

*WINNEBAGO COUNTY BOARD OF SUPERVISORS
Facilities & Property Management Committee*

DATE: Wednesday, October 14, 2015

TIME 9:30 AM

PLACE: Facilities and Property Management, 1221 Knapp St, Oshkosh, WI 54902

PRESENT: Bill Roh, Bill Wingren, Guy Hegg, Chuck Farrey and Tom Egan

ALSO PRESENT: David Albrecht – County Board Chairman, Mark Harris – County Executive, Mike Norton – County Board Supervisor, Robert Warnke – County Board Supervisor, Thomas Konetzke – County Board Supervisor, Harold Singstock – County Board Supervisor, Larry Lautenschlager – County Board Supervisor, Sue Ertmer – County Clerk, Mike Elder – Facilities Director, Aaron Stewart – Omni Associates, Aaron Kiesau – Omni Associates, Peter Moll – Airport Director, Chris Hallstrand – Airport Operations Manager

Meeting was called to order by Committee Chairman, Bill Roh at 9:30 AM.

APPROVE MINUTES FROM PREVIOUS MEETING 9/9/15: Motion to approve made by Tom Egan and 2nd by Guy Hegg, passed 5-0

CORRESPONDENCE: Chuck Farrey stated he had a memo describing the Butler Ave Project and would discuss it during the Agenda Item.

PUBLIC INPUT ON AGENDA ITEMS: Larry Lautenschlager urged retaining space in the new Airport building for use by Greyhound. It is in the best interests of the public to be able to access Greyhound. He stated that there appeared to be sufficient room in the proposed layout with the waiting area. Thomas Konetzke asked if the Facilities Committee had received a copy of the project proposal and cost comparisons. Bill Roh replied that the Committee received a copy at the beginning of the meeting.

CHAIRMAN REPORT: Bill Roh had no report.

DISCUSSION OF BUTLER AVENUE REPAIRS: Chuck Farrey discussed his meeting with Ernie Winters, Highway Commissioner and his meeting with the Highway Commission. He stated that Ernie said there are unknown utilities and concrete below the pavement. This makes the job a more difficult and complex project than a mill and pave. Chuck stated that the Highway Commission and Highway Department would take this project on as their own. Mark Harris stated that Highways would not be pursuing the funding request or the designing of the project; it would be the responsibility of the Facilities Department.

DISCUSSION OF DEPARTMENT MOVE OUT OF AND INTO THE COURTHOUSE: Mike stated that the fund request for the department relocation plan was going to the County Board at the October meeting.

DISCUSSION ON WORK RELEASE CENTER: Bill Roh explained that the Work release center has been empty for 10 years and either a purpose for it needs to be found or it should be disposed of either by razing or selling. This was discussed at the Judiciary and Public Safety Committee meeting. The Sheriff stated that he does not need the building. It has been offered to the State for use and either purchase or lease. The State is not interested in it. It has been looked at by Human Services and found not to be useful. Harold Singstock stated that he and Mike Norton and Larry Lautenschlager are taking the building as an action item. It has sat for too long costing the County funds and of no use. It either needs a use or should be torn down. Tom Konetzke asked if it would be useful as a drug rehab site. One is in Brown County. There is a need for one in the valley. Chuck Farrey said there are storage issues for the County and that this building could potentially resolve some of those needs. Mark Harris said that the building used to be a fiber hub but that has changed over the years. The building is not needed for the hub. Mark Harris said that if a building is needed for records retention it would probably be best to design a building for the specific purpose rather than trying to accommodate it in the Work Release Center. David Albrecht asked about the utility costs. Mike Elder stated that we pay between \$40,000 to \$45,000 per year for utilities. Guy Hegg stated that he has asked for years for a plan for the building or to raze it. Bill Wingren stated the Veteran's Office had expressed an interest in using the building. It is centrally located and would work for their needs. It was stated that the plan was to move them into the County Administrative Building on Otter Street. Tom Egan asked if we could legally sell the building or if previous funding for the building would prevent the sale or require repayment of the funding. Mark Harris stated he did not know of any impediment to a sale.

DISCUSSION AND POSSIBLE ACTION PRESENTATION OF OPTIONS FOR NEW AIRPORT ADMINISTRATIVE BUILDING: OMNI presented their findings and recommended option for a new Airport Administration Building. It is approximately 17,200 square feet of which 2350 SF is for the FBO, 3660 SF for Airport Administration and approximately 9900 SF for public space. It is a two story building with FBO and public space on the first level and airport administration on the second. Chuck Farrey requested clarification on the need for the garage. Chris Hallstrand explained the need to park 2 airport vehicles and grounds equipment inside. They also have surplus tables and chairs for larger events that are stored in the garage. It is not used for personal vehicle parking and they do not take the county vehicles home on a regular basis. Bill Wingren discussed his concern for the size of the building. He compared it to the Fond du Lac building and felt that the building was too large. Guy Hegg also expressed his concerns regarding size and cost. Peter Moll stated that this is a concept and does not represent the final design. It still will be reviewed and revised. An architect will need to be hired to do the final design. Larry Lautenschlager discussed an article he had read about a similar building in another state being much smaller and that no taxpayer money had been used. Tom Konetzke stated that he was in favor of the storage space. Bob Warnke stated that the Airport Committee has always tried to be transparent with this project. They've included the demolition costs of the old building. Those costs were not a part of the discussion or decision for the new Park View. The Airport is an economic engine for the county. He stated that they were not against Greyhound being at the airport. They could build a building on the grounds without a problem. Discussion ensued that a car rental company could also do the same thing. At other airports car rental offices can be up to a mile away from where the passengers disembark from planes. Bob Warnke also stated that the two story building was mostly for separation between the public/FBO spaces and airport administration. Bill Roh stated that the time taking to move the project along is mostly due to the building size. If the building were a more compact and smaller size it would be approved. Chuck Farrey stated his concern is the cost of the building. Bill Roh asked for the cost of the building with and without the car rental office. Harold Singstock stated that the cost is now up to approximately \$7,000,000. Maybe the old building should be revisited since the estimated costs for a roof and other repairs are a fraction of the cost. Bill Roh stated that Outagamie County has recently built a similar building and that maybe we should visit that building. Guy Hegg stated the article about Outagamie County's building said it was large enough for 20 people. He doesn't get many calls but the one he did was about the building and that the price was a non-starter. Mark Harris stated the airport needs access to rental cars. If the rental office isn't on-site a shuttle bus is provided. That would be expensive for the airport to support. He also said the one story versus two story argument was discussed when deciding about Park View. Ultimately it was determined that two stories were better than the larger footprint of a single story building. Tom Konetzke asked if the Facilities Committee was satisfied with the building contents. Bill Roh stated they were concerned about the size. David Albrecht asked now that the presentation was done what OMNI was going to do. OMNI responded they are looking for further guidance from the Board. This will be presented at the October Board meeting.

DIRECTOR REPORT ON DEPARTMENT OPERATIONS: The nurse call system plans are at the State for approval. Mike has the bidding process overlapping the approval process to expedite the project. If the state would request changes, the changes would be added to the bid by addendum. He briefly updated on the remaining projects. Chuck Farrey asked Mike Elder if he knew of the \$100,000 in the Airport Budget for the installation of a redundant air conditioning chiller. Mike replied he had heard about it and had not looked into it further. Mark Harris stated that he had placed it in the budget. He feels the air conditioning system is a defect in the construction and needs to be permanently corrected.

SUGGESTIONS FOR ITEMS FOR THE NEXT MEETING AGENDA: Keep the following on the agenda for next month: Discussion of Courthouse Department moves, Discussion of Butler Ave., Discussion and Possible Action - Work Release Center.

SET MEETING DATE AND TIME: The next Facilities and Property Management committee meeting will be held on Wednesday, November 11, 2015 at 9:30 am at the Facilities and Property Management, 1221 Knapp St, Oshkosh, WI 54902

ADJOURN: Motion to adjourn by Chuck Farrey, 2nd by Tom Egan, motion passed 5-0 at 11:20 am.

Respectfully submitted,
Mike Elder, Director 10/15/15