

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

DATE: Tuesday November 17, 2015

TIME 5:00 P.M.

PLACE: Winnebago County Courthouse, Room 60, 415 Jackson St, Oshkosh, WI

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

Bob Warnke, Joel Rasmussen, Tom Konetzke,

ALSO PRESENT: Mark Harris – County Executive, Harold Singstock – District 23, Peter Moll – Airport Director, Chris Hallstrand – Airport Operations Manager, Mike Elder – Facilities Director, Aaron Stewart – OMNNI Associates, Aaron Kiesau – OMNNI Associates

EXCUSED: Guy Hegg

Meeting was called to order by Committee Chairman, Bill Roh at 5:00 P.M.

APPROVE MINUTES FROM PREVIOUS MEETING: None to approve.

CORRESPONDENCE: None.

PUBLIC INPUT ON AGENDA ITEMS: None

CHAIRMAN REPORT: None.

DISCUSSION AND POSSIBLE ACTION ON PROPOSED NEW AVIATION BUSINESS CENTER: Peter Moll presented the revised layout, totaling 14,898 square feet (SF). The presentation described the various rooms, the means to determine the size and the reasons for the change in the building configuration.

Chuck Farrey questioned the cost of the building. The original size was 17,236SF. The new layout reduced the size by 2400SF and the cost only decreased \$400,000. The new cost doesn't seem to be reflected by the smaller size. Aaron Stewart discussed that the fixed costs for the building was now spread over a smaller footprint so the cost per square foot increased. The cost does not necessarily decrease proportionally with size.

Bill Wingren asked several questions. 1. Is the professional fee contingent on a construction cost OMNNI responded no their fee is independent of the construction costs. 2. Is there a wow factor in the plan, meaning is there something to make this building unique? Peter responded that the lobby/atrium would be the unique feature of the building. 3. Hertz is included, were other businesses asked if they wanted to locate in the building. Peter responded that the other local car rental businesses did not want to locate at the airport.

Tom Konetzke stated that the exterior of the building should contribute to the wow factor. He asked if the building could be expanded on the 2nd floor level. OMNNI stated the building could be expanded in the future on the ground level but could not expand on the 2nd floor due to the roof structure and the lobby/atrium.

Bill Roh asked what would be the cause for expansion. Peter responded that business and general aviation is a growing industry and additional space for the FBO or public uses could drive future expansion.

Bob Warnke stated that the Aviation Committee has tried to make this entire process transparent. The plan is not to skimp to get the project approved and to then come back for additional work.

Bill Roh questioned the differences in the cost of razing between the current and previous cost estimates. Aaron Stewart explained the variances between the 2 presentations.

Bob Warnke stated that the community room will have an outside area for public usage.

Joel Rasmussen asked what the payback is for the car rental space to offset the additional construction costs. Peter Moll explained the income versus the costs and estimated that the additional costs would be recouped in 10 years. Joel Rasmussen asked how that payback compared to the payback of construction a hangar. Peter Moll and Chris Hallstrand stated that the 2 paybacks are comparable. Bill Roh asked why spend the money for the car rental space. Chris Hallstrand explained the cost benefit and the benefits to the general aviation business.

Chuck Farrey asked how the Aviation Committee reduced the size and costs. OMNNI responded that the building configuration new shape was better suited for the size and allowed for reducing the footprint. Joel Rasmussen stated the Aviation Committee had seen both floor plans and recommended the new floor plan.

Chuck Farrey asked about the storm water savings. OMNNI responded that the costs/savings were basically the same as before.

Chuck Farrey asked if he could see the reduced size square building layout.

Bill Roh stated that the office sizes still looked large compared to his experience in the private sector.

Tom Egan asked when the project would be brought forward for approval. Numerous comments were made about the timeline and processes for approving buildings.

Mike Elder explained the capital building project approval process. The department and home committee work on describing the need and come forward with a concept to approve. Then an architect is solicited and approved by the County Board. Mark Harris concurred.

Bill Wingren asked Bob Warnke what the Aviation Committee wanted at this time. Bob Warnke stated that he would like to have agreement with the Facilities Committee and the project to move forward.

Tom Konetzke stated that there was no room for expansion.

Harold Singstock asked if there would be additional options for the County Board to review and decide. Bob Warnke stated that one plan would be brought forward.

Meeting adjourned with no action taken.

SUGGESTIONS FOR ITEMS FOR THE NEXT MEETING AGENDA: None.

SET MEETING DATE AND TIME: None

ADJOURN: Motion to adjourn by Chuck Farrey, 2nd by Tom Egan, motion passed 8-0 at 6:50 P.M.

Respectfully submitted,
Michael Elder, Director