



Columbia County Ad Hoc Building Committee Minutes July 12, 2017

Members present: Kirk Konkel, Andy Ross, Teresa Sumnicht, Fred C. Teitgen, Mike Weyh

Ex officio members present: Mary Cupery, Vern E. Gove

Also in attendance during all or portions of the meeting: Dan Drew, Jim Foley, Barry Pufahl, John Hartman, Sue Moll, Shonna Neary, Joe Ruf, Judge Voigt, Cory Wiegel, Dawn Woodard; Tanner Davis, Steve Klaven (Findorff); Ron Locast (Potter Lawson); Attorney Mark Hazelbaker; Lyn Jerde (Portage Daily Register)

The meeting of the Ad Hoc Building Committee was called to order by Chair Konkel at 1:00 p.m. The meeting was properly noticed as required by the Wisconsin Open Meetings Law. The meeting was held at the Administration Building, Meeting Room 115, 112 E. Edgewater Street, Portage, WI.

Approve Agenda

Motion by Teitgen to approve the agenda as published. Second by Ross. Motion carried.

Approve Minutes

Motion by Sumnicht to approve the June 22, 2017 minutes of the Ad Hoc Building Committee. Second by Teitgen. Motion carried.

Vouchers/Expenditure Reports

Motion by Weyh to approve the Capital Projects Expenditure Report for 6/16/17-7/5/17. Second by Teitgen. Motion carried.

The Summary of Building Projects-Phase I/II/III-Owner Costs Through July 5, 2017 was reviewed. Neary stated the project is estimated to be over by \$563,583 based on projected costs. If necessary, the Committee will need to determine where to transfer funding or request additional borrowing.

The Administration and Health and Human Services Owner Contingency Tracking Report tracked by Findorff was also distributed by email to committee members.

Confer with Attorney Mark Hazelbaker Concerning Columbia County Case No. 16 CV 138 and Land Acquisition for Courthouse Remodeling Project

Motion by Ross to go into closed session pursuant to Wis. Stats. Section 19.85(1)(g), Conferring with legal counsel for the governmental body who is rendering oral or written advice concerning strategy to be adopted by the body with respect to litigation in which it is or is likely to become involved [Confer with Attorney Mark Hazelbaker concerning Columbia County Case No. 16 CV 138]; and to Wisconsin State Statutes Section 19.85(1)(e), Deliberating or negotiating the purchasing of public properties, the investing of public funds, or conducting other specified public business, whenever competitive or bargaining reasons require a closed session [Land Acquisition for Courthouse Remodeling Project]. The Committee will return to open session. Second by Teitgen. Roll call vote was unanimous. The Ad

Hoc Building Committee went into closed session at 1:07 p.m. with Cupery, Drew, Foley, Gove, Konkell, Pufahl, Ross, Sumnicht, Teitgen, Weyh, Hazelbaker, Moll, Neary, and Ruf attending.

Motion by Teitgen to return to open session. Second by Weyh. Motion carried. The Ad Hoc Building Committee returned to open session at 1:56 p.m.

Update on Moves and Moving

Konkel reported the courthouse offices were relocated to the Health and Human Services building. Judge Voigt commented the move went "shockingly good". Weigel stated all remaining furniture should be out of the Courthouse by this Friday. He also stated services with Coakley, the moving company, ended today.

Update on DHIA/Shop Building

Konkel stated DHIA has moved to the new DHIA/Shop building. Wiegel is waiting for garage door openers, otherwise, the building is done. He mentioned the parking is too tight for large vehicles to maneuver and suggested angle parking. Wiegel will look into the costs to restripe the parking lot.

Administration and Health and Human Services Update

Davis gave an update on the Administration and Health and Human Services buildings. The landscaping will be finalized when the soil has dried out; most of the punch list items have been completed.

Courthouse Update: Abatement and Demolition

Davis stated the demolition started in the Courthouse, with major demolition to begin on Monday. They just received word the demolition permit was approved by the Wisconsin Department of Natural Resources.

Administration, Health and Human Services Punch List Items (architect compiled list)

Locast distributed a list of owner requested additional items for consideration. The Committee reviewed each item with the following recommendations:

Owner Requested Additional Items:

- Add garbage disposal – Remove from list.
- Add light switch for room lights. Switch at bottom stairs – Get cost estimate.
- Change light fixtures to 2x4 lights – Cost of \$1,600 – Approved. Proceed with replacement of light fixtures.
- Request to add outlet – Get cost estimate.
- Add phone jack in vault – Get cost estimate.
- Mail drop slot at front counter – Remove from list.
- Add pull out shelf at front counter for DNR printer – Get cost estimate.
- Add pull out shelf at front counter/marriage station for printer – Get cost estimate.
- Add controlled access to door 127A – Cost of \$3,500; Approved. Proceed with the controlled access addition.
- Request to shift worktable/island for more clearance at copier – Remove from list.
- Add window to door 122A – Previously approved. In process to be completed.
- Change out sink for a deeper sink to wash/fill large coffee pots – Removed from list.
- Change out faucet to accommodate large coffee pots – Cost of \$400, includes installation (less if Building & Grounds does the installation). Approved. Proceed with changing the faucet.
- Relocate light fixture or flip fixture/lens – Resolved. Completed at no additional cost.

- One existing file cabinet does not fit. Request to add base cabinet – Resolved.
- Light switch needed for Hall 230 & 231 to switch on at night – Get cost estimate.
- Relocate bulletin board and AED box to allow for mural – Get cost estimate. Could be moved to opposite wall.
- Sprinkler head in kid’s cubbie – Resolved. A detention grade cover was added.
- Change full height wall to partial height between workstations and file storage system – Remove from list. No changes to be made.

The remaining items will be considered at the next meeting when cost estimates are received.

Courthouse: Security Revision and Cost; Revising Chiller and Costs; Updated Internal Design

Davis reported the security revision costs are estimated at \$11,726, which includes wiring to monitors, data feeds, additional framing, partition, materials, painting, counters and cabinets. It does not include the cost of the 3 additional monitors and CPU which Hartman estimated to be an additional \$3,000. Pufahl will contact the Sheriff’s Department to gather more details on duplication of services and staffing.

Locast shared Courthouse designs at the Judiciary Committee meeting held earlier in the week. At the meeting a request was made to consider an opaque secure fence instead of the planned open ornamental secure fence for the Courthouse secure parking lot. Locast distributed photo samples of fencing options for review. He was directed to obtain costs on the opaque fencing, and present them at the next meeting, before a decision is made.

Davis stated the cost of upgrading the chiller from 90 ton to 120 ton (to match cooler), would be an additional \$29,000.

Motion by Teitgen to upgrade the chiller from 90 ton to 120 ton capacity at an additional cost of \$29,000. Second by Weyh. Motion carried.

Set Next Meeting

The next meeting will be held on July 26 at 1 p.m., in Meeting Room #115 at the Administration building.

Motion by Teitgen to adjourn the meeting. Second by Ross. The meeting adjourned 3:05 p.m.

Respectfully Submitted,



Mike Weyh
Ad Hoc Building Committee Secretary