.

Hucke How much s.f. do we have?

Grunwaldt 27,000 s.f. which does not include the area of this building, but the \$3 million in the cost estimates included this renovation. Bolt included this renovation but didn't include anything over in the existing maintenance area. I haven't had time to put together where we would be at. I certainly know that we are not at \$150 per s.f. To say that we are at \$3 million, I would say that would be a low estimate versus \$3.3 million. There's no contingencies factored into that, architectural/engineering fees. I had soil borings. There were some other soft costs that were not in there.

Holdridge Does everybody on the Building Committee agree with the design of the building? Is everybody on board with that?

(nodding of heads of committee members)

Holdridge Based on that design, what you come up with is about \$3 million?

Grunwaldt Yes.

Kluck What do we need to do to get a more solid figure?

Grunwaldt Bid it out.

Kranig That was my next question. Do we bid it out before we present this to the Board? Or do we present it to the Board and then bid it?

Kluck I think there's really two questions that have to be answered. One is that someone has to come up with a more accurate figure for the Town's people and the Board also on the new one. The second thing is to get the people back into the buildings and go and say what needs to be done in the various places and bring up that cost estimate for the old buildings, for the renovations. When we talked about the renovation cost down at the fire station, we were putting a two story addition on that fire department for \$400,000 to get the space we needed. I'm sure that's not feasible anymore because now I'm told we would need to have an elevator and I'm not sure about that.

Grunwaldt It depends, but I don't think so.

Kluck I think that's what we need to do. Somebody is going to say, "Well, what's it going to cost to fix everything versus what's it going to cost to build new?" Right now, we don't have either of those figures.

Pederson At the time we made those estimates, it was around \$700,000.

Bembenek That's a while back.

Pederson The question is whether those figures are current.

Hucke Also the cost was around \$1 million and now it's up to \$3 million and that's a whole different story.

Grunwaldt Given an opportunity, I could work with Bolt a little more on their number. I'm already looking at ½ million off of it. After thinking about it, you wouldn't want to bid it because you can't bid a project without the intent to build it.

Holdridge I would agree with that. You have to review the process. We don't know what the public thinks at all about this. I think I know what the people in this room think. Somebody has to come up with a realistic design. We met earlier on the budget and we talked about this. What do you put in the budget when you don't have any approval from the citizens? So it seems that you have to come up with the design and address all those questions. Dave mentioned some of them. Maybe that's a 2 or 3 page thing. You certainly don't want people to have to go back and read all the minutes. So you need to summarize it. There's the question, what if we don't do anything? What is this going to cost us if we have to remodel? What's the down side of that? Once you agree on that, it seems to me that you have to figure out how or what method you'll use to go out to the voters to get them to support that. There are a variety of ways to do that. Forthrightness I think is the best policy. We're small and we talk to each other. You'll need to have a bottom line figure. Then you can talk about the financing and the best way to do that. Maybe you have a plan going in. Here's how we think we can finance it based on our current budget. Most people will want to know that. Then I think you'd be ready to go. I would put a notice, Community Center/Town Hall/Fire Station. I see these as public buildings that belong to the citizens. They're paying for them. We occupy them because we have a function but it's also dependent upon the citizens. We wouldn't be here if it wasn't for the citizens. In our society, the government is the civilizing force. So why can't our citizens use our facilities? You can explore how communities do that but I don't know of anyone around here that call their town hall a community center. I just think that now when people are very conscious of taxes and utilization of functions, that would make for a realistic approach to it. Ultimately, you people recommend to the Board and the Town Board is going to be saddled with this. I find that if you put it together and make the realistic argument and say to the good citizen, "If we don't do something, here's what we've got. We've got to do something and here's what we think is the best alternative." It won't happen overnight but you've been at it a long time.

Grunwaldt I'm not sure if I'm speaking for the Building Committee or not, but basically what I'm hearing is going back and starting all over again. I think that the Building Committee had analyzed and made a decision quite a while ago that renovating was not going to be feasible and not meet their needs. So that's where we decided we're going to add on to this building. Even with adding on and renovating the existing fire station, you're still going to want to have a public area with a meeting room/community center. You're still going to want new offices, Pete still needs room. Just looking at it, I don't know how much you're going to gain. Inform the public and see how they feel about it. Are we going to put a cap on the project? Two million? One and a half million?

Holdridge I'm not saying anything you did isn't appropriate. All I'm saying is that somebody is going to ask the question, "Why do you people want to build this building?" You better be able to answer that. You probably have answers.

Grunwaldt We do.

Holdridge You went all through that. That needs to be condensed into something you can hand to them and that you've made your arguments. That's all I'm saying. If you say, "What is a Community

Center?” I’m not sure what that is. You’d need to have some security. If the Boy Scouts or Commission on Aging wants to use it, who knows what groups might want to use it. You need to figure out that system.

Grunwaldt We haven’t addressed or looked at it as a Community Center per se, however we have addressed all those type of security issues. So that’s all been done.

Holdridge That’s my thoughts about it. But that would be my concept of a community. Maybe this ought to be where they come together and coalesce. I assume we’ll vote out of here. Most of our functions here are local functions. We pick up the garbage, have fire protection, have elections, we plow the streets. Those are the things that people notice in their day to day lives that are funded by the property taxes.

Kranig Going back to what John was questioning the reason for this building, we sat down and we do have reasons for why we need it. We made a chart with what the needs are for the various departments. So that’s been hashed out and re-hashed.

Kluck I think giving the public the argument of why we decided to go this way, I think that is all done.

Bembenek We have that all taken care of.

Kluck I still think the thing is, they are going to ask, “How much is it going to cost and how is it going to affect me?” I know you’re close, but I don’t think we can stand up in front of them and say it’s going to be 3.4 million.

Grunwaldt Like I said, I had just received this information and didn’t have time to read it all out. It took me a little bit of by surprise when I saw it.

Bembenek Like Marilyn said, we went through all of that and we’ve got the boards right there with the different deficiencies of the fire department. The lack of space, security, we have all that down.

Holdridge It’s just a question of articulating some kind of form that you can communicate.

Wilz I think one thing has change significantly though. You guys put a lot of work down there with what sort of things might need to happen to the old fire house to get it operating. It was a number and the same thing was done over here. Then it was, “What’s it going to cost to do a unified building?” The first cost estimates were almost the same. Right? So it was a no-brainer, you didn’t have to defend your position at that point. Now we’ve gone from 1.2 up to 3 or 4 million. There’s a big difference between that. I think your comment about going back and getting a better handle on what’s it really going to cost the buildings separately is really important now because of the big difference in the cost. You moved in this direction based off the assumption that the cost for renovating versus building new were about the same. But now they’re not. That has changed significantly from the start of this.

Grunwaldt Those numbers were too low to begin with. They were guesses and they were low.

Wilz We understand that you were guessing.

Kluck Some of that stuff you can't actually do over there because of the septic system, etc. That's something that would need to be portrayed to people because where do you buy land? There's no land to buy to put a new septic.

Wilz I understand all that but I'm saying the strategy of why we moved in this direction has just been blown out of the water right now because we thought, if they were fairly close, why wouldn't you have a large nice new building and get a free one for cold storage. But now there appears to be a significant difference. We know those figures were your best guess at the time. That goes back to what John said, if this is what we need, then that's how we approach the voter. But if it fails, then what?

Syens If you look at your costs based on your original estimates, the original estimate to today's costs almost tripled. I don't like to use the word assume but looking at remodeling costs, would remodeling costs triple also? I don't have an answer to that question. I think before we can approach this thing, we need to have a solid answer to that particular question. What will remodeling costs be? Then you can compare apples to apples rather than something to nothing. We don't know. It's a shot in the dark on the remodeling. I'm confident you need to have accurate figures on the remodeling costs before we can go to the voters on it.

Grunwaldt It won't be apples to apples because we won't get the square footage that we want or need if we remodel the old fire station.

Syens I don't have a problem with that Todd, but we can bring that in, that we have so many square feet with remodeling which does not serve the purposes, would not be adequate for our needs at this cost, but that would give you a cost estimate per square foot which you could work from them projecting out to the total square footage. Now you have something to compare to.

Case Didn't we offer a complete remodel and addition option very early before Todd was helping you out? I believe those numbers were much lower than 3 million. I believe those numbers were not too far off the mark. My understanding is that those numbers did not include the purchase of the property just to the other side of the current fire station. I don't know what that purchase would cost but I don't believe it added so much on there to even bring it into the ballpark of where you're speaking of now. And that was with the addition of the fire department and with the addition on to this building. It was a different outlook on it, an early conversation we had at that time. I believe those numbers were accurate. There would be a percentage of increase but I don't think it would be even near what you are talking about now.

Pederson That was an estimate on the 3 additions; fire dept., garage and town hall for 1.276 million.

Case Even if that was low, which I don't think it was real low, but it's much different than where you're at now. That was all inclusive as far as giving you additions and remodeling, both.

Kranig After looking at what we talked about and what our needs are in this building and what we first talked about from Mr. Case's company, there's just a real big difference. We just went

with square footage. We didn't include a larger vault, we did not include a larger meeting room. There are so many things that have been incorporated into the new plan that weren't even considered when we first started this project. We just went with square footage and figured; well, we'll add on 70 feet that way and x number of feet that way, so that's where those numbers came from.

Pederson There were some things not included and some things that were added in the process.

Wilz Where did Stockton come in as far as square footage? I think their building is only 4 or 5 years old. These are 2 brand new buildings.

Pederson I believe it was \$55 and \$45.

Kranig Stockton had a huge amount of money from something to do with solid waste.

Holdridge Landfill compensation.

Wilz That's how they paid for the project. The total cost of the buildings I think Dave has.

Kluck I think it's important to realize, you could do that with Bancroft too. But how many citizens are in Bancroft and how many citizens are in Stockton? How many full-time employees do they have? I think you have how many residents in the Town of Hull?

Holdridge We've got 5,680 and 2,020 households.

Kluck I think you just have to be careful when you compare that. They're needs are not the same as ours.

Wilz I understand that but \$45 and \$55, and we've been out there and seen the building and the way it's been finished off, I don't want to say it's high end but there's some nice things about it.

Pederson The cost was \$1.1 for the 2 buildings.

Grunwaldt I've got the breakdown based on our last meeting. Fire dept. was \$50 per s.f. and the office/hall was \$70 per s.f. I feel pretty comfortable with the numbers I used. Some of that was based upon Jackson's cost estimates, increasing for wage rates, the square footage increased, finished office space increase. I was feeling uneasy, Dave, you remember at that last meeting. I have this \$150 per square foot which I can already say there are some major discrepancies in that. But still you're looking at 3 million dollars.

Pederson Were their estimates based on the steel construction?

Grunwaldt They used some comparable projects for square footage and some of their own cost estimating. I can validate some of my own costs just from my own consultants with the heating and the plumbing for example. That fits right into where their square footage costs were.

Pederson What's included in site work?

Grunwaldt Clearing and grubbing, preparing base, new asphalt. I had Dave do an estimate if you want an estimate. He had \$225,000 then some miscellaneous contingency and some construction engineering which brought it up to \$260,000. It was erosion control, clearing, grubbing, common excavation at \$57,000, culvert pipe, base aggregate dense ¼" base, 4" concrete sidewalk, asphalt, topsoil, fertilizer, seed, mulch and pavement marking.

Pederson I think when we discussed the lawn work, that could be handled in-house so that might even be a little high.

Grunwaldt I had \$250,000 in my estimate. We talked about landscaping and things I thought we could do in-house. Dave based those quantities off the site plan I had presented.

Pederson Was a new well included in there?

Grunwaldt I don't think so.

Pederson Not in that, but in the \$3 million?

Grunwaldt I'm sure I don't have it broken down that far.

Bembenek We discussed that, about the well.

Pederson We wouldn't be going over the old one. And we would need more capacity.

6) Determine the next step and the role the committee will play in moving forward.

Pederson I'd like to look at what our next step would be. I think Mark's comment about getting firmer figures would be one of the steps that we need to take.

Holdridge I think developing the arguments into some sort of succinct readable fashion is a big step. The questions about the difference between remodeling and constructing. Why at this time in history do you have to build a building? What's the driving force? That could be a number of factors.

Grunwaldt We have most of those on the boards back here. We've been reviewing and working on them.

Holdridge It's probably all there.

Bembenek I think it is all there.

Holdridge But somebody has to pull all that stuff together and make it into a coherent argument. That is what you need to convince not only everyone in this room but the citizens out there. Here's why we need to do this.

Grunwaldt It was my understanding that we were going to be taking the cost to the full Board and they were going to determine how that was going to be approached or accomplished. Do we prepare this for an informational meeting with the intent of it going to a referendum? Or are there some other ways you want to pursue in getting this information out to the residents.

Kranig We talked about possibly having those display boards put up for the upcoming Nov. election at the Fire Station. Nobody will be standing there explaining stuff but at least let people see what is going on, what we're thinking about. We had 1,100 voters the last election. That's 1,100 people we could reach. We're never going to get 1,100 people to come to a meeting or to this building to check out what's going on. I think we could reach a lot of people just by having that information available. If they want to take the time to read it, fine, if they don't, that's up to them. But at least they would know something is happening or possibly going to happen.

Kluck Can you display that stuff during voting?

Kranig I would think we could put it in the registration area. We put out our annual report during elections in April.

Pederson It's an opportunity you could use.

Kranig There's all that stuff that's on the bulletin boards at the Fire Dept., we don't take them down or cover it up. That is all information that's available for people.

Kluck Todd, how long would it take you to come up with a more precise figure?

Grunwaldt I don't know that I would get a precise figure. The only person I'm working with right now is Bolt. I was hoping to have another one that would have been scrutinized pretty closely. I'm in conversation with a person over at Bolt and I don't think it will take that long to discuss the discrepancies that I've seen.

Kluck I don't think the Board can do any financing checking without some kind of a base figure, right? You could take 3.4 million and start from there and then adjust it after Todd finds out. Is that a possibility?

Holdridge Todd, I think you have to come up with some fairly firm figures. I don't know how you get them, that's your area. People are going to ask those questions and if we have figures in there, we've got people that work in construction and build their own homes and you need to be prepared to defend those. I don't know how you get them but I agree with Mark, you need some fairly firm figures and whatever are your best assumptions based on today's labor costs, materials, etc. Then you've got the design for the building.

Kluck If that's nothing more than \$75 - \$90 per square foot, so be it, but at least that's something to work with. Right now you're at \$150 all the way down to \$55 per s.f.

Grunwaldt \$55 is based on Stockton.

Kranig How did other municipalities come to this conclusion? How did they go about getting a firm cost estimate?

Grunwaldt Typically they would do it through their architect which I've kind of done. But in today's market, I just questioned it and I was trying to get another estimate.

Kluck Don't get me wrong, I think what you're doing is great, but there has to be that range in there where you say \$75 or \$85 per s.f. and 3.4 million give or take.

Grunwaldt I think I can do that with the numbers I've got.

Kluck If you can do that and get it to the Board, they can take it, however you would do that, I don't know.

Pederson We would look at the impact on the taxes and for how long. That's what they're going to want to know.

Kluck That's what they'll want, that'll be the bottom line.

Wilz I think this figure, he needs to be comfortable with it and it needs to include all the ancillary and soft costs you've talked about. We've got to know this is as big as the number is going to get. We'll need to be able to defend that when people ask questions about that. The last thing you want is for the citizens to approve it and the figure changes.

Holdridge I think you can qualify it. This is our best estimate, we've reviewed other building costs and here is what we think. Somebody might say, "well, you're wrong". But we can say it's our best estimate. This is an art not a science in what you're trying to do here. But Dave is right. You've got to narrow this down and decide what kind of building it is. The positive aspect is that we have very little debt in the Town of Hull but what does that interest and principal on a annual payment, how will that affect the taxpayer?

Wilz Back when Jackson was involved with his best guesstimate and new s.f., I know the building has been expanded since then, if we assume we can renovate 2 buildings, just pick a number like 1.5 million. Is there a way you get what you need by renovating that building if we could buy land for expanding?

Kluck I would say no. When Jackson was out there, I don't think we sat down and discussed it in enough detail to get all the information that I would like to have gotten to him. It just didn't happen.

Wilz With numbers so close, you figured you could get a big building for the same cost.

Kranig I feel the same way with the municipal building. We didn't get into exactly what we needed. We just said we'd add on so many s.f. but we didn't say we're going to put all those files that are stored in the truck bay...where were we going to store those? That's a poor place to store those.

Kluck I didn't get into enough detail with him. I want 7' between the trucks. Maybe what he was designing was 3'. That's what we have now and that's a problem. It's a safety issue. I just don't think there's the property over there to do a proper job. We'd end up cutting things.

Wilz I'm trying to answer the question of probably 50% of the people that will show up for a public meeting. "Why don't you just fix what you've got?" Then what's your answer? "We don't think we can. We don't want to." You've got to have a strategy from that point to answer that question, now that we've seen the prices are no longer the same. Before there wasn't a difference but with one you got a bigger and better building so why wouldn't you do that. That was an easy position to defend.

Kluck You have everything from the pie shape of the property that you can get into.

Wilz That's the strategy. We can't do there what we need to do, so then you go with your best plan which is what you've been working on.

Kluck We had ruled that out some time ago. But eventually we'll have to defend that. I for one don't have a problem. I think we have some pretty good bullet points set up for safety arguments.

Grunwaldt We didn't present anything to say that the property was not conducive to meet our needs.

Kranig We talked about it.

Grunwaldt I don't know that it got on the boards.

Fritsche I don't think it got on the boards as a bullet point. But we did talk about.

Wilz The reason why you moved this way was because the costs were the same and you would get a bigger better building so why wouldn't you. You didn't have to defend it.

Kluck Right. The bullet points that are listed there, what I've done, for every bullet point for the fire department, I've done and A, B, C, D, E, F, and gone into what you're talking about. More detail as to why or what the thought or reasoning is behind it.

Grunwaldt We've tried to keep this as simple as possible.

Kluck But those questions will come up.

Wilz I was at the meeting where you presented your figures. Jackson was involved and then you had an estimate of the s.f. to add on and they were very close to each other. So why would you try to fix the buildings when you couldn't even make it right, when you could get a brand new building for a similar cost. That's real easy to explain to the voters, but you can't say that anymore.

Kluck Like Dave and Marilyn said, there were things added that we had not thought about back then such as this community type center that has the possibility of being rented out.

Kranig When we first talked about this, we talked about more space and did not consider safety concerns. There were several things that were just not addressed. We were just adding square footage, that was it. It was painting, putting a new roof on, putting new windows in, it was the very basic things that needed to be done here. But it still would not have taken care of the needs we have.

Fritsche Back then, when it was so close, we didn't dwell on the remodeling and fixing up. This goes back to Mark's comment about getting current numbers on remodeling to help justify what we're doing.

Kranig So are you saying we have to go back to square one again?

Fritsche No. I just say we take and look at those numbers and say are those still good numbers? If you say inflation made them go up 10%, then add 10% to them. I'm not saying go back and re-itemize everything. No, we've gone too far for that. But the first meeting was in April of 2008 and information that was available in fall of 2008 is not valid information for here at the end of 2010. I think it deserves a look at. To say between these two time points, there's been this much inflation and so let's increase those numbers by that amount.

Pederson In looking at that, we also needed to increase the square footage and orientation of that building to make it work and that's what added to the cost.

Wilz As you put this package together to present to the public, all you need to do is ask yourself what the public will ask and you'll need to have the answers. One of the questions will be, "Why are you doing this? You've got 2 buildings. Why don't you just fix what you have? What would that cost? Why wouldn't that work?" You need to freshen things a little bit so you can defend them.

Fritsche I fully believe this is the best route to go for the Town. With that said, what we need to do as far as going back is to make sure we have all of our justifications in order so we can answer those questions.

Amman Isn't that what those display boards really do?

Wilz Not from a cost standpoint.

Grunwaldt I can do that though. I can take that and go back to the drawings and generalize on the cost and square footages and do a cost or square footage comparison, however you want to look at it to show where you're deficient over on that site, because you're limited on land.

Pederson Those original comparisons didn't include a wash bay, etc.

Kluck You can't get the length of the bays on it. It doesn't fit.

Grunwaldt I didn't compare it but probably not with what we'd end up with up here.

Kluck The question came up about if we could back in fire trucks. Why should we give up something we have now where we can drive through. It defeats the purpose.

Fritsche That's another safety issue too. A drive-through is much safer than backing trucks in.

Kluck I don't think that building, structurally, could take a reconfiguration of north south bays.

Grunwaldt No, not in the existing building. Jackson had a plan showing an addition where you had that orientation. I don't know how that compares to this. Then you'd have to maneuver the fire truck around there.

Kluck Nothing against Jackson, but we've made a lot of additions to what we had originally discussed and added more detail. The big question is how much time do you need to put all this together so we can bring it back to the Board?

Pederson We should schedule another special Board meeting.

Brilowski I think about the phone calls I receive and I think we need to point out the major bullet points and why we need them. I feel you need to have a solid of a cost as you can. I think we need to have a financial plan because in December, my first phone calls are, "Where are my taxes?" and in January my phone calls are, "Why are my taxes what they are?" So when I get that phone call, they want to know how this is going to affect their pocketbook. We, the office staff, want to be able to answer that. When we're promoting this, I'm super in favor of the community center idea. This building is not just for the 10 or 12 people that work here, this is for the people of the Town of Hull. The way this (*new plan*) is set up, we have the entrance, the hallway with bathrooms and a nice big room. The only thing I would change is to maybe make the kitchen area a bit bigger so that we can offer this to people. I get calls quite often asking if we can rent our room out or if they can use our facility because there aren't enough in the area. Jordan Park is booked every weekend and during the week. It could be a real simple procedure. We could present this to the community that this is not just ours, but this is all of ours. This is a place that can be utilized by all the people. For security, we can set it up just like the parks do (Jordan) as far as utilizing the room. If you present this to the community that this is for all of us, I think that is a selling point. At the same time, in today's economy, and I'm very sensitive to that, there are over 5,000 people using foodservices, Operation Bootstrap, Share. There are people and kids that don't eat on the weekends; they need the foodservices at school. We have to be very sensitive to that and we have to let these people know how it's going to affect them because if they can't buy groceries, they're not voting for this. Am I being overdramatic? No. I know that for a fact, that there are that many people who are in need now. It seems like every month somebody is losing their home because they are out of work. I want to make a point that we really want to have a financial plan. Maybe tell them that we can pay for this and somehow not affect the taxes a lot, I don't know that. But you have to be much more specific and just tell it like it is.

Hucke On that 3.5 million, what's it going to cost us? We don't even know that answer.

Wilz If you take 3.95 million which is about the biggest number and you divide that by 2,020 households, that's \$1,955 per average household in the Town of Hull. Now we're at a mil rate right now in the Town of Hull of \$2.52. Out of my \$2,000 tax bill last year that I paid in, \$312 went to the Town of Hull; \$1,700 went to Portage County, the rest to Stevens Point School District and Voc –

Tech. System. If I take that \$1,955 without any interest payments and say we're going to pay that off over 15 years and we get this money interest free, that's \$130 per year per household. Remember, I just paid \$312 for my whole Town of Hull portion of taxes. That's a 41% increase in my Town of Hull taxes at zero percent for 15 years. That isn't going to sell.

Brilowski Not only that, Portage County is going up. Last year I got callers yelling at me because taxes went up and that had to do with the school district. It had nothing to do with us. We were even. So we won't be the only ones. Portage County and the Voc-Tech System are going up.

Wilz I don't think you worry about that right now. I think we get some hard numbers on 2.5, 3 and 3.5 and so on at various interest rates and what that would do to our mil-rate. I don't know where our assessed value is right now, because I haven't been involved in the budget process, but that's the other way you can back into it. Using the assessed value. Because that's how you really run the mil-rate anyway. I'm just doing simple math. If you say would the average person ask for \$1,955 to be added onto their tax bill over a 15 year period, that doesn't sound like a lot. But when you compare it to what they're already paying, it's significant. Barb knows better than anybody, people don't look at their tax bill. All they know is that it went up and she's the one that gets the phone calls and then we're the ones that get the phone calls and we have to explain how the tax system works. Our total budget is 1.7 million and the levy is about 900,000.

Pederson I think it's less than a million.

Wilz \$900,000 of income comes into the Town of Hull directly from taxpayers through their Town of Hull tax. The rest of the budget comes through shared revenues from the State and County. We spend 1.6 or 1.7 with State aides. That's not a big budget. Two meetings ago we were still at the 2 million dollar rate and then it went to 2.9 and now it's gone to 3.9 and wow. I wasn't too concerned at 1 million, 1.5 million, even up to 2 million, I figured we could get creative and use some reserve or whatever.

Grunwaldt Back in February, there was a cost estimate that was presented that looked at a building that was 2.6 million.

Pederson Then there were add-ons, the exhaust system.

Grunwaldt We've been exploring everything else, alternative energy things, heating systems.

Bembenek Then we had 2.9 million.

Kluck But that didn't include any of the heating systems yet.

Wilz I'm not saying we take a different strategy, I'm just saying these costs have exploded in these last couple of meetings, more than we all imagined.

Hucke You hit it on the head when you said it could cost an extra \$100 or so, people just aren't going to go for that. There's no way.

Kluck I was kind of negative about how people were going to perceive it but over the last 2 months, I've been pretty surprised. We've had people that called at the open house and said that we've got to get out of here whatever it takes. We had a guy call the other day and he said "Oh by the way, where are you guys with that building?" and I said we're working through the process; we're getting down to the final numbers. "I don't care what it is, you've got to get that thing done, this is ridiculous. This Town has more people and we need better facilities." I was surprised.

Wilz Without information, they're generally saying that to me too. But all my neighbors say, "You've got to move forward, but what's it going to do to my taxes?" And if I say, not a problem, it's going to increase by 41%, I pretty much know what they'll say. I'm just playing with numbers right now. We have to run these in a more elaborate way, but I'm just doing simple math.

Grunwaldt That's great information. That's information we asked for a couple of months ago and John put a kibosh on it. Janet was going to look into that and take a figure like 2 million and what that was going to cost to the taxpayer. He sat in on the meeting and said we'd worry about that later.

Kluck You're idea about taking 3.5 million and doing that and getting something started would save us a lot of time.

Wilz I've got connections with bankers and we can make some assumptions at 3.5 million at 4% with 10 year, 15 year, 20 or 30 year payback. I'm suggesting 15 or 20 because you need to have it paid for because you have to start replacing things after 15 or 20 years.

Kluck Well we haven't done that here.

Grunwaldt Don't exceed 4% because you can get 4% from the government.

Pederson State money. So far on our projects, we've been able to borrow cheaper on our projects locally than we can from the State.

Amman Is there some merit in presenting this information 2 weeks from now, regardless if you have all these other figures or not, to just allow it to be there when we have the elections? What Marilyn says is really true.

Fritsche We put those up at the open house for the fire dept. and we had a lot of people make comments on them. We had several people that asked questions. A lot of them, just like Marilyn said, walked by and looked at it and walked on. But I think it's a good idea to have it up there for everyone to see.

Grunwaldt Would you have costs associated with it?

Wilz No, it's for an awareness of what we're working on. That we're looking at this as an option. This is work in process.

Grunwaldt But you'd put the floor plan up?

Fritsche Yes, that's what we had up at the fire dept. open house.

Kluck We told the guys, if anyone questioned anything, have Mark or I talk to them.

Fritsche We had a meeting with the firefighters ahead of time and said if anyone is asking questions, come get one of the 2 of us.

Pederson The Town of Hull, in terms of ability to pay, according to the last census, we don't qualify for grants because of it, however our new census might change things but we have to remember that we do have many people in our Town that are able to handle these additional costs without a problem. But we do have a range of income and for some, as Barb is saying, it will be a real hardship.

Bembenek That is where if we could get 4%, we can borrow, but we can't get any grants, right?

Kluck We have to keep our ears open to stimulus money.

Grunwaldt Is it fair to say that as the example given of \$1,900 per household, isn't that going to fluctuate to average \$1,900?

Wilz Yes, that's an average. If you have a \$500,000 property, you would pay more. The average in the Town is about \$122,000. It's based off of your assessed value.

Pederson So it would be that amount per \$100,000.

Wilz The reason I used my house as an example, because when John and I were doing something that looked at what the average assessed value for a home in Portage County was and the Town of Hull / Stevens Point and mine happened to be within \$500. That's why I look at mine as an average. This is not actually accurate, I'm just playing with numbers to get an idea.

Kluck Dave, would you be willing to contact some of your banker friends?

Wilz I'll get a spreadsheet made, a matrix.

Kluck In the meantime, try to pin it down a little bit for us, square footage.

Kranig Even if you could get somebody else to give us a quote. So we have something to compare, rather than just one company.

Grunwaldt I was afraid to ask Jackson to do that. I know he's thinking it. The local people are a little skittish of putting something together, smaller builders. It's hard for me to approach people unless they feel they have something to gain because they'd have a lot of time and effort to put into it. You can see the spread from Kronenweitter down to Stockton.

Case It would take my company 3 weeks with a guy working on it full time to get even something close. It's a really big investment for a company to put in. That's not counting the time the subcontractors like electricians, plumbers, etc. would have to do.

Kluck What would you recommend then? Would you recommend a cap limit on it like 3.4 and working back from that?

Case How would you put a cap limit on it? You have a needs based plan.

Kluck How do you tell Barb Brilowski's home that the cost is going to be what? How do you tell her that, \$55 to \$150? I wouldn't accept that.

Case Typically this works through the architect to go through the process as he's paid by the client to come up with some hard numbers. As an architect, I know these numbers are as hard as you can get but there's a pretty good percentage of leeway from the architect because he's not a builder.

Kluck But would a range of \$75 - \$85 per s.f., is that something we should expect to be able to get?

Grunwaldt Normally I would say yes.

Case The numbers we put together for that work that we did earlier, I'm not saying that's justifiable because of all of the detail that was not included in it, but those numbers, I bet we could build it today for the same numbers we gave you in the fall of 2008. Steel costs, especially for this fall, aren't up, concrete numbers, I can get lower now. We just did a project down in Plainfield and I was paying \$73 a cubic yard of concrete. That's the lowest I've seen it in a long time. There are a lot of very low prices because suppliers are looking to make deals right now.

Kluck All the more reason to get moving.

Case You've got the good prices and it's going to be extremely competitive as soon as you get this thing on the market for somebody to bid.

Fritsche I don't think we should cap anything on there. We refine the numbers and get them as close in a range as we can get them in and say this is what it is. If we put a cap on there and it comes in higher than the cap, people are going to say to cut this and that out and once you cut out enough, you're going to say wait a minute, maybe we can renovate the old buildings for cheaper for the same price. I feel this is the right way to go, as a member of the Building Committee. For the Town, I feel we should pursue it in that fashion. Do our homework to justify it. Do our homework to show the needs.

Bembenek And go forward.

Grunwaldt Comparing Jackson's company to a Myron or a Bolt, they've got general conditions of over \$400,000. There's probably more markup in a large company than there's going to be in a smaller company so some of these local companies are going to be lower than these big national companies are going to bid. We're getting numbers from a national company.

Fritsche I think you are on the high end of the spectrum with that company and estimate.

Grunwaldt What I would like to do is to work with them a little bit to bring it down to a point where I can say, I want to stick by my number and give it a range up. That would give some numbers for Dave to work with.

Pederson A number you are comfortable with.

Kluck But Dave could still go ahead.

Wilz I just do a range from 2.5 to 4 million at 250,000 increments.

Kluck So how much time do you need?

Grunwaldt It depends upon the availability of this guy over at Bolt. I would assume I could have something in a week.

Kluck So if we set another meeting for November 3rd, which would be the day after the elections.

Brilowski No, we are going to be very busy here.

Hucke Jackson, do you agree with that? With Bolt being higher?

Case If I can't compete against Bolt, I've got big problems.

Grunwaldt I don't know how small you can go, you still have to be bonded for the job. So that would eliminate some of the people.

Case If you don't have 40 people bidding on a project like this, something is wrong. Right now, you could get people from out of state as far away as Washington. There's a project that was bid that was just about a year ago and there were 45 general contractors and of those 45 there were ½ dozen from out of state. Seattle, Washington contractors bidding it and it was just unbelievable. That's the economy we're in right now. People in the trades right now don't have any work and they'll do anything to get it and go anywhere.

Brilowski Dave and Todd, have you been receiving any phone calls? We've been getting phone calls here and I've been sending them to Dave or Todd.

Grunwaldt No, unless Phil didn't mention anything to me.

Pederson I got a call from the gentleman from Bolt that I referred to Todd but that's it.

Brilowski We're getting calls from architects, builders, that type of thing. They must have seen the information in the paper.

Kluck So are we.

Grunwaldt There's organizations that supply that kind of information.

Pederson We're going to continue to look for grants from wherever.

Kranig Did John contact Julie Lassa and Mr. Molepske?

Kluck They still say stimulus money is coming next year. If it's like for last time, it's got to be a ground-ready project. There was only one fire department somewhere around Madison that got \$2 million out of it.

Grunwaldt We're not going to meet the qualifications for it though.

Fritsche This was economic stimulus money. The grant thing is different.

Kluck They put out \$200 million nationwide to fire departments that are ground-ready, to break ground, shovel-ready. The Town of Madison was ready and they got \$2 million.

Grunwaldt It would be interesting to find what is "ready".

Case My understanding of it was that you had plans that are ready for at least approval. It's a timing issue. They had already started this project way ahead of time and they were at a point where it was considered shovel ready.

Grunwaldt It just happened to fall in their favor.

Kluck Right, it was just timing.

7) Set next meeting date. *Tuesday, November 16, 4:30 p.m. There was some discussion that this meeting would include the Board as there should be some solid figures to present.*

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

Respectfully submitted,

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