

MINUTES – HULL BUILDING COMMITTEE

June 21, 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, June 21, 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, Assistant Fire Chief Mark Fritsche, citizen member - Alan Hucke, citizen member - Ted Stoltz, Owner Representative-Todd Grunwaldt, Building Committee Secretary Patty Amman.

Others Present: Phil DiSalvo from Grunwaldt & Assoc, Dave Wilz, Dale Bembenek, Barb Brilowski

Absent: citizen member - Lance Reeve, Pete Kaminski

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

3) Announcements/comments from committee members and citizens.

Kranig I have a comment. I've been talking to a fair amount of people and I'm getting very mixed reviews about a new municipal building/fire station. Municipal and garage areas have been pared down as much as we possibly can. I feel, along with a lot of other people, that if the referendum fails, it will be because of the plans for the fire dept. We do not need a hose tower. Hoses can be dried on racks or on the floor. Training in the hose tower can be done in the old hose tower all summer from April until October (*without heat*). If we're going to get into the metro fire district, we do not need an extra 30 feet on the building. It was said that the Point fire dept. was going to give us a ladder truck. Nobody gives a ladder truck. There are things needed with that like insurance, maintenance and updating. Therefore, we do not need an extra 30 feet. At one of our former meetings, Mark Kluck said that the Town will not be getting any more vehicles. Now, we are supposedly getting a ladder truck. I've heard rumors that the fire dept. would like an ATV. We have more equipment than most of Stevens Point does. This is not meant as anything derogatory to the fire dept. or how they operate. They are a great, super fire dept. but I think some of this stuff needs to be aired out at the meeting. I also have a problem with the Plymo-Vent system. There's got to be a less expensive way of venting. That sounds like state-of-the-art. I just felt I had to say this. This has been brewing for several meetings and I thought before we get any further, we need to lock this down.

Pederson Thank you for your comments. Anyone else care to make any comments?

Stoltz I agree with her. Not 100%, but pretty much. I think that we have gone a little bit too far with this fire dept. and the Town of Hull itself. The fire station has got a place that they are in right now. They are saying they don't have enough room. I don't know how many fire trucks they've got there, but they're competing with Stevens Point now with the number of trucks. I think the most

important thing right now is to get the Town Hall fixed up. That voting place over there stinks. The working place here stinks and I think that the people here should have a half way decent place to work. That building over there, that's a volunteer fire dept., not a full-time fire dept. I would like to see something done with the Town Hall first of all instead of the fire dept.

Pederson Are there any other comments? One of my thoughts had been is that if we do install in-floor heat, drying the hoses would be an option on the floor. Also, I don't know what we are talking about for ceiling height in our plans, but that would be a possibility too. To hang hoses from the ceiling. How long are the hoses usually?

Kluck If you overlap them, you can do 50 feet. Just a comment, the fire dept. has maintained that we could use the old hose tower all the time, as long as there was heat provided in there to help with the hose drying.

Pederson The idea being to make that cold storage. Drying hoses in a new building would be an option. The training facility would still be there. That was part of my thoughts too. I think there comes a point at which we need to find the cost of some of these items. What would it cost to put a tower on? What would it cost to put the wash bay on? I know you forwarded a memo to us regarding the wash bay. You had a discussion with Dr. Jim Ford of our Town.

Kluck He considered the wash bay to be a luxury and should not be allowed. His vote for that would be no for the referendum if the wash bay was included.

Kranig I have a problem with that. Those guys come back in the winter with the plowing trucks really dirty and they've been washing those trucks outside in the winter. I don't think they should have to do that after coming back late at night or in the morning after plowing all night and they're really tired, and then they still have to wash those trucks, outside.

Kluck All I'm doing is relaying what a Town of Hull citizen told me. There was a comment made that maybe he should come to one of these meetings. That probably won't happen. He might come to an informational meeting / public hearing, but at that point, it might be too late if it's included. His comment to me was, "What are they doing now and why can't that continue?" which is pretty much what you're telling us with the hose tower. What are we doing now and we don't need a new one. So I'm just relaying a comment that was made to me.

Pederson I suspect the same criticism could be leveled at any one of the improvements that we've included in our plans. If it's working now, why repair it, why fix it, why upgrade it? So that's a point taken.

Kluck As far as the fire truck goes, there is no guarantee that was every made about Stevens Point putting a ladder truck in our station. That may have been a comment that was made that there was a possibility, but there's never been any definite comments made. We haven't yet decided if we're going to join the metro fire dept. Ted makes a good point that the fire dept. is a volunteer group. But this fire dept. is a critical thing to those guys down there. We hold meetings outside when it's below zero because we have no privacy inside. There have been comments of lawsuits for HIPPA violations.

The chief's office is in a voting room with no privacy whatsoever. I have to take people outside to interview and talk to them, I think that's ridiculous.

Kranig Those improvements could be made if they did some renovations there.

Kluck I thought we had looked at that and decided it wasn't really something that could be done. We have safety issues down there. The way the trucks are configured right now, we have people that get their coats hooked on a truck as the truck leaves the fire dept. because they don't have room. I think you are asking for a lawsuit and I think you'll get one pretty soon if it continues this way.

Kranig I'm just afraid that the people I've talked to think that you guys are asking for too much.

Kluck We're not asking for anything we don't already have. We have a hose tower and again, we can use that.

Fritsche The comment has been made right up front that we could use the existing one but we have to leave a heater down there. The comment came back that no, if we make that cold storage, there will not be any heaters down there. The bottom of that hose tower could very easily be closed off and have one small heater in there and then be used year round. We aren't arguing that fact.

Amman So you would dry hoses down there even through your trucks would be here?

Kluck Sure, we could haul the hoses back and forth.

Amman Okay, I didn't understand that at first.

Fritsche Is it an added inconvenience, yes. Is it an absolute necessity, no.

Bembenek I think the Town building and the fire dept. building has to have something done to them. We discussed this earlier about trying to repair that old shack of a fire dept. and spend a lot of money on it. In the late 1980's, we did the outside of it and now everything is shot there. The roof's shot, right? It's a basket case and it's too small for what you've got there. In this Town Hall, the windows are falling out. This building and that building are both bad. I thought we were getting into the combination of the two buildings and if there are some items that could be dropped off the new plan, let's discuss that and drop them, but still set up for a combined fire dept. and Town Hall. If the people vote it down, then they vote it down. There's no sense in telling them that we're going to repair the fire dept. and this building in my opinion. We'd just be throwing money away. As far as I'm concerned, that's an old shack over there.

Brilowski About the wash bay, Mark, did Dr. Ford think that wash bay was for the fire dept., road crew or what?

Kluck I told him that it was a combination and for both of us. His comment was, "Is it something you currently have?" and I said, "No, it isn't. We wash our trucks in our bay and as far as I

know, the maintenance guys wash their trucks in their bays". He said that we were talking about a luxury and he couldn't support something like that.

Brilowski I think he is just lacking information.

Kluck I agree.

Brilowski Jim Ford is a smart man and that comment tells me he doesn't have all the information. Just from listening to everybody, I feel like we're going back to square one here. Nobody knows what they want. We're wasting our time and our money. We have to all decide, what do we need. We talked about trying to bring voting down here and to figure out how to do that.

Bembenek I think we have to decide what the "needs" are for both buildings.

Brilowski Yes, the needs. But for each meeting that I come to here, I don't feel like we're making progress. That gets out into the community. If we're going to go through all this and it's going to be voted down, then what? I feel we're not making progress other than the plans, which Todd has done a wonderful job on.

Fritsche You're absolutely right. A lot of the things we're talking about now, we already talked about in the first few meetings.

Bembenek Just look at how we are right here, you can't have a big meeting here anymore with the offices on both sides. We have no space here, it's ridiculous. We have to go out to the SPASH high school to have a meeting. We can't have it in our own Town building.

Brilowski You can't have confidential meetings in this set up and that comes up frequently.

Pederson I think these comments do underscore the task ahead of us, educating the public. There's a lot of uninformed people out there that don't have all the information that we've collected.

Brilowski There are a lot of people out there that are very concerned about how this is going to affect their pocketbook. The economy is not good. People are still losing jobs. So however we proceed, we'll have to do it in the right way.

Bembenek You'll have to continue with it and the public hearings and when the people come to those, they'll get the information they need. A lot of them that are against it right now, and I don't know if there are that many, I'm not sure, but once they get an idea of what is going on here, through those informational meetings, they might change their mind.

Kranig If they'll come to the meetings. Sometimes you run into people at bars and it's just bar talk. They've already made up their mind.

Kluck I think we need to agree as a group. Because if we can't agree, how are you going to support each other in what you need?

Kranig Yes, what we need. Anything that we can par down, that we don't need, we should do.

Pederson Any other thoughts before we get started?

4) Approval of minutes of June 1, 2010. *A motion was made by Mark Kluck to approve minutes, seconded by Marilyn Kranig. Motion passed.*

5) Review renderings, building design, exterior design and floor plans. Update information on alternatives and costs of radiant/geothermal heat, vehicle exhaust removal systems, electrical & mechanical systems and well capacity.

Grunwaldt Addressing a couple of things like that vehicle exhaust system, I think that we had some numbers on it last time. The "basic" is just what you have over here now which is venting through the roof and getting make-up air based on a sensor, to the most extreme which is the Plymo-Vent system where you hook the hose up and it follows the vehicle out to the door as it leaves. Mark had a cost on that. Two things I would like to accomplish; one would be with my heating and plumbing engineer. Where are we leaning towards for a potential system? They are at a standstill until we tell them what we want the system to be that they should be looking at, the hydronic in-floor slab heating, and the geothermal which I had a discussion earlier with Dave on. Dave had a discussion this past weekend at the Energy Fair with the manufacturer/installer of a system that Stockton had used. Dave had conversations with them that I would be happy to take over with them and go that route to get an estimate on the cost of a geothermal system instead of hiring my engineer, which would be an additional cost for him. So I think we could pursue that.

Pederson He said he could give us some pretty close numbers just by going by the square footage we were looking at.

Grunwaldt Even so, I would suggest, as my engineer suggested, a base, better and best option, that we go with the better one with individual furnaces that we were talking about. If it's geothermal, that hot water would go to those furnaces so we'd be using that geothermal and breaking it out into these smaller furnaces distributed throughout the building. So we'll pursue the geothermal. My electrical engineer has been working on some solar systems and he's done some calculations. He just faxed this all to a man named Jim Funk from Energize LLC. I didn't know this soon enough or I would have gone to a seminar they had at the recent Energy Fair because he was there last weekend. I just talked to him today and he would be happy to do an over-the-phone analysis if I e-mail him our plans, to look at solar and he does wind energy as well. Based upon our building and what might be applicable here, he can give me a cost for a system for budgeting purposes. Then he said he may be able to find some things in the building design to save some money on items incorporating these potential systems. So I intend to get this stuff out to him tomorrow and get on the ball right away with him. I'd like to pursue the geothermal tomorrow too to get those answers. That will also help our engineers to get their report finished up. Those were the big things. I did find out about the well from David Haupt out of Auburndale. You've got a 6" well, a 3/4 inch Meyer's pump, probably original back to 1979. It produces 15 gpm at the time they tested it. There is 40' of casing and it is 304 feet deep. He was saying the first 21 feet is sand and then it's granite the rest of the way down. At the time they did this, they had top water. The top water in that sand layer was ultra-high iron which you can obviously see by the front of

this building and the irrigation well. In order to service this well, he would have to back his truck up to it. That's all I know, I don't know the reason why that is. So the idea of enclosing the well is out. The cost at the time the well was put in was about \$3,000. Today to put in the same well would be \$8,000. My engineer thinks that 15 gpm (*gallons per minute*) on paper, which is what he has to show to the state, would not be enough. Now that's on paper. It's not like everyone will be using water at the same time, but he's 99% sure that it's not going to be enough to cut it. There is a system called "hydrofracture". I don't know what they do, but they must put a hydrogen bomb down it.

Hucke So you're saying it's only 40 feet deep?

Grunwaldt No, 40 foot of casing, the well is 304 feet deep. He said that in drilling for a new well, they'd be looking for a fracture or vein in the granite.

Bembenek Just because this one gives 15 gpm now doesn't mean that if you put a bigger pump in that you could keep it at that level. You might not get more because the water might not be coming up fast enough to still do 15 gpm. If you've got the flow, then it's okay, but if you don't have the flow, you're not okay.

Grunwaldt The hydrofracturing might do it, but it's not a guarantee.

Bembenek It also doesn't mean that it's going to last.

Pederson Anyone here had experience with hydrofracturing?

Stoltz I have a friend in the well business and I've worked on them.

Pederson Successfully?

Hucke That's just one well. For geothermal, you'd have to keep drilling more.

Grunwaldt We haven't gotten that far.

Hucke I guess you could use the top water though too, couldn't you.

Pederson The man I talked to at the Energy Fair was not in favor of wells. He was in favor of the trench system. If you have the property to do it, he said that is a much better system.

Grunwaldt Dave thought \$8,000 was a steal compared to his well. That's the information I got on the well.

Bembenek Isn't that geothermal where you have to keep adding water?

Grunwaldt It's a closed loop system.

Pederson We're not allowed to use an open system in this area.

Grunwaldt My engineer says it would be worth trying to utilize the rain water if you wanted to go that route, but then he'd want to know that because we'd be looking at a different flow for the toilets. He had talked about how many gallons per flush. You'd go with the ones that use less water. Is everybody in agreement that geothermal is a way of assisting with the heat and that could be an alternate? But going with the individual furnaces that we talked about in that mechanical mezzanine, whether it's heated by gas or geothermal hot water, would you all be in agreement with that kind of a system? I think it would be your best option.

Hucke I think if you use geothermal, you need to ask some people about it that actually have it. Those pumps are running and will that save us any money? It costs money to run those electrical pumps.

Bembenek Not only that, but you need to have a backup heat like electric. Back in 1985, my mom's house had it but the system couldn't keep it warm enough so she had electric on during the winter as a backup and that was too expensive.

Grunwaldt Maybe it wasn't designed right.

Bembenek That was a long time ago, by now they should have something better.

Kranig What is the difference between the cost for geothermal and natural gas?

Grunwaldt You'll have to put the natural gas in anyway so this would be above and beyond that and it would be just the cost savings. It would have to be analyzed which this person I would talk to would tell us.

Pederson In addition to that, this fellow was indicating that the USDA does have grants out there. I talked to the USDA and they were saying maybe something was available. But he said that they do. I'm waiting to hear from them and he is going to e-mail me. That would cover up to 1/3rd of the cost of the installation of the geothermal.

Hucke That's if you get the grant and figure out how much it's going to cost you. I know on the USDA, anything under \$20,000 they're probably going to take, but anything above that, you are last. Anything below that goes first. Once the money is gone, you're done.

Bembenek If you're last, you might not get anything.

Hucke If you put \$21,000 or \$22,000 and there are people that put in \$20,000, they'll get it first before you're going to get any.

Pederson Well I'm going to pursue it so that I know what I'm talking about.

Hucke I'm just saying that you have to watch that.

Pederson This is the first time that I've run across potential money that we can add to the project.

Grunwaldt I looked at this guy's website today, Energize, and they were offering the same thing where they get these rebates back on these systems of approximately 1/3rd.

Pederson Being a government entity, we don't get the tax breaks. It's just the rebates through the energy company. We don't gain as much as private citizens or companies.

Grunwaldt I didn't have a whole lot more because based upon our last meeting, our plans, we haven't done much more with that since they are pretty much complete. The exterior looks reasonable with those materials. We don't plan on changing that at this time. An option would be to run masonry lower course, 4 or 6 feet high and then go with metal up which would be less expensive. We can look at doing that if you want.

Kranig How much would you save if you removed that hose tower?

Grunwaldt I don't know what we're going to make it out of yet. If we'd use steel or masonry.

Kranig I think that and the 30 extra feet are something that we all need to decide if we're going to go ahead with or if it's going to be taken out of the plan as a cost savings.

Grunwaldt If I had to guess, and I'm really guessing, it might be \$150,000 to \$200,000.

Kranig On the hose tower and the extra 30 feet?

Grunwaldt No, just on the hose tower.

Stoltz You've got to save money somewhere if you want the people to vote for it.

Kluck outside. Mark and I measured it. If we dump the extra 30 feet, then we'd have to park a truck

Kranig I've heard some solutions to that too. That you could build a small steel shed with small heaters in it and park a couple of trucks out there that don't have to be heated all the time. When you talk to people, these are some of the ideas they come up with.

Hucke Then you'd be building another building.

Grunwaldt You'd probably be just better off adding on.

Kluck We don't want to say we can't come to the fire because the truck won't start.

Bembenek I can't see another building just for double trucks.

Hucke What we talked about earlier, I think we should talk about what our needs are first. Do we do this building here first and then the fire dept later on or one building at a time or both buildings?

Bembenek Our discussion was to do it all at once, right?

Grunwaldt We had ruled out the phasing.

Kranig That was also suggested as a plan B in case this referendum failed.

Grunwaldt We left the meeting last time with what should we do for plan B, but we really never fully developed a plan B.

Kluck I think you ought to talk to John about a plan B because when we brought it up, he was not in favor of it at all. If you can't sell it the first time around, then forget it. That was pretty much his comment.

Bembenek I kind of agree on that.

Hucke That's for sure.

Kranig Then we need to pare down so we can save as much money as we can.

Brilowski That comment doesn't make sense, if it doesn't pass, then we forget it?

Wilz I'd like to comment on that. I talked to John and I think what he meant was this; let's use the school referendum as an example. That's what he's concerned about. They ran the school referendum and said they had to have all this stuff, and then it failed. Then they cut it back by 40% and the public wonders, how come it's okay to be 40% less now? They're giving that impression that they are asking for more than their needs. So that's what John meant. If there's no support for the big project, then don't try to scale it down. In other words, put your best project that you need right up front and it either goes or it doesn't. I think the plan B should be not that project or a lesser project. Plan B in my mind, if this fails, is what things need to be fixed in our current facilities and what are those costs. If this doesn't work, and we have leaking roofs, we need to repair those and what does that cost? I think that's the plan B. John was just concerned that if you have a \$2 million referendum and it fails, then you come back with a \$1.5 million, he's not in favor of that.

Hucke So you're saying we give them options like saying we've got to fix the roof and this is how much it will cost and how much other fixes will cost?

Wilz That certainly goes with the needs analysis when you're trying to inform the public. Why do we have to do this? That's pretty easy. We've got roofs, we've got this and that and we need to do something about it. We're looking at alternative ways to do this.

Pederson That's where our visuals with the bullet points and stating those kinds of problems and the solutions to those problems and why we are not considering this and are considering that.

Brilowski That's why you have to educate the people. This is the plan we would like because, then give the reasons. This is how much it would cost, this is what we need. If we would just remodel

this building and do what we need, this is how much that would cost. In order to get the department where it needs to be, this is how much it costs. So if we do the quick fixes, this is the cost. But, if we do this, a new building, this is how much more it will be and it will last for this many years. We're going to need to put something together and send it to every household. Otherwise I feel very confident that in this economy, it's not going to fly. But if you can justify it, and in the last paragraph say this is how it's going to affect you as a taxpayer and the Town of Hull and lay it out there, then that might work.

Pederson The next critical piece of information we are waiting on is the financial report on the audit to see what level of debt we have and how far we can go, what it would put on the tax levy.

Brilowski The last thing you want to do is to surprise people when they get their tax bill. I can tell you that from the calls I get here. You do not want to do to that.

Wilz From what I recall, this all started with us having these issues and by fixing these issues, we don't resolve our needs. If we fix the roof, we still have heating plant problems and electrical problems and space problems. We fixed the leaky roof but all we did was to put a covering on the problems we still have.

Kluck People are going to have all kinds of different ideas. I've heard, "Why turn this into a garage and leave this as the office space? Why build? Then you wouldn't need to have such a big office space on the new complex." We could pick this thing apart and pick on each other but at some point, we are going to have to agree to do this. I've said all along, I can give up that hose tower. It's not an issue, but that 30 feet of bay we need; that we need to have.

Fritsche Otherwise they're no further apart than they currently are now. That's one of the issues we have.

Brilowski Mark, you talked about lawsuits. In what regard?

Kluck HIPPA violations are probably the biggest one. Information on patients and stuff like that when they're doing reports.

Brilowski From whom, the volunteers?

Kluck People that overhear it. The actual person that's involved in the accident. A good example would be, if you were involved in an accident and 6 months down the road somebody would come to you and say, "I heard you were involved in an accident and needed to have this and this done." That's a HIPPA (*Health Insurance Portability and Accountability Act*) violation. You have the right to sue this Town, those fire fighters, everybody.

Brilowski I just didn't know what was meant by that.

A discussion with 2 more examples of that were brought up and how someone could easily lose their job over something like that.

Wilz My thought here is that you've got a great rendering and if it's based off of resolving issues and needs, and I'm guessing that it is, that is what you put out. You might want to get some costs on carving out 30 feet or towers or whatever, but move forward in that process. Then that's done. I wouldn't worry about how you're going to sell it to the public right now. You need to get through that first.

Grunwaldt So hose tower is out? For now? If the economy turns around dramatically, we could put it on as an alternate.

Kranig We need to know what it's going to cost. That's important.

Kluck I think it would be a lot easier to heat the old one by enclosing it with a small garage lift type door and one single heater in there.

Grunwaldt If it's going to be used for maintenance, then we can maybe close off that whole area and put a door opening in the wall to get over to that north area.

Bembenek Then you might have people say you aren't going to have a tower here and you have to go to the old building.

Kranig We'll tell them that it is because we are trying to save money.

Wilz You defend that by saying we're utilizing something we have rather than duplicating it.

Bembenek You will have some people say, "What's a couple of hundred thousand when you're doing a \$2 million project." Not that I would say that, but there will be some that will.

Kluck You'll have a lot of upset firefighters. They could vote no on this project just because of that.

Pederson Alan, did I ask you if you are LEED (*Leadership in Environmental Design*) certified or trained for green building?

Hucke I can build green. Is there a certification for green builders?

Grunwaldt Through LEED there is.

Pederson I just wanted to be sure to ask that because it can affect some grants.

Fritsche What about the wash bay? We currently wash outside, both the fire dept. and the maintenance crew.

Kluck How many square feet is that wash bay?

Grunwaldt It is 40 feet x 50 feet, 2,000 square feet.

Kluck What does that work out to money-wise?

Grunwaldt About \$125,000 or \$150,000.

Kluck There you go, if we both give up something, it would be \$300,000.

Kranig I have a problem with that; the guys washing trucks in the middle of winter.

Bembenek You just said you wanted to save money.

Wilz We have expensive equipment that is out there that is getting used all the time and we want that to last as long as possible and the guys are trying to take care of them the best they can. Will that help prolong the life of that equipment? In the wintertime, those trucks are in use all the time, if they have to plow twice a day; the trucks get washed twice a day. The salt just raises all sorts of havoc with the equipment.

Brilowski That would be something used by both departments; not just one or the other. It would be something used regularly and maintained.

Bembenek You wash you're trucks right now inside?

Kluck We wash them in the bay.

Wilz Mark, you wash yours after each use, right?

Kluck Yes.

Wilz So if it's a quite couple of weeks and the trucks aren't going out, it would not be a continual thing.

Kluck Correct.

Wilz These guys are plowing 3 or 4 times a week twice a day.

Bembenek But if you're going to be heating that place for the hoses, if we keep the tower, then everybody can wash their vehicles at the old place.

Kranig We'd have to heat the rest of it though.

Bembenek They wash them now in the winter at the old place, right? I was just wondering, I didn't know.

Grunwaldt You could divide that north addition and heat the north addition with the hose tower.

Kluck You'd have to put in a whole new door and I don't know if they could get one of their trucks in with that plow wing.

Bembenek I was just thinking if you wanted to keep the tower in the new building and eliminate the wash bay and put that in the old building.

Hucke How much are we paying for heat in that building? Now you would be adding on to that cost.

Bembenek I know, I was just making suggestions.

Pederson That brings up a good point: one of the sessions I attended at the Energy Fair, there was an engineer talking about insulating slabs. He had the cost analysis on when it becomes a 10 year payback, and if you get out to 15 or 30 years, it's not worth it. But he said insulating the edge of the slab or down the footing to R30, the first 4 feet to R20 and the whole slab to R10, is the most cost effective way of insulation. That's just one instance of energy efficiency. There are things we really need to plan into what we are doing. I think we should error on the side of energy efficiency and really look seriously at the other things we plan to include because there is a long range payback on that and it will keep paying us back.

Bembenek We had said that we weren't going to heat that place at all and have everything here. That was mentioned before. It would cost to heat it, yes. Even if you turn it off and on, and you really can't turn it off if you're going to have water there to hose everything down.

Kranig And then we buy City water over there.

Bembenek Right.

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

Pederson Where do we go from here? We'll get some more numbers from the engineers, some additional information. We need to agree on a total number on what it's going to cost us and look and see if everything that's included in there is really a needed item that covers or corrects a problem that we are facing right now and any anticipated problems so that we have a good plan and we can get behind it and put forth our arguments for it.

Kranig I think the next critical thing we should have would be our financial status from the audit.

Pederson That we should have by the end of this month, end of June. That will tell us if we are looking at 10 years, 20 years or 30 year financing.

Grunwaldt So what do you want me to do other than pursuing these energy alternative systems? The hose tower's in, the hose tower's out, the wash bay is in, the wash bay is out, based upon the space

needs study, the meeting room and all the offices for the different departments was all down to the bare minimum.

Hucke What would happen if we decided to have this building be the Town Hall, add on to the garage, which is a bare minimum, making it bigger, remodel this area for the Town Hall, add on open space. There's nothing for those guys over there, so we could go as far as we want that way. Adding on to this building instead of building a whole new building, we'd just add on to this for the fire dept.

Bembenek We aren't building a new building here, we're adding on.

Hucke But we could add on this way and add on to the garage area.

Grunwaldt We had that as a plan. We had 2, 25 foot bays, adding 50 feet on to it and having a wash bay attached to the side.

Hucke But adding more space on for the office staff here. Is that possible?

Grunwaldt Sure it's possible.

Hucke It's easier to build and open building like that.

Kranig That's a fire wall right there.

Grunwaldt Keep in mind, Pete gave up that whole addition if he could just move into this area. So that offset the need for putting an addition on there.

Hucke But if we just put a new addition on and have a new fire dept.

Grunwaldt But it would have to be new because you can't add on. We decided against adding on because there's too many issues, it wouldn't work, because of how it's laid out. It's a tough situation.

Pederson We've had that discussion, exactly what you've brought up.

Grunwaldt If we went that route, we'd have to add on and add 6,000 s.f. to this office and utilize this office. I'm not sure we'd be any further ahead. I don't think we would be because we did the cost comparisons and the cost of all the renovating no matter if you added on here, there or there, it came down to it's going to cost us just the same for a new building. I shouldn't say new building but an added on to building. But then we wouldn't have to touch this building because I don't want to have to try to bring it up to code. So we'd just be punching some holes in here and remodeling a bathroom over here and that was it other than a pit back there.

Pederson Adding the bays would have moved us into some more code requirements.

Grunwaldt Maybe, which might have caused us to need to have fire sprinklers and all that goes with that. That was what I wanted to try to avoid. We kicked that idea around for a long time.

Amman But it's good that he asked those questions because if he asked them, the public is going to ask them and you need to be able to have the answers ready for them.

Grunwaldt Right, that we need to work on as well.

Pederson Why we have made the decisions that we have and not doing something else.

Grunwaldt September? Looking at the timeline, you're looking at the September referendum. What's after September?

Kranig November. There's an election in November.

Grunwaldt Like Dave is saying and maybe John is feeling, put our best foot forward, the best plan and spend the time getting it the best we can.

Hucke Instead of having that all masonry, going with more steel, that would cut big costs off of that.

Grunwaldt It would be nice to have the masonry, but I guess that's true. We thought about this when we were designing this. It was presented originally as being an all masonry front and so that's what we did. But if everyone is cutting, I'm not going to try to justify designing something that's going to look nice just for the sake of it if it would save money do to something different, and it would save money and still look nice.

Kranig When this building was built, everybody was just like, wow, is that ever nice. And it would be nice if the windows weren't falling out.

Hucke These plans will still be nice, everything will be brand new.

Grunwaldt Yes, nicer than this building when it was new.

Hucke We need to cut the costs, that's for sure.

Kranig It would be more energy efficient I'm sure.

Hucke If you put the steel on, all the walls would be insulated too?

Grunwaldt Oh, yes. They're insulated here too, that's just a veneer. It's still based on the original numbers, we haven't modified it. We added 30 feet on to the fire dept. and we've got the hose tower. I haven't done a different cost analysis of it. A lot of these were based off of Jackson Case's square foot numbers and he is a contractor as well so I'm guessing he was in the ballpark.

Wilz And you felt comfortable with those numbers, right?

Grunwaldt Yes but I increased them because I don't think he had figured on prevailing wage rates.

Hucke Do we need to have that with this?

Wilz Any project over \$45,000.

Pederson We've been trained on that. One of the things we should nail down tonight is the well issue. Whether we're going to work around that and hydrofracture it and see if that will solve the problem or to put in a new well and abandon that one.

Hucke I think hydrofracture costs about \$3,000 and they will not guarantee it.

Pederson Some have been very successful . It depends upon how willing the rock is.

Hucke If the Town of Hull does hydrofracture, it may help people in the surrounding area.

Wilz If you put a new well in, won't you have the same issues?

Pederson My understanding is that they would drill deep enough so that would have the capacity that we are looking for.

Grunwaldt They'd be looking for a bigger vein.

Wilz They would engineer it so that they'd get a different outcome. With drilling, they have different techniques so as to assure adequate water supply versus trying to retrofit the old well.

Pederson You get what you hit.

Dale Bembenek That well is right on the side here, right?

Pederson Yes, and that's part of the problem.

Dale B. So if you hydrofracture it and say you get 25 gpm, more than you needed, but are you going to build the building around the well then?

Pederson We would have to, just so that we would be able to service it.

Dale B. What if you do the hydrofracture and it doesn't work, instead take that money and put it towards a new well where you want it and if you're going to build a building, then build it rather than...

Hucke They'd still have to hydrofracture it, if they hit rock.

Grunwaldt The well didn't show up on the original survey. We'd have to move that connection down that way and I'm not even sure how it would work. I don't know if it even would work because we have a service door right on the other side of this wall and that messes everything up.

Bembenek Just put a new well in a different area if that is what has to be.

Grunwaldt That would be the best way to do it.

Pederson Any other comments on the well dilemma? Anyone like to make a motion on what position to take on the well, whether to put in a new well, hydrofracture the old one?

Kranig I make a motion to go with a new well in our plans.

Hucke I second it.

Motion passed with voice vote.

Pederson So we know what part of the plan is.

Grunwaldt So you want me to try to guesstimate a hose tower cost, a wash bay cost, we'll reduce the masonry in the front of the building and look for anything else that might save some money.

Hucke You'll look into the geothermal, right? And give us a price if we go with geothermal or forced air.

Grunwaldt We need the forced air anyway for the A/C. If we put in a radiant system, in-floor in the fire dept., that's going to be in there whether it's heated by the ground or by gas.

Hucke So we decided to have the in-floor heating in there?

Grunwaldt I would suggest it. Wouldn't you prefer it?

Kluck Sure.

Grunwaldt That seemed to be one of the best scenarios. In floor, heating the slab.

Kluck What were you talking about overhead?

Grunwaldt That was the infrared like the tubes they have out here. That's different.

Hucke Is that the way to go though if those doors are going to be opened, it's only going to heat so much.

Kluck What is going to be the recovery on that?

Pederson It warms the objects that are sitting on it.

Grunwaldt Either way you are heating the slab so when the doors are open and the air goes out, that slab is still warm and still radiates heat and would reheat the area fairly soon.

Pederson With truck storage, how fast do you need to have that heat recovery? You bring the trucks back and the next day you come in and clean them up, after you have fought a fire, by that time the heat is coming back up so it's a workable area and it's not going to freeze.

Kluck That would be fine.

Grunwaldt Here for example, the engineer said the base way of heating the apparatus room was gas unit heaters. The better was gas infrared tube heaters and the best was hydronic radiant floor with a high efficiency boiler.

Kluck What is your cost difference there between the best and the better?

Hucke It's going to be more money with the boiler.

Stoltz You'll need to have two systems.

Grunwaldt Not for the apparatus bay. Because we're not going to air condition that.

Stoltz But you would need back up heat in there in case that would goes down in the wintertime for some reason.

Grunwaldt Now don't confuse geothermal with in-floor radiant.

Stoltz I understand that.

Grunwaldt You wouldn't put a backup system for in-floor radiant heat. You would not do that. That shouldn't happen unless you don't have electricity.

Kranig And that is what a generator is for.

Grunwaldt I don't know that a generator would cover that.

Pederson The utility company would be working to get things back up within a reasonable time.

Grunwaldt If we did the in-floor radiant, that's adaptable to geothermal. If we do the infrared heaters, it's not adaptable.

Hucke We definitely need to know what the price difference is.

Bembenek Yes.

Kluck I thought he said that boiler was going to be quite a big difference. You're talking about 6 split furnaces right?

Grunwaldt That's for the entire addition. But we'd only put in-floor in the apparatus bay. The offices would have forced air but the heating coils, instead of being gas fired, they'd have hot water coming through the tubes and air blowing over the hot water versus it being gas flame.

Hucke What he was talking about with the boiler, no matter what, if you have a boiler, for the air conditioning, you still have to run heat ducts for the air.

Grunwaldt Yes.

Hucke Otherwise if you go with forced air, the heat ducts are there, and you are eliminating another system.

Grunwaldt But the heat ducts are there. It's forced air regardless, whether it's heated with gas or hot water, it's still forced air.

Hucke But then if we just went with forced air, we could eliminate the boiler.

Grunwaldt Correct, just go with one forced air, you would eliminate the boiler. For example with the offices, the base was 5, rooftop units – better was 6, split furnaces with zoning, best, with one central air handler.

Hucke I can give you a cost comparison with a 2,200 s.f. house; when you use the boiler and the forced air system, the forced air system you're looking at maybe \$8,000 to \$10,000. If you put that boiler system in there with the forced air, you're looking at about \$25,000.

Grunwaldt Are you talking about in-floor as well?

Hucke Yes, in-floor as well. It's a huge difference.

Grunwaldt But we're not talking about doing that here. We're not going to put the in-floor in the offices, just forced air. The in-floor is just in the apparatus bay and that's not air conditioned.

Hucke Oh, okay.

Grunwaldt Everywhere else will be air conditioned and we utilize the same boiler for heating hot water, to heat the air handlers, the furnaces. So we're not doubling up, we're not using natural gas to heat the furnaces, we're using the hot water from the boiler. Cooling is there because we've already got the ductwork. You're using gas to heat the hot water for the boiler, correct.

Kluck I'd also like to scratch the Plymo-Vent system. I think I sent Phil 3 different options that include lower costs, and go with one of those.

Grunwaldt I would agree if we could get one that's more reasonable in cost versus exhausting the whole room. Because that's what you have to do, exhaust the whole room every time you start up the truck, the fans go on, vents open up and all that hot air is just going right out.

Kluck Right now, when we start them up in the winter, every single door comes open because we're choking on blue diesel smoke and if that's the way it's going to be, expect the doors to be open on this new station also. We're not going to sit there and choke on that any more.

Pederson So we do have some lower cost options.

Kluck Right. The Fire Chief's Convention is this weekend and I'll be getting some more options specifically on that. I just gave Phil some things on grants from the US government. He can follow up on that. We're registered with them now and this contact person will actually go looking for those grants for us. It cost me \$50 to get registered but it was worth it.

Grunwaldt I've got written down the things we'll accomplish for the next meeting. At some point, I would like to bring the engineers back in. Once they've had an opportunity to engineer these systems we're deciding on, to speak again regarding those systems and what they may have come up with. I'll try to have a revised rendering done for the next meeting. With the hose tower on or not?

Pederson No, not on.

Hucke When do we start getting into the interior stuff?

Grunwaldt We're not going to do that at this level. I've got the floor plan. There are drawn elevations in there. We don't have a building section yet which I don't think we're going to need one for this purpose.

Bembenek How much we'd save without a wash bay and how much we'd save without a tower.

Grunwaldt Yes. That is part of what I'm going to do.

Pederson I think that we were saving that part of the plan (*building section*) until we got approval and put it all together. Because we broke up Todd's contract into different sections.

Grunwaldt I don't want to pile on too much to the next meeting because you've got your audit results to discuss, who knows how long that is going to take, then we'll discuss the costs of the geothermal, all the alternate energies. I don't think we'll be shooting for September, I don't see the rush on it.

Bembenek We've gone this far, what's another month or two, September or November.

Grunwaldt Even by then, I hate to put off and put off but maybe eventually the economy will start turning around. Maybe in 2011 unemployment will drop, who knows, maybe you'll want to wait until spring. Who knows, it depends upon the economy, that's a pretty big key.

Pederson Another thing I am finding out is that Focus on Energy, their grants end the end of this month but then they start a new series so that would be a whole new round of applications and finding out what money is out there.

Kranig I feel we accomplished something today and I feel like we're moved forward. I thank you Mark for considering getting rid of the hose tower. That was a big thing with me.

Pederson We know there are ways to work around it if we must.

Kranig My biggest concern is the tax base. We've got to sell it to the people and if they see any frills, they'll say what is that needed for.

Pederson We need to convince ourselves that what we have is a plan and it's the right one.

There was some general discussion on hose towers, who has them, the training that is done in them.

Kluck The original idea was that we weren't going to give up anything we originally had. I have no problem keeping that hose tower that's down there. All I need is heat.

Hucke How often do you train?

Kluck Every 2nd and 4th Wednesday. We don't always use the hose tower, maybe twice in the summer and twice in the winter because we get into chimney fires. That is where you need ladder training. Like Ted said, these people are volunteers and we don't want them to slip off a ladder. They just don't get enough training.

Hucke What's the requirement? Is there a requirement?

Kluck That you're physically able to climb a ladder, but if it's coated with a quarter inch of ice.... We have our own requirements of 3 times a year. We do make arrangements to go to other locations too to do training together with other stations.

Pederson I think in our discussion on the metro fire district, that was one of the ideas, the cooperative training.

Kluck You're talking 140 people. It's tough to train 140 at one time. That's a requirement that all of them have to be on the scene to do training 4 times a year.

7) Set next meeting date.

Grunwaldt The soonest the engineers could meet would be the day after the 4th of July holiday which would be July 6th (*Tuesday*). Next Monday would be too soon to meet for anything.

Pederson We should have the financial information we need by that July meeting.

Grunwaldt The following Monday, the 12th, I've got a different meeting scheduled.

It was decided that Tuesday, July 6th would work out the best for the next meeting at 4:30 p.m.

Grunwaldt So we'll discuss those items here and you will have your audit completed.

Pederson Right. I've got some information I can give you later on about systems and contact people that I obtained from the Energy Fair.

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

Respectfully submitted,

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