

# MINUTES – HULL BUILDING COMMITTEE

**Monday, May 17, 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, Monday, May 17, 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, Co-Chair Melvin Bembenek, Marilynn Kranig, Fire Chief Mark Kluck, Road Foreman Pete Kaminski, Assistant Fire Chief Mark Fritsche, Owner Representative-Todd Grunwaldt, Building Committee Secretary Patty Amman.

Others Present: Phil DiSalvo, Dale Bembenek, Janet Wolle

Absent: citizen member - Lance Reeve, citizen member - Alan Hucke, citizen member - Ted Stoltz.

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

Dale Bembenek From the last meeting, was that just an idea that you were talking about, having a facility that could be rented out for parties? Was that a serious idea or just something you were thinking about?

Pederson Some board members have expressed an interest in it. I know this committee early on took the position that we weren't looking at designing it that way. A lot of townships throughout the state do that. They open it up to citizens to use the facility for an event.

Kluck Most of them charge a fee for that so they are actually making back money.

Pederson Right, or if it is a non-fee arrangement, then a deposit is required to make sure it's clean.

Dale B. In thinking about that, it seems that you would be opening up another can of worms. If there is a party, if there is alcohol, it might get out of hand. You'd have to have somebody here to open and close the place up. Then you throw in some kids running all over who knows where, with the sand piles and granite back there. I think you should just stick to the government, fire department and leave the parties to somebody else.

Pederson Good point. Although I do know the fire department allows that facility to be used for boy scouts and some other organizations as well.

Dale B. With the boy scouts, maybe there is more control, but with parties and possibly alcohol, who knows what could happen. That's my personal opinion.

Pederson I appreciate that and it's a point well taken. I would be concerned about those things also. But I do know these organizations sometimes have a hard time finding a place to meet, especially if they are an organization without a lot of resources. Personally, I think that as a public facility, we should be able to open it up to citizen needs such as that. The party end of it is another issue.

Wolle *(Too far away to hear much of what she said.)* The other day I took a call from the Feingold office regarding use of our hall and I asked for how many. They said 100. We aren't set up for that so I was glad I asked about that.

Pederson That is the kind of thing I envision it being available for, to make government open for the people.

Kluck Maybe the decision for opening it up for party use would be a decision to make further down the road. Not right now.

Mel Bembenek Yes that could be separate, let the board decide.

Wolle But put the plan together because if we don't think about it now and plan ahead...

Bembenek Right.

Pederson I know when the discussion came up, it centered on how much of a food serving facility should we put into the plan and whether or not it is something we should consider.

Grunwaldt We'll talk about that too.

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

**4) Approval of minutes of May 3, 2010.** *A motion was made by Marilyn Kranig to approve minutes, seconded by Mel Bembenek. Motion passed.*

**5) Report by architect of revisions and refinements to building plan/renovation and discussion of report.**

Pederson We're here to look at the revisions we talked about so the floor is yours.

Grunwaldt We had our meeting Monday with Mark and Mark over at the fire department and we met with the Town Hall people Wednesday and again on Friday. We have some changes, issues and concerns. I'd like to start with the office area. A lot of this we will have to go over with the individuals again. I'll present what we did and what we need to discuss yet. There are some conflicting issues that I would like to get on the table to discuss and open up with the fire department, maintenance and some issues with the Town Hall people. We show this area here being opened up (*the existing hall*). We've got it down to two doors and we decided with Pete to use some of the existing construction. This is their bathroom, parts room and tool room, his office here; we retained that for tools, put a door through here and a hallway, trying to use the two offices here. Take the vault and convert a portion of it into a bathroom. We would demolish the existing bathrooms. We'd have two doors here and store equipment

in here. That's the major thing that's happening with the space on Pete's end with maintenance. We did put a hallway in. Barb was fine with her coming over to Pete's office as long as she didn't have to go outside. So she is totally fine with this arrangement. My engineers were here last Tuesday and we went through the building. We had talked about putting a combined emergency generator here. It was suggested that if we put them in, that we would put in two small ones. One down on this end, put them outside, and another one down by the fire department. We had this space here for mechanical. As it turns out for the office staff, they had wanted to hold onto this vault to store old documents, but I talked them into giving that up to make it work better for Pete. We could make a secondary secured area in our new central filing room. So that is what this is here. We took the other half of it to give to Pete for additional tool space for signs or whatever. If he will have the old fire station for cold storage, he will make use of it. If he has full use of that building, he'll have plenty of room for what he wants to do. One thing that he would be missing yet is some type of a hoist if that would be possible. We don't know what the possibilities would be for that yet. That would be to lift his snow plow blade up and attach it to the truck.

Phil D. He said that the way he is doing it now, he is concerned about safety issues, the chain snapping and the blade ending up on someone's foot. He would like to find a safer way to go about that.

Pederson This would be as opposed to a pit?

Grunwaldt A pit also.

Pederson I would suggest a floor or pallet hoist or something like that. It's to put the plows on the big trucks?

Grunwaldt Yes, there may be some other uses too.

Bembenek Yes, I'm sure.

Grunwaldt We have the height, but out here, we can't just put a beam along here and he doesn't want any posts anywhere (*for support*).

Pederson He's talking about a chain hoist.

Grunwaldt I said I would talk to my engineer about it, which I haven't yet, or we could double up something across here. I will look into that and see how feasible that might be. At the back end, the north end of the fire dept, in that bay is a shorter span, maybe work out some kind of hoist in there. We'll look at that too. We changed this area, based on our conversations. Just rearranging space. We talked about this front area and having a counter across here with two stations. I think it's getting to the idea of what we talked about the other day. This would be an opening or doorway coming into here, conference back here, Janet would be here and Barb would be here. The assessor, chairman, treasurer offices with some more storage here. Water closets, break room. The break room being smaller. One conflict that we are identifying is we're trying to double up on uses of rooms. The break room is probably not going to work. The maintenance guys come in with their muddy boots and walk to the break room which, unless they take their boots off, that would be a long way to walk and clean up after.

So what we did was to take one of these existing offices and make it into a break room and reuse these spaces.

Pederson Are you demolishing the bathroom out there?

Grunwaldt Yes. They want a urinal. The shower they do use.

Bembenek Isn't a shower required? Don't you have to have one?

Grunwaldt No. Not necessarily. If we had hazards uses, you would need to have an eyewash station but not a shower. They do utilize the shower. The break room might get even a little smaller, we don't know yet. There is a relationship here where Janet wants to be able to cover for Barb through a window in here, if that works. We'll work out some of the little things here.

Phil D. The issue with the window was keeping a visual on who is coming into the Town Hall.

Grunwaldt Barb did like the idea of having an outside window here so that she could see who is coming in, parking and coming in. I can understand that too. I think we are achieving that here. One thing you will see, which is up for discussion, is combining the copy/fax machine room to the fire dept. We thought we could create an alcove here or a room that could house any other office equipment that you want. Because they are generally being used at different times of the day, the office would have access to it here, we can have a door on the outside here that the fire dept. could access it after office hours or any time.

Kluck That was part of the original idea, to combine what we could and I don't have a problem with sharing but I'd like to see an upgraded machine where you can fax, copy and scan.

Grunwaldt We talked about reusing these cubicles here by situating them here. We have a little bit of extra space. Between the various departments, Pete has some space to grow and if we needed to add on to this building, it would be easy to do, the fire dept. would probably be set for space with a little extra space up in their mezzanine. If they had to add on, they could add on too. But the office area can't really do anything so we have a little spare space here to grow into. We put a door into this meeting room. The thinking is, whether you open it up for parties or whatever you choose to do, we have a warming kitchen for the fire dept. over here, which will consist of a refrigerator, a sink and a pizza oven and/or microwave but not necessarily a range.

Kluck No range.

Pederson We talked about a row of outlets.

Grunwaldt A row of outlets, yes. We thought that if it's here, we don't need a room that's this big. We could have a door here and have it lockable so that these folks could access it too. It's an option but you don't have to do it but it would be easy enough to do. If you wanted to elaborate on the kitchen at all, you could do so with putting in a range later. That option would be there. We didn't work out the bathrooms yet. One thing we are working on and that we will discuss more with our

engineers is we're going to put stairs here to create a mechanical mezzanine above this space. We can provide heat and cooling for these areas and the fire station. Heating for the fire station is yet to be determined. Geothermal is yet to be determined. The type of heating system is yet to be determined. But for sure, we would be providing heat and cooling here. That is pretty much the changes. We talked about do we really need a vestibule like this one over here. We really weren't so sure because you are kind of blocked off anyway. So I was looking at recessing an entryway and maybe put a little canopy out in front of it and not have the double door airlock. In the fire station area, we moved some offices around again. Our apparatus room changed. In getting some measurements of the equipment, we had been going off some drawings that said 80 foot deep bays. The fire dept. determined that might work where they have two trucks but where they have three trucks it would not be enough. Was it enough?

Kluck                    Without any future expansion.

Grunwaldt            They had asked that it be extended 30 feet. This reflects that.

Fritsche              What we did after the last meeting was we went back and physically measured each one of the trucks. We took our three shortest vehicles, put them in the last bay and parked them end to end with a foot in between and two feet between them and the doors. That was pretty tight and cramped in tighter than we currently have.

Grunwaldt            If we expanded these bays 30 feet, it would give you some flexibility in any trucks that would be replaced with longer trucks. A ladder truck was brought up. Maybe in 5 years they might acquire a ladder truck from a neighboring municipality like Stevens Point. If they do, it's a longer vehicle and they would need to find a place for it to go.

Kluck                    We don't want to get back into the issue that we had recently where we had a cheaper truck available but we had to spend more to get a shorter truck because the longer cheaper one wouldn't fit. The other thing is that if there is any intention of adding an ATV rescue type vehicle in the future, having the extra feet in the bay now would keep us from having to make any further additions down the road.

Bembenek            Will there be a problem there with what Pete mentioned with the snow plow in that area?

Phil D.                That was an issue with the back of the Town Hall sticking out which we fixed by reducing the area of that portion sticking out. It's down to just 10 feet now.

Grunwaldt            We are planning on making this a green space (*the indented area off the back between the hall and the apparatus bays*). So the plow wouldn't need to do anything with that area. You'll notice some changes over here with the wash bay area and this needs some discussion with the fire dept. and Pete in maintenance. How this will really be used. Pete said there may be some conflict in the wash bay if a fire truck might be parked in there for any length of time for maintenance. If a truck is parked there and Pete needs to get in there, particularly in the winter time, he's washing his vehicles three times a week. Not to say that it couldn't be used by both, that was the intent. Mark, I thought you had referenced Kronenweitter where didn't they have a truck maintenance bay but they also stored their

truck in there normally. It thought you had mentioned last time that the truck maintenance bay could be a regular bay. Not necessary wash but just maintenance.

Kranig               What kind of maintenance do you do?

Kluck                 We'll be doing oil change maintenance and other maintenance.

Kranig               I was under the impression that you had to be certified to do that.

Kluck                 We're working on that.

Pederson             Wouldn't it make sense to combine some of the maintenance activities with the maintenance shop?

Grunwaldt           Let me finish here. Here is what we did. Assuming that could work, we move this corridor with the turn out gear over and flip flop these two, making this a potential maintenance bay and we put a wall separation here. According to Pete with the way he washes, it gets pretty messy. There is a lot of humidity. To have tools and records nearby with door openings that allow in humidity, we don't want that. We thought we could build a solid wall back here and provide a corridor back here to a tool room and records room and laundry room. That would give you a separation. As you see when we expanded this, there is more room in here to work with compressors and the cascade system. We're not so crowded with the bunker area. Our staircase works pretty good to the mezzanine. The mezzanine could be overlooking both areas. One thing I'm finding out in talking to a state planning reviewer, I was reviewing the code regarding these fire walls. Something just didn't seem quite right so I did call and check and I think we can eliminate all these fire walls. We still have them shown for now but I think we can eliminate them, use a regular wall or no wall at all. We can do whatever we want. It doesn't have to be masonry. It doesn't have to be a full wall. We have some leeway there. Likewise on this side, same kind of thing. This can be a wall, but it doesn't have to be a fire rated wall. I do need some fire rated walls in here yet but at least we don't have to break up the apparatus room. So that was what I was told today. The code requirement I was quoting before was for commercial, trucks and buses. Then there were exemptions I found out about and reclassifications of the whole fire station such that those walls would not be required.

Pederson             On the Kronenweitter maintenance bay, all their bays are back in and out. They are not drive through bays. That's why the bay they use for storing a truck works because they back it in. If it's not coming out, then that's where it sits and it's not in the way.

Grunwaldt           Likewise, depending upon the truck, a truck could sit in here and you would just have to back in whatever one you were using. It's an idea. I'd like Pete to speak about how this is going to be used including the laundry, if he had access to using that. The wash bay wouldn't matter if it was over here, to him, but he had concerns about it being tied up.

Phil D.               He said with the spray coming off his vehicles, it wouldn't be that clean.

Grunwaldt He talked about that he wouldn't be cleaning the walls every time he's in there and I don't know how messy or dirty it gets or how much oil and road grime would be involved. I don't know. Salt too.

Bembenek It gets messy, very messy.

Grunwaldt That's not to say you can't use it, but if there were oil changes taking place, I guess he needs to speak about that as far as about that be tied up. I mentioned about the laundry and Pete said that they're not going to let him put his stuff in there, it being greasy. Mark had shown me a sheet on a commercial unit to wash their turn out gear, it's very nice. It's all electric. You certainly wouldn't want to get that all full of grease. This is what has prompted some of this and that's not to say that's the way it's got to be, but I want Pete to be talking about how these things are going to be used. I mentioned this a long time ago and Dave and I were talking and we said there may be some issues and I said, let's bring it up and put it on the table and discuss it now and work it out now.

Pederson The wash water that would come out of the wash bay, we're talking about dealing with that in a particular way?

Grunwaldt We talked to the engineers about trying to reclaim that water.

Pederson If oil is a part of that, then it could become a bigger issue.

Grunwaldt I would imagine so. It might need some sort of filtration system.

Bembenek The Town of Stockton had a wash bay.

Pederson It sort of sat in the middle between the maintenance and the fire department.

Bembenek They must have that issue with the grease and oil going someplace too. So it can be done, because theirs must be going somewhere.

Grunwaldt It could be a type of grease trap. I did notice when Phil and I were out here last time, that your well is right here (*on the other side of the east wall of the existing Town Hall*).

Phil D. The well for watering the lawn is further out in the yard with big access covers, sprinkler valves.

Pederson So we need to build around that is what you are saying.

Grunwaldt I don't know that we can.

Pederson I don't think you can do that, cover it.

Grunwaldt It didn't show up on the survey. They must have missed it because of the snow. Our utilities are coming in through here and according to the engineers, what they would do is bring in a new power service into the building and back feed the existing building.

Pederson            You're saying the well is located at the side of the building?

Grunwaldt        Just off this corner here.

Phil D.            Straight off the east side. Right about in the middle of our proposed connection between the existing Town Hall and new offices.

Dale B.            Can't you cap it off and put a new one in somewhere else?

Pederson           It's pretty deep and it would add considerable expense to relocate it and we're trying to keep the expenses down.

Grunwaldt        We have to put one in for the addition anyway. I don't know what the fire department requirements are going to be. Because they are going to need a way to fill their tanks.

Kluck             Bancroft has a 1,000 gallon irrigation pump inside their station. That was a thought but our normal filling of trucks would be done off the pumps out here or off city hydrants. So our water requirements would be for washing, showers.

Bembenek        Like what you have now.

Kluck             Yes. I have a question, where you have that maintenance bay for the fire dept. and gear room, I'm looking back at the Kronenweitter area where, if you do open that up and you don't need those fire walls, what they had separating their wash bays was concrete block walls that went up 4 feet.

Pederson         It went up high enough to take care of the splash.

Kluck             Is there a reason that the maintenance bay and the gear room got switched? Could we switch them back?

Grunwaldt        Yes, we did it only because we wanted to make the maintenance bay more adjacent to that tool room and records.

Phil D.            There's no reason why it couldn't be switched back.

Grunwaldt        In fact, we were going to do it as an alternate plan to look at but ran out of time.

Kluck             That's okay. But I wanted a gear room where they come right in from the outside directly into that room rather than running across the apparatus bay.

Bembenek        As soon as they walk in, they would be in their gear room.

Kluck             Yes, they would be gearing up right away and that's the idea. So I would ask to have that switched back.



Kranig                What kind of water do they use, hot water or cold water? If you're only going to put a 4 block high wall, isn't that going to add a lot of humidity to the apparatus room? That would have to be a full wall.

Kluck                Yes, the wash bay wall should be a full wall.

Pederson            If I remember, Stockton's was an enclosed room.

Bembenek           Yes, it would be a lot of humidity and it would be hot water too, hot and cold.

Grunwaldt           We talked about trying to get natural light into the building above the doors here. In the public room, probably not unless we get some clerestory light up above. Which would be nice, you wouldn't have to turn on a light when you walk into the room. When you are setting up in there, you might not need any artificial light. As far as locking and the concerns about security that you brought up, we would have this one point of entry. If you were to rent it out, this would all be secured to the offices. They would have a key, we can talk about this in detail later, a system where you can program a key to allow entrance only during a certain time, days and hours. They would have access to the bathrooms and hall. It would limit their access into the building. This kitchen could be split too. We could open this up and call it a galley with a countertop and refrigerator. Or no kitchenette for these people. You might want to consider that if you had a countertop here and maybe a refrigerator for coffee and serve soda.

Kluck                Wasn't it Bancroft that had that counter that went all the way across in the meeting room?

Pederson            Yes. When we host the Town's Association meetings, we do serve a heated up lunch with coffee and soda so there is a need for something like that.

Bembenek           It wouldn't hurt to have that. It's not that it's going to be used that often, but it would be there when you need it.

Grunwaldt           The fire dept. wants the kitchen for themselves.

Bembenek           I agree. If you do it back to back to have it there for the meeting room.

Kranig                Did you ever think of doing like Stockton? In their kitchen area, they had a roll up window with counter so that the people preparing the food are in the kitchen area and the food was set along the counter. That might be an option rather than just a door.

Bembenek           That's a good idea. They said that worked good for them but it was too small an area inside.

Grunwaldt           We want to be careful to not cross that line where we have a full kitchen.

Bembenek           Right, we don't need that.

Grunwaldt            If you divided that room in half and had this open, you could put the roll up door with another door to get into it. If you were concerned about it, we could make it bigger on this side.

Kranig                But then you would be doubling up on the refrigerator and all that. To me it would make more sense to leave it just one room.

Bembenek            You could have one room which the fire dept. would use most because they are here all the time. It's just when we have certain occasions over in the hall that it might be used occasionally. It would work for the election workers to have a place to eat.

Wolle                 Right now they eat in the garage.

Grunwaldt            So we could make one room with a door on each side to use for both. We talked about issues with combining things and potential conflicts.

*Todd updated Pete on things covered up to this point as he was unable to come until this part of the meeting.*

Kaminski             Are you going to have a vehicle parked in the wash bay when I need to use it for washing? I didn't understand that part.

Kluck                 If it was out of service and something we couldn't get to immediately, then it would have to sit somewhere. Looking at this now, one thought would be to take the tool rooms and laundry and moved that down and give us one bay that would come in from the side that we could store a truck in if it's not in service.

Phil D.                You mean between the wash bay and where we have the tools now?

Kluck                 Yes.

Phil D.                You'd be coming in from the side?

Pederson             Move this down and come in from this way?

Kluck                 Correct.

Pederson             But we're back to the 40 foot issue.

Kluck                 How wide is it this way?

Pederson             40 feet. So you have all the fire trucks you need but if you end up with a ladder truck.....

Phil D.                Given the fact that we've extended the apparatus room 30 feet, we've got the extra 30 feet in two bays, is it possible to reconfigure how the trucks are coming in?

Kluck                    If you swapped the gear room with the fire dept. maintenance bay, that's it, we'd be set. We can store one in there. We can arrange it so that everything will come out in a different direction.

Kranig                    When we first started talking about the wash bay and then talked about it being a maintenance bay too, that made no sense to me.

Bembenek                It's going to be wet in there all the time, especially in the winter.

Kluck                    I think we will be fine in you flop those two.

Pederson                So there would be 4 bays.

Grunwaldt                Yes.

Fritsche                That's how many you had on the original drawing correct?

Kluck                    Correct. It was just extended 30 feet.

Fritsche                So if you had a truck in bay #2 that was down and out of service, you don't want it sitting in front of other trucks that are going out. You would move it over to the back end of that last bay and move something else in its spot.

Kaminski                You're going to have doors on both ends of your building right?

Pederson                Right, and if there aren't any pillars, posts or walls, once the trucks are out of the way, you can maneuver around them.

Kluck                    But there definitely needs to be a wall where that one bay is going to be so we don't get splashing coming in from the wash bay.

Grunwaldt                Yes, there would be. But now with this added 30 feet, we may end up with columns in here. Because our span is getting too long. You'll end up with these columns but there is nothing we can do about that.

Pederson                So it's now 110' here (*length of apparatus bay*).

Kluck                    Correct. Then we'd just use that long bay for washing or maintenance or whatever. Then Pete you can use that other bay since we'd have nothing parked in there.

Kaminski                Yes, I just wanted it for washing, I didn't want it for anything else.

Kluck                    That's fine.

Grunwaldt                Would you guys use the wash bay to wash?

Fritsche Yes, absolutely.

Grunwaldt It's 50' deep.

Kluck I was thinking it was 50' wide and that would be why we would bring a truck in from the side. I had my dimensions reversed.

Kranig From what I'm hearing, it sounds like we are all on the same page.

Grunwaldt Pete, this is how we redid this area.

Kaminski Two doors, 16 feet wide?

Grunwaldt Yes. We'll do the elevations soon.

Kluck They mentioned a gantry system with a trolley.

Kaminski That would be nice because right now I lift the blade with the end loader and chain. It's not the best deal, we hope nobody gets hurt. It would be better to have a pulley system to lift things.

Grunwaldt I did discuss that with the committee and we are going to look into it to see where we would put it.

Kluck When we changed ----- on those 6x6's, we had you come down there with the pay loader and try to take the tank off there. That wasn't the safest thing in the world.

Grunwaldt If we could get something to work in here, then you could bring your trucks down here to get that off.

Pederson If you are putting in a pit, to me it would make sense to put in columns to support an overhead gantry next to that pit as part of the barrier to keep people from stepping into it. Those kinds of activities could be conducted over the pit area.

Kaminski You would need to have enough room without columns to back things in. You would be working over a hole. It all depends upon where you put it. If it is situated so that when you back up, you have the hole covered up. It's something I could figure out.

Grunwaldt We thought about where it's going to go and that's about all the further we went with it. We should get that on the plan too. So Phil took a stab at the site plan. On the fire dept. side, there is 40 feet between stalls here (*parking lot*), 75 combined parking stalls. There would be 32 stalls over here. We haven't talked about how many stalls.

Pederson We have a meeting room that would accommodate 200. We might need overflow parking somewhere on occasion.

Grunwaldt There's nothing to say that this can't be continued for parking in either direction.

Bembenek            That's right, the room is there.

Grunwaldt           Here's the meeting area, I don't know that you want people crossing here to get in. Here is the septic.

Pederson            Right, we want to stay out of that area.

Grunwaldt           Going straight west would be the most economical and make the most sense. Then when we're all done, we'll talk about snow plowing. Which I'm sure you're thinking about.

Wolle                What about the compost pile.

Pederson            That will have to move.

Grunwaldt           I don't have all the site features shown, we'll have to get that on here. This whole traffic flow for fire department and parks, that's another subject we have to go over yet. Pete did say he was going to utilize this drive over here more often now. We should get that shown on here. We could get it off an aerial for now. That we have to get worked out yet, but I would like to concentrate on getting our building footprint plan done which I think we are pretty close to getting it done.

Kluck                That loft area would be above the gear area correct?

Grunwaldt           Correct.

Kluck                That's where the fire dept. storage would be.

Grunwaldt           We need it for mechanical and excess storage.

Kluck                Do you have any idea how much storage? I just don't want to be short.

Grunwaldt           You've got your storage covered.

Phil D.                It would be 15' x 110' less the tower space, 1,400 square feet.

Kluck                That will work.

Phil D.                The bunker is 15 feet wide whereas the bay is 20 feet.

Grunwaldt           I don't know how we're going to work that out yet, it depends upon how we're going to structure that mezzanine. If we work off the steel framing, it's probably going to be 20 feet.

Kluck                It'll be plenty.

Pederson            Would it make any sense to switch the compressor and cascade room with some of this and move that under there? I'm thinking about the noise that was mentioned.

Grunwaldt            When we put this over here, we could put a wall across here so you would walk around to access it. It would be somewhat solid.

Phil D.                We could close that room with doors too. It will have a lid on it because of the mezzanine above it. So we could just wall it off.

Pederson             So that would be a better location, running wise?

Phil D.                I suppose you would want your cascade closer to your gear room wouldn't you?

Kluck                 We need to have access to outside air for that for the intake. So what Dave is saying might be a thought.

Pederson             It would be a matter of running an intake to the room, wherever that would be.

Grunwaldt            We could go up through the roof. We'd have to go through the mezzanine to do that or through the wall.

Kluck                 Has anybody thought about what the exterior will be made of? The only reason I ask is because the other day I drove by the Whiting Fire Dept. and that looked pretty good.

Grunwaldt            It's an all masonry building (*Whiting*). I would like to use masonry on the front of the building. Not a veneer but at least an 8" decorative CMU. Maybe a combination of block and brick, the face of the building and wrap around the front and maybe this side to protect it better. It won't be attractive like Whiting is because their building is designed differently. We're trying to keep this economical by keeping everything in 20 foot bays because it's all going to be pre-engineered metal. It will be a flatter facade. It won't have a bunch of peaks and rooflines because we're going to slop the roof from high here to low in back. It will drain off the back into gutters.

Kaminski             Are you going to have heaters on the roof, roof heaters? To keep the snow off?

Pederson             Is weight a problem, is that an issue?

Grunwaldt            I haven't heard of it being one in newer building.

Kaminski             We used to have heaters here long ago before my time, but now they are all shot. It goes around the edge and it melts and slowly takes care of itself. In the last 6-7 years, I go up there once a year if there is a lot of snow and I do a lot of cleaning. I don't want that to be an issue on the new roof.

Kluck                 What kind of roof are you talking about, steel, metal? That should just slide off correct?

Grunwaldt            Not that low pitch, no.

Pederson We did add insulation along the eaves where the roof meets the wall in the shop and I think that helps some but it still didn't eliminate it. It cools off on the eave then freezes again and builds up.

Bembenek With the new building, you don't want to be up there.

Grunwaldt Is there an overhang?

Pederson There is, that's the problem.

Grunwaldt We'll eliminate the overhang so we won't have an eave.

Pederson So it would just come straight off?

Grunwaldt Theoretically. That's a valid point that we'll have to discuss. We'll try to keep the pitch of the roof higher, at least 1 in 12. We have 110 feet which is quite a span.

Phil D. They've made improvements in the way they insulate metal buildings in the last decade or so. It does make a real difference.

Grunwaldt We do have an option for that. We could put in a ridge down here and slope in both directions, putting a ridge on each one of these which would shorten the span for what is draining. Maybe that would be a better way to go. Now that it's 110 feet over the fire dept. area, we might need to re-evaluate that.

Wolle We wouldn't have a chance of something buckling if there gets to be too much snow up there?

Grunwaldt No.

Pederson It will be engineered better.

Grunwaldt There is potential for that. Where we have different heights in roofs. This roof will probably be higher than this roof so you'll have a wall coming up here where you get snow drift. It adds weight to it. That's all taken into calculation when the structural work is done for the building so as far as supporting it, that shouldn't be an issue. What's more important is the flashing details so that the water doesn't leak at the intersections of wall and roof, that'll be important. I've seen some bad installations like the Mosinee Fire Dept. had a problem the first winter with water accumulating up there. I forget the reason for it. I'll look it up again and find out what the reason was.

Pederson It will wick back up if it's .....

Grunwaldt We'll detail it properly. Greenway Campers over in Wisconsin Rapids on Hwy 13, many years ago I helped represent him. He had a new roof put on, a standing seam nice metal roof. He had water leaking through and with that insulation, it would fill with water to the point that the weight would break that vinyl and come crashing down. What ended up happening was one of the general

contractors there had used a temporary employment agency to bring in roofers to mechanically fasten the seams. They ran a tool which took your two pieces of metal and folded them over and crimped them. But they ran the machine backwards. So we had to call the manufacturer of the roofing company in Texas to fly up here to go over it and discover all this before they made good on the roof. My point is, you'll see some examples of problems but there is a reason for it.

Kranig But that is why we've hired you to oversee all of these things.

Wolle Yes, we're not going to have any of those.

Grunwaldt I haven't had any problems personally with any buildings. We've got in-floor radiant heat and we'll discuss that more with our engineers which system will be more comfortable for human use.

Phil D. Every heating system there is for heating buildings, they all have their ups and downs. Using a boiler to run your floor radiant heat gives you warm, comfortable floors and it's efficient but it doesn't react quickly to temperature changes outside. If the morning starts out 30 degrees and by afternoon its 70 degrees it won't adjust quickly to that and so you have some discomfort in that. There are several ways we can heat this building, each one will have its positives and negatives.

Grunwaldt Even if we do in-slab radiant for example, whether it's coming from gas or from the ground, geothermal, we'll need to have a secondary system anyway for air conditioning. So it's a little more expensive. Those are things I'll want to have the engineer talk about. It's a better system. We did it at Community First Bank. It's radiant and they keep the floor 60 to 65 degrees in the winter time and their furnace they can set at 70 degrees so at 7:00 in the morning. The furnace kicks in and brings the temperature up from 60 or 65 degrees to 70 degrees and maintains it throughout the day then shuts down at 5:00 p.m. and the floor always stays at 60 or 65 degrees, whatever is more economical. It's a better heat.

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

Grunwaldt One of my engineers thought he might have a conflict for next Monday and he didn't get back to me. I think we might be ready to have that presentation, question and answer with the engineers next Monday at the earliest. Does that sound like something we should pursue?

Pederson I believe we talked about Tuesday not being a problem anymore.

Bembenek We had it set up for the 17<sup>th</sup>, and 24<sup>th</sup>, right? Tuesday would be okay if you're engineers can't meet on a Monday.

Amman There is a Plan Commission meeting on Tuesday the 25<sup>th</sup>.

Pederson Okay, I take that back.



Kranig But if we had it at 4:30, we'd be done before the Plan Commission starts. But then you (*Patty*) would be swamped.

Amman Yes, I'd need a new arm please.

*General discussion about picking a date before Memorial Day. Todd still had plenty of work to do still with elevations, door openings to determine accurate numbers for heating analysis. Todd will tweak the floor plan again and e-mail a PDF of the revised plans to Hull. Todd will meet again with individual depts. as needed and if it's pretty close, pass the information on to his engineers. Possibly Tuesday, June 1<sup>st</sup> for next meeting.*

Kranig I am personally disappointed with the turn out of the citizen members of this committee. Is there something we can do to get them to come to the meetings? Is Monday a bad day? The time? Would it be better to just call them instead of e-mailing them? Ask them why they are not coming. They are on the committee and they haven't been to the last few meetings. They don't even know what's going on.

Pederson I had hoped that Lance would have been involved in this particularly from the energy standpoint because he works with that.

Bembenek I think leave it as it is and send it out.

Kranig When you send it out, could you put on it to call if they can't make the meeting?

Kluck This gentleman here has been at most of the meetings (*Dale Bembenek*) and now has some knowledge of what we are talking about which helps.

Pederson We need that citizen input.

Kluck Maybe we should ask the other members if they want to continue to be a part of this first.

Pederson Or if 4:30 is a problem for them. It's worked for us.

Amman We had some of the meetings later and it still didn't matter for them. We had some 7:00 p.m. meetings and they weren't here.

Grunwaldt Has there been anything new with grant monies?

Pederson Not yet.

Kluck Were we getting any help from anybody?

Pederson I talked with my son-in-law and he said for federal monies for bathroom construction and accessibility and things like that, those kinds of grants are available. Then there are guidelines for

that and that needs to be followed. We could pick up something that way. But yes, I'm looking for something still.

Kranig                    Could John contact Dave Obey before he leaves office and get something for us?

Pederson                He talked about it.

Bembenek              Tell him he doesn't have much time left.

Kranig                    Or contact the people that are running for office and see what they are going to do for us.

Pederson                I'm waiting on some information from my son-in-law about green building. Any other tasks that need to be completed before next time? So we'll leave the date open and when you're ready, contact me and we'll set a meeting date. Monday's and Tuesday's work for us.

**7) Set next meeting date.** *Due to still unknown factors, the actual meeting date was left open with the possibility of it being Tuesday, June 1, 2010.*

**8) Adjourn.** *A motion was made by Marilyn Kranig to adjourn the meeting, seconded by Mel Bembenek. Motion passed. Meeting closed at 5:50 p.m.*

Respectfully submitted,

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