



## AGENDA

### Building and Property Committee

Tuesday, June 14, 2016

10:00 a.m.

Jury Assembly Room

Lower Level, Courthouse Annex

1. Call meeting to order
2. Approve agenda
3. Public Comment – Speakers will be limited to 5 minutes
4. Introduction of Martin Keyport, Facilities Director
5. Approve minutes of May 10, 2016
6. Discuss/consider fairgrounds food stand roof replacement, action if any
7. Discuss/consider pending RFP's, action if any
8. Department Head Report
9. Future agenda items
10. Set next meeting date
11. Adjournment

Addendum(s) when applicable

cc: Russ Bauer  
Mike Behnke  
Gilbert Engel  
Al Sauld  
Vilas Schroeder

Supervisors present at this meeting may constitute an unintended quorum of other county board committees. Supervisors appointed to the committee shall participate in action. Others may be present to listen and observe.

**PLEASE NOTE:** AGENDA ITEMS MAY NOT BE CONSIDERED AND ACTED UPON IN THE ORDER LISTED

If you are an individual who needs a special accommodation while attending the meeting as required by the "Americans With Disabilities Act", please notify County Clerk Kathy Brandt, Marinette County Courthouse (715-732-7406) at least 24 hours prior to the meeting in order to make suitable arrangements. Thank you. (TDD 715-732-7760)



## MINUTES

### Building and Property

May 10, 2016  
Land Information Conference Room  
First Floor, Courthouse

MEMBERS PRESENT: Supervisors Russ Bauer, Mike Behnke, Gilbert Engel, Al Sauld and Vilas Schroeder

MEMBERS EXCUSED:

OTHERS PRESENT: Deputy County Clerk BobbieJean Borkowski, Acting Facilities Director Gary Lynwood, Administrator Shawn Hennessee, Fair Board President Dave Gross, Supervisor Ken Keller, Mayor Steve Genisot, Eagle Herald and Peshtigo Times

#### 1. Call to order

Chair Behnke called the meeting to order at 10:00 a.m.

#### 2. Agenda

Motion (Bauer/Engel) to approve agenda as amended. Motion carried.

#### 3. Public Comment

None

#### 4. Minutes

Motion (Schroeder/Behnke) to approve minutes of March 8, 2016. Motion carried.

#### 5. Update on Fairgrounds cattle barn – Dave Gross

Dave Gross gave an update on the cattle barn – project is currently funded by donations. Barn structure will be up by August 1, 2016.

#### 6. Disposal of LEC Surplus Items

Motion (Schroeder/Bauer) to approve disposal of LEC surplus items by listing on WI Surplus Auction website. Motion carried. Exhibit A

Motion (Bauer/Sauld) to recommend Lieutenant Albright to negotiate a fair sale price of the 1982 Munson 18' boat with trailer and dual outboards with the City of Marinette. Motion carried.

## **7. 2017 Five Year Capital Improvement Plan**

Motion (Engel/Schroeder) to recommend Finance Committee approve the Five Year Capital Improvement Plan as presented. Motion carried. Voting no – Supervisor Sauld Exhibit B

## **8. Facilities Director's Report**

- Niagara Senior Center – RFP for flooring, roof and beam
- Field House – present next month 4 different options along with cost
- Fair Board – CIP \$130,000 available, currently putting together a list of what needs to be repaired/updated
- Courthouse window replacement
- Holding cells – monitor temperature (need heat)
- Update security in building – windows at Treasurer and County Clerk's office
- Lighting needs to be replaced at HHSD building

## **9. Future Agenda Items**

- Field House Options

## **10. Adjournment**

Motion (Engel/Bauer) to adjourn at 11:14 a.m. Motion carried.

Next meeting date: June 14, 2016 at 10:00 a.m.

BobbieJean Borkowski, Deputy County Clerk

Date approved/corrected:

## MARINETTE COUNTY FAIR

### FOOD STAND ROOF

| <u>Contractor</u>  | <u>Disposal</u> | <u>Steel Type</u> | <u>Addl Work</u> | <u>Bid</u> | <u>Notes</u>     |
|--------------------|-----------------|-------------------|------------------|------------|------------------|
| Wausaukee Lumber   | Included        | 29 Gauge McElroy  | \$30 Hour        | \$4890.00  |                  |
| MJB Industries     | Included        | 29 Gauge McElroy  |                  | \$4875.00  |                  |
| Nowak Construction | Included        | 29 Gauge McElroy  |                  | \$10250.00 | Vented ridge cap |

\*Note

Alfredson Brothers, Lakes Const, and Markell Const were contacted and were not interested.



## **ADDENDUM**

### **AGENDA**

#### **Building and Property Committee**

Tuesday, June 14, 2016  
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Addendum(s) when applicable

8. Discuss UW Fieldhouse pool and building repair options, discussion only.

cc: Russ Bauer  
Mike Behnke  
Gilbert Engel  
Al Sauld  
Vilas Schroeder

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1926 Hall Avenue, Marinette, WI 54143-1717

# River Cities Community Pool Association

1125 University Drive, Marinette, WI 54143  
rivercitiespool@new.rr.com • www.rivercitiespool.org • 715-735-0585

May 18, 2016

Shawn Hennessee, County Administrator  
Marinette County Courthouse  
Marinette, Wisconsin 54143

Dear Shawn:

As an outcome of our recent meetings with you and other representatives of Marinette County, River Cities Community Pool Association is making the following pledge of financial commitment in support of the proposed County investment in pool equipment at the UW-Marinette Field House:

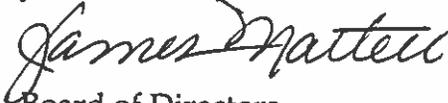
- Beginning in 2016, an annual payment of \$5000 to a reserve account for future equipment expenses at the pool. The details of said reserve account are yet to be determined and will be structured as required by Marinette County.

- A pledge of direct financial support of \$60,000 to Marinette County, payable as follows: A \$30,000 payment in calendar 2016 and \$10,000 per year for the next three years.

- Initiation of a dues increase beginning July 1, 2016, requiring a greater share of operational expense from member users.

These pledges are made in the cause of demonstrating our commitment to sharing in the cost of pool investment to the ability our financial circumstances permit.

James Martell, President



Board of Directors

River Cities Community Pool Association

# Fieldhouse Options

Goal is to present 4 current options and receive input and comment. July County Administrator will recommend an option after receiving input.

Costs for Options 1 and 2 are from the OHM Report.

Costs for Options 3 and 4 are from both the OHM report and estimates. It is important to remember that costs could end up being significantly more or less depending on the bids we receive.

Breakdown of available funds included.

# Option # 1 Fix High Priority Items in OHM Report

Fix all high priority items listed in OHM analysis (excluding shower stall renovation). This will result in a new dehumidification unit(s) in the fieldhouse, updating bathroom fixtures, etc. identified in report.

**Advantages:** Addresses all of the high priority items (excluding shower stall renovation), ensures continuity of the utilization of the pool, lays the groundwork for additional upgrades to the building later on.

**Disadvantages:** Cost, does not prevent County from incurring additional repair costs in the future, will take multiple contractors and additional time to affect all repairs.

**Total Cost= Approximately \$ 623,500 to \$648,500** (This includes \$200,000 in parking lot replacement and lighting repairs and \$102,300 in other building repairs that need to be undertaken irrespective of pool decision and \$350,000 to replace dehumidifier)

# Option # 1 Fix High Priority Items in OHM Report

## Breakdown of Costs

\$12,000 Repair impact damage \$1,500 Sealant and Door Repair  
\$20,000 add small room with ventilation for chemical storage  
\$325,000 to \$350,000 Replace dehumidifier \$38,000 Replace MUA  
\$4,000 Replace Door Closers and hardware \$3,000 Repair lintels  
\$20,000 add emergency lighting \$200,000 replace parking lot and update  
lighting system

Note: This option envisions repairing all high priority items of a  
mechanical or safety nature. As a result, renovating shower stall area at  
\$10,000 was not included

**Total: \$628,500**

# Option # 2 Decommission Pool

**Advantages:** Prevents any further pool maintenance costs in the future, allows for UW to have additional classroom and/or weight room space.

**Disadvantages:** Highest initial cost option, not clear if space can be utilized, costs do not include equipping classrooms etc. Additional space has not been requested by UW and Marinette County has no need for the space currently.

**Total Cost= Approximately \$ 728,500** (This includes \$200,000 in parking lot replacement and lighting repairs and \$38,500 in other building repairs that need to be undertaken irrespective of pool decision), plus the OHM estimated cost of \$490,000 to decommission pool)

# Option # 2 Decommission Pool

## Breakdown of Costs

Renovate to New Space \$490,000 Includes punching drain holes through concrete, grouting pipes below grade full, removing mechanical equipment, filling pool and overflow tanks with sand/concrete, new floor system, new lighting and new HVAC. Does not include anything in the locker rooms. \$200,000 replace parking lot and update lighting system \$2,000 Replace Door Closers and hardware \$3,000 Repair lintels \$20,000 add emergency lighting \$12,000 Repair impact damage \$1,500 Sealant and Door Repair

**Total: \$728,500**

# Option # 3 Partial Demolition of pool area only (doubtful viability)

**Advantages:** No future pool costs, has potential to be cheaper than first 2 options.

**Disadvantages:** Loss of pool asset, additional costs may be much more than fixing or decommissioning pool due to structural issues, unknown if a partial tear down is even feasible, many, many unknowns and will incur additional engineering costs to determine if this is even a viable option.

**Total Cost:** Approximately \$500,000 but could end up being much, much higher due to structural issues (This includes \$200,000 in parking lot replacement and lighting repairs and \$50,000 in other building repairs needed irrespective of pool decision)

# Option # 4 Turn out the lights and drain pool

**Advantages:** In short term is cheapest cost

**Disadvantages:** Results in another abandoned, deteriorating building like Ella Court, wastes a valuable asset, could result in structural issues for the rest of Fieldhouse, avoids addressing the difficult issue of cost and is another deteriorating building County must attempt to maintain.

**Total Cost:** Approximately \$250,000-but costs could go way up if draining the pool results in structural issues for the rest of the Fieldhouse. (This includes \$200,000 in parking lot replacement and lighting repairs and \$50,000 in other building repairs that need to be undertaken irrespective of pool decision)

# Funding Available

## CIP Funds Available:

\$200,000 Fieldhouse parking lot and lighting

\$300,000 Dectron Replacement

\$125,000 UW Fieldhouse dehumidification

Total: \$625,000 from CIP