

MINUTES – HULL BUILDING COMMITTEE



Tuesday, September 7, 2010 – 4:30 P.M.

TOWN OF HULL MUNICIPAL BUILDING

4550 WOJCIK MEMORIAL DRIVE, STEVENS POINT, WI 54482



1) Call to order: The meeting of the Hull Building Committee was called to order on Tuesday, September 7, 2010 at 4:30 p.m. by Hull Supervisor Co-Chair Mel Bembenek at the Hull Municipal Building, 4550 Wojcik Memorial Drive, Stevens Point, WI 54482.

Present: Co-Chair Melvin Bembenek, Marilynn Kranig, Fire Chief Mark Kluck, Assistant Fire Chief Mark Fritsche, Owner Representative-Todd Grunwaldt, Phil DiSalvo of Grunwaldt & Assoc., Building Committee Secretary Patty Amman.

Others Present: LaVerne Syens, Jim Kruziki, Janet Wolle, Jackson Case

Absent: Co-Chair David Pederson, Road Foreman Pete Kaminski, citizen member - Alan Hucke, citizen member - Ted Stoltz, citizen member - Lance Reeve.

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

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

M. Bembenek Anybody have anything to bring up? I did get this from John Holdridge that I'm passing out to you. I don't know if anyone else has seen this prior to now? I can read the top of it: "A week ago Marilynn Kranig dropped off the attached article written by Representative Louis Molepske entitled "Grant Programs Can Help Rural Areas." After reading the article, I followed up with Barbara Brewster who is mentioned in the article and is a local representative for the Rural Development Program of the U.S. Department of Agriculture. In talking with Ms. Brewster, she indicated the Town of Hull would be eligible for a loan for a combined municipal building/fire station. The interest rate would be 4%. We would not be eligible for a grant because we have a higher medium income in the Town of Hull than the program permits. Ms. Brewster then followed up with an e-mail dated August 27th and the following fact sheet entitled "Community Facilities Loans and Grants". John also thanks Marilynn for being alert to these programs and would encourage any of the Building Committee members to also be alert for any possible funding sources." So it's a possibility we could get something out of it. We'll see what happens I guess.

Grunwaldt You can get a loan, but you can't get a grant.

Bembenek You can get a loan for 4% the way it looks. We can get in touch with her and she mentions a Giese that we can contact.

Grunwaldt Yes, Julie Giese, I've worked with her. I worked with her over on the Village of Iola.

Bembenek Yes, Julie Giese. If we need any more additional questions answered or wish to pursue this financing. That's all I've got. Anybody else with anything?

Kranig Mel, this sheet I passed around, there's going to be an annual product information show dealing with furniture and stuff like that to help.....we might be interested in some of those things like acoustics, designing effective acoustics. That's something we might be using.

Bembenek If anyone is interested in going, you can say hi to my wife while you're there.

4) Approval of minutes of August 20, 2010. *One correction was noted in the middle of page 6, it should read: Hucke "Compressors tend to break down..." A motion was made by Mark Kluck to approve minutes, seconded by Marilyn Kranig. Motion passed.*

5) Architect's project cost estimate.

Bembenek This is the big one.

Grunwaldt Let me back up a second before we get to that and let you know what I found out from Focus on Energy and this other company, Northwind Renewable Energy. Those numbers that are floating out there for the Dave had mentioned the \$250,000 incentive money from Focus. I think it had to do with the geothermal system. I met with the representative from Focus on Energy on Friday and he was telling me that probably for a project..... a couple of things. First of all, at the last meeting, Dave had asked about getting an application going for the geothermal so we can get the operating costs and the life cycle costs. They can do that and they call that "modeling the building". But they won't do that until you're fully committed to building the building. Then they will employ engineers to do those types of analysis. So we won't be able to get that information from them until we are fully committed. But to give you an idea, for geothermal, they were talking about incentives of 15 cents to 55 cents a square foot. The \$250,000 number is based on a project that would be something like 500,000 s.f. They said that, just guessing at what their incentive would be, it would be between \$8,000 and \$10,000.

Bembenek That we would get?

Grunwaldt Right. I don't think that would include what WPS would match. But that's what they said and there is no more money for this year. So as of January 1st, the new program starts. They're assuming it will be similar if not better. Also, with the cost of the installation of the solar, that maxes out at about 35%. In the numbers I'll show you from Renewable Energy, there are more significant incentive costs. That's got to do with the solar hot water that would be used for the wash bay for the trucks. Then for actual energy, for 20KW system versus a 40KW system..... Now I just got this information this morning from Northwind Renewable Energy so I haven't had time to really focus on it, but I can give you some of the numbers I did find out. Focus on Energy did also say they would be looking at high bays in the existing shop here. Looking at high bay would be fluorescent lighting, looking at \$50 a fixture rebate which would be a couple, few thousand bucks.

Bembenek So of that \$250,000, we'd probably only get \$8,000-\$10,000 you said, right?

Grunwaldt Yes. Maybe double that if WPS matches it.

Bembenek That is with the.....500,000 s.f. you said?

Grunwaldt They said a project that would be 500,000 s.f., they may top out at \$250,000. For our project, based upon the square footage size, that's all they would reimburse. So that wasn't real good news. I do have this, for example, they call it solar high mass water and space heating system. It's a 120 gallon storage system. There are x amount of collectors on the roof. The price is \$60,500. You'd get \$2,000 back from Focus on Energy and \$2,000 back from WPS so it would be about \$56,500. Again, my electrical engineer gave me numbers on what the electrical cost will be on the new facility and he would be interested in seeing these numbers. How much energy they're coming up with that would actually be gotten through the solar and more or less verify it. He's got some problems with the way they're doing their calculating. But this is what I'm getting from this company. The payback for that is about 20 years. I'm just going to tell you what it is. I can't really comment much more on it right now. The 20KW system which is going to be the photovoltaic which is putting the solar panels up on the roof, the installed cost is \$121,500. Focus on Energy would be like \$41,500 and WPS would be like \$41,500 so you'd be looking at the cost after the incentive of about \$38,500. They max this out at 35%. In talking to Focus on Energy, they said that 35% was the maximum and they were using numbers more or less like 25% or so. So I don't know how valid these numbers are and we won't know until WPS does their modeling after you are committed to the project. The 40KW system is \$216,500. You have \$75,000 from both Focus and WPS. So that system would cost \$66,500. The first system was about 13 years and the second one is about 12 years for payback.

Pete said he couldn't be here today but he said that he discussed this with his guys and they were not interested in having that exhaust system installed on their trucks. They did some research on it and they found that the equipment would be installed down below and it will be full of salt all the time and they see it as more of a problem for them. So just FYI, they're not interested in that.

I went through some stuff John had given me and it's about history and things, the Town of Hull. Apparently you've put together a Website and it must have been prepared for that. So we can talk about that later as we get more direction on where this is going to go. Meaning that when we get it approved, it's going to go to the Board and decide how it's going to be presented or funded. Then we made all the changes to the boards. The changes we talked about here. We brought them here, don't really think we need to go through it. I think you're going to be more interested in the construction cost numbers like I mentioned. I can show you that sheet. I mentioned to a couple of people, based on cost numbers, \$3,000,000. I didn't show any comparisons to the how that number was calculated because this is the way that I thought it would be presented if we were to present it at an informational meeting. I just did some quick crunching to see..... well there would be, how did we get here of course..... and how we got there was, I had some numbers I had published a while back when we were talking back on January 18th. When we were comparing adding on to the existing hall and fire station and putting numbers out there. I was coming up with numbers of \$1.9 million and it was going versus \$1.8 something for the other scenario. The numbers were there then, the number was there for the new hall being at \$2.6. We didn't deviate a lot from that. Where we did deviate was the well we added on to some things. We added on to the hall which added \$186,000. Maintenance, I may have estimated high and I'm hoping I estimated high on all of these but maintenance was the renovation of the main shop area, I'm not 100%..... I might be too high on that, which I hope that I am. But the fire

department we had added that mezzanine area which increased in price and we had that exhaust system. Everything else was previously accounted for.

Bembenek You said in January we had like \$2.6?

Grunwaldt That was when we were just looking at numbers. The square foot numbers stayed the same. Some things were offset. We had Parks storage, \$120,000, well that's offset for the 100 for redoing the building here which I think is high. We haven't determined exactly what we're going to do with it yet. But we threw 100 in there for it. Site work always stayed the same. Price per square foot numbers stayed the same. I want to do some more calculating. Do some comparison of some actual construction numbers. I did talk to a contractor last week who thought the numbers looked fairly accurate. I talked to another contractor today who is using a similar construction. Being in the high \$60's per s.f. We've got wage rates to throw in there. Now we're using \$75 in a lot of the areas. So that's where we are at.

I noted all these alternative energy systems and it pretty much delineates what I said. Now how do those offset the constructions costs? I don't know at this point. It will probably some, but not very much.

Bembenek Does anybody have any questions?

Kluck On the geothermal, Todd, and all that, if you went with conventional heating, where are we in comparison? What if you didn't do the geothermal?

Grunwaldt I don't have a number for the whole building.

Kluck Higher, lower?

Grunwaldt Off the top of my head?

Kluck Yes, install of regular furnaces, Modines?

Grunwaldt Off the top of my head, I'd say it's going to be less.

Bembenek The installation?

Grunwaldt The equipment and installation, right.

Bembenek Not that you're going to save any more after that.

Grunwaldt No. I don't recall what the payback was on the geothermal. But that was the cost to install it. And it depends upon what If you don't do this, like the apparatus room, are you going to use infrared or in-floor, hot water. I've got some costs on both of those systems in here from the engineer but there's no point in discussing it right now at this point.

Fritsche The alternative energy systems there, those figures are basically included in the \$2,971,000?

Grunwaldt No.

Fritsche That would be \$2,971,000 plus?

Grunwaldt Plus anything in here, right.

Bembenek Anything with the alternative, you're saying.

Grunwaldt This does not include anything down here.

Bembenek Right.

Grunwaldt So you'd be looking at, for example, a 20KW electrical. You're getting it for \$38,000, you'd be paying for it, in 20 years it would pay for itself and you'd benefit then after.....I'm sorry, 13 years, 12 or 13. Same with the 40.

Bembenek That alternative energies, that's all extra besides the \$2.9 is what you are saying.

Grunwaldt Right.

Case Todd, you have figured into the basic amount, the \$2.9, for a heating system that would be used in there at all? Or is there any kind of heating system included in your \$2.9?

Grunwaldt The \$2.9 is everything.

Case Everything, a complete building with standard heating. Some sort of standard heating.

Grunwaldt Yes, it's complete.

Case With the geothermal, I guess you'd have to subtract at least part of the standard system.

Grunwaldt Right.

Case So actually the geothermal would be less than what you see on there if it would be added in.

Grunwaldt Right.

Case Do you have an amount for those?

Grunwaldt No. It's not going to be significant.

Case You would still need all the air movement and everything else going on, I understand that.

Grunwaldt Right.

Bembenek What is standard?

Grunwaldt Well it's not going to vary a whole lot but we were talking about a hot water system with in-floor radiant and that would be throughout. The cheapest way would be to put suspended Modine units in, suspended heaters. In this apparatus room....all the office areas, for the fire department, for the town hall, it's all going to be forced air because you have to have cooling. Then we can go with hydronic, in-floor radiant or we're going to go....we're looking at hydronic furnaces as well. So we have a lot of options. The cost estimates are going to cover any one of them.

Fritsche What were you going to say about the apparatus bay?

Grunwaldt We could use the suspended heaters or we could do the hydronic in the floor, or we could do the infrared to heat the slab and equipment. I've got some numbers on that. I would say the numbers we have in this are worst case scenario. I could go into that more. I could find the numbers for the hydronic versus the infrared. I think we're splitting hairs looking at the overall picture. The town offices are this connection and everything that you see in the block as we had talked about. The maintenance includes the office remodeling here, the remodeling in the parts and tools. The remodeling in these truck bay areas and then remodeling for the lighting, overhead doors, service pit, floor drain. It includes the cost of the wash bay over here. We have \$100,000 in there for the maintenance, for the old fire station, which I think is going to be high. The fire department, we have a cost in here for the apparatus room, we have a different cost for the training and office area. We have an added cost for the mezzanine. That's about it. Numbers haven't changed. The s.f. numbers hadn't changed. The square footage had changed and some other extra's changed.

Bembenek What I'm thinking of with the alternative energy systems, there's got to be a decision made exactly what does this board want for heat so that we have something concrete when we take it to the Board. So we can say this is it and this is what we want, alternative, or what you said, the standard. We just can't go to the Board and say, "Well that's what it is but we don't know which one we want yet." Right?

Grunwaldt Right, I agree.

Bembenek Marilyn, you know what I mean?

Kranig Yes.

Fritsche And I think we need to know what type of systems we're going to put in there so we can say the standard system is going to cost, say for the heating and cooling, the standard system is going to cost \$200,000, the geothermal system is going to cost \$255,000, so there's a \$55,000 difference.

Bembenek Plus you'd get some money back, those figures aren't right where they're at anyway. I guess that's one of the decisions to be made. Which heat?

Grunwaldt We never decided.

Bembenek You never decided, no. Okay.

Grunwaldt But we never had the numbers either.

Bembenek Right.

Grunwaldt They did a lot a work, this local company and they are doing it for free so you can't crack the whip or anything but I did approach them about it 4 weeks ago or 5 or 6 weeks ago and it's just taken this long to get the information.

Case May I just explain to the board a little about the geothermal system. We just went through a real big study with client in Plover on putting one in so I've got some experience with it. Could I just take a few minutes?

Grunwaldt Sure, go ahead.

Case Basically what you have with a geothermal system with a building of this type....the building we were doing was an educational center with offices and laboratories and large spaces for gathering and such, but what we found was that with all the air change requirements that were necessary, you have basically a set of air handling units that need to push this air around. The geothermal, what it's doing is it's taking the place of the natural gas that would have otherwise been put into these systems. So your furnace basically consists of an air handling unit and either it has a burner on it to create heat or not. The cost of this burner to create heat or not, is really minimal because you have to buy a whole cabinet, mounted air and all the fans and such with it anyway. The geothermal system is a bunch of tubes underground, massive excavating, or wells, depending upon how you go about doing it. What you are doing is replacing the heating mechanisms in these air handling units with all the work outside with some pumps and such.

Grunwaldt Let me interrupt, they understand what the geothermal is.

Case Okay, good, I'm sorry, I didn't mean to....

Grunwaldt That's fine.

Kranig That's good. It refreshes in our mind what it is.

Case I found that the geothermal system on the exterior of the building and some pumps on the interior are replacing those burners inside your unit. Like Todd said earlier, the variation in price from one to the other is going to be really minimal because it's really an add-on situation. The benefit with it is that you're not burning a petroleum fuel. You are using more electricity, though, and you have a lot more moveable parts than you had before. Maintenance is a huge issue.

Grunwaldt That's what Al Hucke was trying to maintain in his point. He was shaking his head when we were talking about it because there are all these pumps to run and all the moving equipment.

Bembenek You're talking about the geothermal.

Case Right.

Bembenek High maintenance with it, right.

Fritsche Correct me if I'm wrong, but if you're using it for heating, it doesn't completely replace the burner. You still need a burner to get everything up to temp. to the temperature you want the building to be at. Correct?

Case It depends upon how your system is sized? I'm not sure how the state is dealing with this. If you have, if it's considered alternative energy, you need to have a main.....

Grunwaldt You still do, have a boiler.

Case A backup boiler of some sort.

Fritsche The ground is what, 58 degrees? That would work for cooling, but as far as heating the office space. At 55 degrees or so, you still need a burner.

Case Actually, we found just the opposite. Because of the high cooling needs in a place like this, because cooling is based on maximum occupancy. You're cooling needs are so great that your tubing is designed for cooling needs, not for heating needs. So it heats relatively easy. You can catch up on the heating end, you have a lot of other heating loads in your building that create heat. But it's the cooling needs that really sizes the whole operation. I don't know how many tons you have or what the tonnage is for this size of a building. If you have 30 tons of cooling. It's the cooling that sizes the system, not the heating and therefore it can keep up with the heating needs but not the cooling. This is what we found in our system and I'm not saying it's going to be identical to this.

Grunwaldt Half of this is isn't cooled. So it may offset by that. I don't know, we had someone design it, the system. I don't know the particulars about it but there is a boiler I know listed in the quote from them. I agree with you. I don't know what the cooling load will be on this thing. We did a 3 story building in downtown Stevens Point and there it was all office space and it's all computers working and it's all the lighting and there the cooling load is the main load, it's not the heating.

Case Here where you've got a gathering area of some sort, you've got the potential of I don't know how many people that you are designing for, excuse me, but I'm not familiar with your plan, Todd, but it's that space that's going to max out your cooling system and you have to have it designed to cool it when all those people are in there.

Grunwaldt Right.

Case Even if you do pre-cooling prior to meetings and such, it's still where you have that as your determining point for your cooling system.

Bembenek I think you did good on the total estimate and everything, Todd. With the alternative energy, we'll have to have another meeting, I'm assuming, I don't know what you guys think, but we'll have to have a meeting to just focus on that. What do we want to have for heat so that before we go to the Board.....because otherwise, somebody is going to be at the meeting and say, "well, you don't know which one you're going to have?" I think we should have that all taken care of.

Grunwaldt Right, okay.

Kranig I have no problem with going green and that geothermal sounds really wonderful. The only problem I have with that is it's a 12 year payback?

Grunwaldt I don't know what the geothermal is. The electrical was 12 year. It's supplementing your main electrical power coming in. I want my engineer to review that to see if that's really....

Bembenek You need some other stuff that we need to talk about, to get on top of, right Todd?

Grunwaldt Mostly just that. Then the decisions on the heating system.

Bembenek Exactly.

Kranig Can you get some estimates on the maintenance costs on some of these things too. Because if it's going to be.....I mean, if this system is going to last us 12 or 13 years, how often does a regular conventional heating system last?

Grunwaldt I think a lot of those answers can be obtained from Focus on Energy once.....they're not going to do that in depth study until after you make the commitment. We won't know that until then. Our engineer had proposed to do a study for \$6,000-\$7,000 or whatever it was saying half of it would be reimbursed by Focus and that's the kind of information you can obtain. I can't tell you. We can discuss some things like what's the typical life of a gas fired furnace kind of thing. We can talk about a lot of different systems. I would suggest doing a hot water system, doing the in-floor radiant to start with. Which is what you're going to use anyway if you're going to use geothermal. You're going to have a boiler anyway with geothermal so you're not really replicating anything. I hate to say "down the road" but if you do decide on the geothermal, it would be more adaptable, if it's already set up to go the geothermal way. You have 2 choices, well, more than 2, basically for heating you have hot water and you have gas. You look at smaller units that we talked about getting versus a larger air handler, it still runs on gas. We're talking about cooling. We're not large enough for a cooling tower so we're talking about electricity for that. How does the 40KW solar electric help supplement or offset those demands, I don't know yet. My engineer is up on that and he can give some answers on that too.

Bembenek I think we're going to have to do that.

Grunwaldt Because for the fire department, you'd like to have a warm floor versus not?

Kluck I don't know, we've never had one, so I can't tell you. I know a couple of fire departments do have that.

Grunwaldt They have infrared or radiant heat in the apparatus room, right?

Kluck We're willing to go the cheapest route for the apparatus bay heating, whatever is going to be the cheapest.

Grunwaldt The cheapest is going to be to suspend units from the ceiling. It is going to blow air. It will blow air around.

Kluck That's what we have now.

Grunwaldt Strategically located. It's what you have now.

Kluck It's exactly what we have now. That's okay for us, if that's going to be cheaper, I don't have a problem with that at all. Not at all.

Bembenek Then for our next meeting, that would be the main discussion because everything else is taken care of, because I haven't been here in the last couple of months. I'm talking about you turned it over to Town of Hull office deficiencies and everything, you guys did all that last month when I read the minutes. So that's taken care of, everything is pretty much taken care of. So for a decision to take to the Board about the heat, right?

Kluck There were 2 other things I wanted to bring up later on in here and that was the... you had asked about that space, if we're going to put that rack system, the hose rack system. We would like that extra 2 feet. Again, you're pinching it down where people are going to come out.

Bembenek That was one of the things discussed in the minutes.

Fritsche I think after the last meeting Todd was going to go back and see what we had for....what we were looking at.

Kluck What we did was measure the vehicles and what we were looking at was that space between the wall where that rack is going to stick out 18".

Grunwaldt Didn't I call you on that or e-mail you on that? I thought I did that right away and sent it back to you.

DiSalvo We thought we had adequate space.

Grunwaldt Right.

Bembenek I thought I read something on that too.

Fritsche I'm the one who made the motion and the motion was to go without....to go with that new hose rack.

Bembenek Yes, that's in here someplace.

Fritsche Just install it if there was adequate room between the truck and the wall. If there was not adequate room, then it would be to add the 2 feet to the building.

DiSalvo We determined that between that last frame line and the concrete wall, there was 38".

Bembenek But you would need that you said, right Mark?

DiSalvo That's above and beyond the space.....

Fritsche What we're saying is that if it's too tight and it's 20 below zero outside, we don't want to have to pull the trucks out of that bay and park them outside while we're loading hose on the rack or pulling hose off the rack. We'd like to have 5' of clearance between the side of the trucks in that bay and the racks so we could manage the hose.

Kranig Could you put the smaller trucks in that bay?

Kluck They're all...the smallest truck is 8 feet wide.

Fritsche They aren't that drastic as far as widths. It's the lengths that change.

Kluck This is Todd (speaking in the minutes): "based on an 8' wide truck, if they were consistently 8' wide, 8' between trucks without adding 2 feet", so we'd be down to 5 ½ feet, this is on the bottom of page 11 (of the minutes). Is that what we're looking at, 5 ½ feet?

Grunwaldt How many.....what was the dimension from the centerline to the wall again?

DiSalvo I thought it was 38", we were over 3 feet.

Grunwaldt 38" and then we have 4' from.....based on an 8' wide truck centered in that bay. We'd be 4' from the truck so we'd be 7'2".

Kluck With the rack?

DiSalvo 18" of the rack cuts into that 7'.

Grunwaldt 5 ½ feet.

Kluck Okay, that's fine. We can....that we can live with. I thought it was 2 feet off of 5 ½'.

Bembenek Because it says if it would be wide enough, we could tack it on to the wall or add 2 feet. You'd have to add 2 feet right?

Grunwaldt Right.

Bembenek Okay. What else did you have Mark?

Kluck The other thing was in the gear area. You've been talking about the racking system for the fire gear that's going to be in there. It's got to go into something, you can't throw it on the floor. So my question is did you add any funds in for that gear rack system?

Grunwaldt We did, yes, but we didn't specify it. We kind of figured on something that would be custom built out of wood.

Kluck Well I think there are cheaper systems. I don't know what your figure is. That's what I'm after because I have 2 different figures from companies here and one is \$5,500 and the other is \$9,500. But if you're talking custom wood, I think we're going to be....that would be pretty high, wouldn't it?

Grunwaldt Probably. I don't have an exact number for it.

Kluck Okay. Because I have a system here that is \$5,506 and that is everything that would have to be included in it.

Grunwaldt For all 40?

Kluck For all 40. It's a wire rack system.

Grunwaldt I think I've seen some of this.

Kluck The only other one that's out there would be \$9,094, so I think.....

Grunwaldt I know we've built them custom. At Buren and Whiting, I don't know if they did their own, I can't remember anymore. But I don't remember them being wire. But that's fine.

Kluck The concept of the wire is the airflow. When somebody is soaking wet or out in the ice and whatever, that air flow makes a world of difference in drying that gear. My other question, I guess, what do we do, is this something we can adopt, this wire rack system versus....

Grunwaldt It's something that would be the next step after this.

Kluck Okay.

Grunwaldt It's not going to affect this number really.

Kluck Okay.

Grunwaldt It's something you need to hang onto that we'll need when this thing is approved to proceed.

Kluck I just wasn't sure where you were. Like with the washing machine system.

Grunwaldt Yes, you had mentioned the machines. We had...I don't recall, we kept saying, what's in the project, what's not in the project. Just like these add on things I thought about afterwards that's not in here. You guys had talked about putting office equipment into this budget. You talked about it and I can't remember if it's in or out.

Kranig I personally don't think office equipment should be in there. That should come out of the regular budget. I just think that is..... when you get right down to it, we talked about it here in the office. The only office equipment that we're going to desperately need is file cabinets. Probably more file cabinets and in Barb's area where she works, it's not very ergonomically set up.

Wolle But she also said that she would be willing to work with it until it could be put into the budget system.

Bembenek That's going to be brought up again too.

Grunwaldt I just can't remember, we made a lot of decisions last time, which was good.

DiSalvo The vehicle exhaust system was voted in.

Grunwaldt Right, that's in there.

Bembenek Dave mentions here (in the minutes) geothermal and he says he tracked down Focus on Energy and that we could be eligible for \$250,000 but it needs to be approved and he said, yes, that would be good, covering 100%, but no, we found that was not the case.

Grunwaldt No, see there is a gentleman in Plover named Don Keck and he is with Solar Thermal which is his part in Focus. We talked to him on a conference line last week Friday and he said that Dave (Pederson), he mentioned Dave's name and said Dave has been contacting him but he says he's been e-mailing Dave but has not made contact with him. Where he got that from, I don't know, but they both kind of laughed when I said: "What about this \$250,000?" they kind of chuckled and said that would be for 500,000 s.f. or bigger.

Amman I think that is part of their application online. I went online to look at it and that information about the \$250,000 is online, but it doesn't really talk about the limitations you mentioned. So that's probably where Dave got that from.

Grunwaldt Oh yes, I'm sure it is. It sounded great at the time, but we just keep going 2 steps forward and 1 step back.

Bembenek Anything else? Do you have anything more Mark?

Kluck No. I was just thinking 2 things we definitely need to make a decision on probably at the next meeting is the heat and electrical and then the office equipment stuff.

Grunwaldt I'm pretty sure it was voted out. It should be in the minutes I would think because we discussed that.

Fritsche Marilyn asked (in the last minutes) that any office equipment we currently have can be used, we plan on reusing....

Bembenek What page is that?

Fritsche Page 27.

Grunwaldt We talked about what is built in. That would be the next step, the built in stuff. The loose furniture, the copier, the floor mats....

Bembenek So anyway, for the next meeting, it's definitely heat and electrical. And anything else you guys can think of before that so we can put it on the agenda. You got anything, Janet?

Wolle No. Something about equipment, making a recommendation to the Board. I don't know if that's where you were coming from, to make a recommendation to the Board for....to go with all of this or to go forward or what.

Bembenek Yes, so then instead of saying, "what heat are we going to have", we don't want to do that. We want everything ready to present. When we go to the Board, we want everything up to snuff.

Wolle Right.

Bembenek If there is something you think about prior to the next meeting, we'll put it in so that everything is finalized. To me the heat is big.

Grunwaldt How long is Dave (Pederson) gone? Dave is interested in this.

Bembenek I want Dave here with the heat because he's been involved with the geothermal and basically, I want everybody here for the next meeting, grand finale. I thought he said the 13th but that didn't mean....that's a Monday, next Monday. But I don't know if he meant Monday morning or Monday night, so we really can't plan on anything.

Grunwaldt Well that's too early anyway.

Bembenek Right. That's the way I look at it anyway. How about the 21st? Would that be too early yet? On the 20th we have a Town Hall meeting. That's the 3rd Monday that we'll be having but we should....

Grunwaldt You're meeting the 20th?

Bembenek Yes. But that's a 6:30 p.m. regular Town Meeting, but the 21st or do you guys want to go a little later?

Kluck Sooner is better.

Bembenek That's what I was thinking too.

Grunwaldt Okay, you want to do the 21st?

Bembenek Okay, 4:30?

Grunwaldt Yes.

Bembenek Let's see what we have here. Do we get copies made of that for us? You can leave that here for us?

DiSalvo I'll e-mail you letter size copies of all that information and Barb can distribute it.

Bembenek Yes, we'd really appreciate that.

Amman Would that be the final boards that would be presented to people, more or less, for the informational meetings?

Grunwaldt More or less.

Amman Are there any graphics that are coming for it?

Grunwaldt No, we talked about it and I don't know what we could do. Draw a little fire engine.

Kranig The more spit and polished, the better.

Bembenek Like I said, if you think of something, besides the heat, exactly what we will have for the heat.

Grunwaldt In the meantime, you guys need to think about what you want. You've already voiced your opinion about the apparatus room. It might make a big difference, if you go with the geothermal, then you're going to get a heated floor. Or, we could heat those Modine units, I believe, I'm not positive, with hot water.

Bembenek When we have the next meeting, it won't be....the heating won't be answered until that meeting when everybody is here and everybody can hash it out.

Grunwaldt Right. If everybody is strong about the geothermal....I know the girls want the best systems for their offices. I should say the best system.

Kranig We just want warm floor/feet.

Grunwaldt What I might try to do if I find out ahead of time is to try and see how many 40KW's is really going to help you as far as electrical, what it's going to put in power and does it compare with the type of output I'm receiving from one company compared to what my engineer can say about it.

Kranig What I'd like to see is an explanation of all these things again because it's like from when the engineers were first here until now a lot of that stuff has been aired out and we need some refresher information and I think that is important.

Bembenek We could do that on the 21st then.

Grunwaldt Why don't I send them out to you ahead of time. I'll work on it this week, now that we have these ones here. I'll bullet point these and I'll explain what it does and what each one of these means and what areas does it affect.

Bembenek Then everybody can look at that instead of looking at it at 4:30 on the 21st.

Grunwaldt Then I'll put all the options available to you which may get a little bit too much, but I'll try to keep it as simple as possible.

Kranig If we get it ahead of time, then we'll have time to look at it.

Grunwaldt And if you have questions.....

Bembenek Right.

6) Discussion and decisions on project's scope and costs to be included in recommendations to the Board.

Bembenek That pretty much covers what we've been discussing, right?

Grunwaldt Right.

7) Further review and refinement of plan and materials for presenting proposed solutions to space needs, safety issues and energy efficiency concerns for the Board.

Bembenek Now that you guys....you had this on last months' agenda, further review of #7. Do you have anymore? That's on the other chart, right?

Grunwaldt I just made those corrections, we had some simple corrections made. You'll get that e-mailed to you. We made those corrections. Nothing changed on the plan.

Bembenek This was just further review. You guys had it on the agenda last month too.

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

Bembenek Well we've also been doing that. Do you have any other recommendations anybody, besides what we're going to do?

Fritsche No, but I just think for the next meeting, we need to pin down what we're going to put in here.

Bembenek Definitely.

Fritsche Just looking at those figures there, that 2.9 could go to 3.5 easily.

Bembenek Well it could go down too. Some of that total on the bottom under the alternatives are a wishy washy type of thing, right?

Grunwaldt You've got to pick and choose. Geothermal is what it is. That's the incentive. I don't know if WPS is going to match that or not. Solar hot water: I'll explain what that is; it's for heating the wash bay. Hot water used for the wash bay, just for that, which doesn't look real attractive to me, but you either decide on the 20KW or 40KW and those were the only ones they said would be applicable to your building.

Bembenek Everything else should be in that package.

Kranig Did you find out if WPS will match?

Grunwaldt I can try. I told Focus that it's a real pain trying to get to this one guy who handles this commercial type of program and he said; "You know, I'll make a note of that to make it easier." I don't know where I'm going to get with WPS but I'll try.

Kranig Because that would help, if we know for sure that we could get matching funds. That's something to put in.

Grunwaldt We can't positively say for sure either because the program is done and it's going to hopefully restart January 1st.

Kranig We won't be ready for this until after January 1st anyway.

Bembenek Yes, but it's getting there.

Case Todd, is there a reason you only have the solar doing the wash bay water instead of doing any....

Grunwaldt It's not worth it, economically or feasible to use it to provide hot water for the bathrooms.

Case I would understand the bathroom idea, but I would think that you might want to use it as space heating. Especially like the office areas if you're doing under floor hydronic heat in there. That solar thermal in the wintertime, it's just nice and hot and when it's really cold outside and you have a clear sky and if you put a deep bed in there and put some mass to it, you could keep the floor pretty warm. We have a 4,000 s.f. building right out at the MRA building that was done that way and it works real slick.

Grunwaldt And that may be some of the intent of it because the way it was described to me, which I just received this morning, was it was solar hot water and space heating. So I don't know what areas would be applicable with that size system that they are recommending for what space heating and where the space heating would take place. So yes.

Bembenek What type of heat did you say is in on the 2.9, if we don't take the geothermal?

Grunwaldt It's either going to be gas forced air or it's going to be hot water with a boiler.

Bembenek Okay, anything else?

9) Set next meeting date. Tuesday, September 21, 2010 at 4:30 p.m.

Bembenek Next meeting date is 9/21.

Grunwaldt Okay, what we're going to present next time is the heating and electrical systems, provide more information on this, describe these systems better. Not only these systems, but what's going to go in all the various areas.

Bembenek And you're going to get that to us in advance?

Grunwaldt Yes. Today is Tuesday. I'll try to get on that right away and get it to you by Friday.

Bembenek To the office here and then we can do whatever we have to do.

Grunwaldt The system description and that. We may not have.....

Bembenek If you get that done on the 21st, then we can set a date with the Board. Once that's taken care of, we can keep going.

Grunwaldt Does the Board meet the 3rd Monday of each month?

Bembenek Well we have the 1st and 3rd (Monday) of the month. That's why the 20th is our 2nd Board meeting. But then, if we would have that taken care of on the 21st, well we're going to have a separate meeting, right? We're not going to have it on a full agenda.

Wolle To discuss this?

Bembenek To the Board?

Wolle I don't know.

Kluck We could call or recommend a special Board meeting just for this.

Bembenek Yes, I would think that would be the way to go because then we'd all be here and you'd be here to show everything. If you have 10-12 things on every agenda that night, that would be...

Grunwaldt That's going to take all night.

Bembenek Right, you want to have that separate. We can figure that out after the 21st. If everything goes right on the 21st.

Grunwaldt You've got 1, 2, 3, 4 Board members involved, maybe involved in this, so the Board is somewhat educated on what's going on. Have you been giving them updates on what's going on, I assume?

Bembenek Yes, I think so. They've got a pretty good idea. Okay, anything else?

10) Adjourn. *A motion was made by Mark Kluck to adjourn the meeting, seconded by Marilyn Kranig Motion passed. Meeting closed at 5:30 p.m.*

Respectfully submitted,

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