

**SPECIAL ORDERS SESSION
COUNTY BOARD MEETING
TUESDAY, OCTOBER 6, 2009**

Chairman David Albrecht called the meeting to order at 6:00 p.m. in the County Board Room, Fourth Floor, Courthouse, 415 Jackson Street, Oshkosh, Wisconsin.

The meeting was opened with the Pledge of Allegiance and an invocation by Supervisor Lennon.

The following Supervisors were present: Konetzke, Barker, Griesbach, Eisen, Ramos, Koziczowski, Smith, Widener, Hamblin, Albrecht, Gabert, Riste, Thompson, Lennon, Gearhart, Hall, Jacobson, Wingren, Norton, Warnke, Robl, Eichman, Schmuhl, Kline, Locke, Nelson, Finch, Sievert, Farrey, Diakoff, Brennand, Egan, Ellis, Rengstorf and Reinert. Excused: Roh.

Motion by Supervisor Robl and seconded to approve tonight's agenda. CARRIED BY VOICE VOTE.

PUBLIC HEARING

Jay Schroeder, 1295 N Lake Street, Neenah spoke regarding his concern over Winnebago County considering the purchase of the Oshkosh B'Gosh buildings.

COMMITTEE REPORTS

Supervisor Finch announced while he was attending the Solid Waste Conference in Waupaca, he was informed that Pat O'Brien, current chair of the Winnebago County Solid Waste Management Board, was appointed to the board of directors for the Solid Waste Association of North America.

Supervisor Barker attended a program at the Expo Center entitled "All Grown Up and Staying Young-Living Well After 50". The program was put on in part by Winnebago County Sheriff's Office, Winnebago County Health Department and UW Extension. She said it was an all around good community and business resource.

Supervisor Rengstorf said the Judiciary & Public Safety Committee will be looking at the County Board rules. The meeting will be held Monday, November 2nd, 9:00 a.m. at the Sheriff's Office. Anyone having changes should either send them to Supervisor Rengstorf in advance or bring them to the meeting.

Supervisor Lennon announced the next Aviation Committee meeting will be held October 7th, 8:00 a.m. at the airport.

CHAIRMAN'S REPORT

Chairman Albrecht announced Margie Rankin, Park View Health Center Administrator, was named this year's recipient of the Wisconsin Counties Association's "Friend in County Government" at the WCA Annual Conference. "This is the highest honor given by the Association to an individual within county government who has performed outstanding service not only in their own county, but also for counties statewide and the Association." Chairman Albrecht congratulated Margie Rankin on her award.

Chairman Albrecht read a letter from Michael Burr thanking the Veterans Administration for providing a ride for him to Milwaukee.

Chairman Albrecht read part of an article regarding the 19th annual Take Back the Night that is being held tonight. He wanted the board to know the event will end at the Courthouse.

**PRESENTATION ON THE OSHKOSH B'GOSH PROPERTY
MIKE ELDER, DIRECTOR OF FACILITIES AND PROPERTY MANAGEMENT**

Mike Elder, Director of Facilities & Property Management, began his presentation on the Oshkosh B'Gosh building option with the following background information:

- A comprehensive space needs study was completed in 2001.
- A Courthouse security study was done in 2002. That study developed an addition to the Courthouse for security, which was rejected in 2003.
- An addition to the Administration building was investigated, but rejected in 2004.
- In 2005, a replacement for Park View Health Center was approved.
- In the spring of 2008, a feasibility study was done and determined Pleasant Acres could be remodeled into administration offices.
- In the fall of 2008, a comparison cost was done between the remodeling of Pleasant Acres and building new.
- In the summer of 2009, the option to purchase the Oshkosh B'Gosh buildings was presented to the

County.

- A building condition survey was completed in the fall of 2009.

The properties under consideration are:

- 112 Otter Avenue – This property was built in 1929, is 4 stories and has almost 82,000 square feet. The current assessed value is \$2,116,200. This is the main corporate office for Carter. There are private offices located on most exterior walls with office partitions located on the inside of the floor to allow for greater flexibility. The offices are ready for occupancy without further work.
- 215 Waugoo Street – This property was built in 1967, is 1 story and has almost 34,000 square feet. This property is a large open area with 3 offices, kitchen and lunch room. This property was the old Job Service. The current assessed value is \$215,100.
- 206 State Street – This property was built in 1887, is 2 stores and has 6400 square feet. This is a large open area with a current assessed value of \$324,600. This property was the old Guernsey Dairy Company. Carter would like to use this property to house their remaining corporate offices.

Mr. Elder reported the architectural/structural condition of the buildings is good to very good. The property is comprised of 8 buildings that consist of sections with wood frame, concrete frame and steel frame. The exterior walls are plumb, true and relatively free of cracks. There is no evidence of settling or movement. The buildings are in compliance with the building codes in force at the time of original construction. Recommended improvements include capping an area of exposed earth basement, realigning one column that is out of plumb and repairing several floor joists that were notched.

Mr. Elder explained the electrical service is 1200 amps, 270/480 volts and is in good condition. Lighting has been updated over the past few years. The UPS is in very good condition and relatively new. Recommended improvements include cleaning electrical service, upgrade lighting to more energy efficient fixtures, an emergency generator should be install to support the computer system, and exit lighting and fire alarm systems should be upgraded to current code.

He also stated the plumbing was connected to Oshkosh water and sewer and is in good condition. Recommended improvements include configuring the rest rooms and replacing the existing water coolers to meet current ADA code.

Mr. Elder then explained the HVAC system. The heat is provided by 2 Weil-McLain series 88 boilers, with an 80% efficiency. The boilers are approximately 16 years old and in good condition. HVAC control is accomplished by standalone programmable thermostats that are in good condition. Recommended improvements include replacing the thermostats with a central digital control system.

Mr. Elder reported on the site conditions. He stated it is located in the center of the City of Oshkosh and is not located in a flood plain. The existing water, sewer and storm drain are suitable for continued use. There is onsite parking for 128 vehicles. There is also close adjacent public parking available. Recommended improvements include putting storm drains in parking lot, reconstruction of parking lot and minor repairs to sidewalks and curbs surrounding the site.

Mr. Elder explained the recommended changes are recommendations only. The buildings meet all the current codes and these are only suggestions.

Mr. Elder then discussed the proposed uses of each building.

- 112 Otter Avenue would be used for administration departments from the courthouse campus including Finance, Purchasing, General Services, Human Resources and Payroll, County Executive and Information Systems. Public Health, now housed at the Park View campus, would also be housed at this location. Approximately 25% of the building would remain available for future uses.
- 215 Waugoo Avenue would be used for Second Chance that is now housed in the Park View campus.
- 206 State Street would be used by the remaining Oshkosh B'Gosh operations.

Mr. Elder then discussed the projected costs for the Oshkosh B'Gosh Purchase option:

• Purchase Price	\$1,300,000
• Recommended Improvements	\$1,600,000
• Data System Relocation	\$ 500,000
• Office Reconfiguration	<u>\$ 500,000</u>
Subtotal	\$3,900,000
• Raze Pavilion	\$ 700,000
• Raze Pleasant Acres	\$ 700,000
• Relocate IS Hub	<u>\$ 250,000</u>
Total	\$5,550,000

Mr. Elder concluded his presentation with a recap of the cost for each option:

- Remodel Pleasant Acres \$11,500,000
(This includes razing Pavilion)
- Build New \$18,900,000
(This includes razing Pleasant

Acres & Pavilion)

- Purchasing Oshkosh B'Gosh \$ 5,550,000

Mr. Elder said if purchasing Oshkosh B'Gosh option is approved, the funding will be requested in two separate fund transfers. \$3.9 million will be requested for purchase and recommended improvements and \$1.65 million will be requested for razing the Pavilion and Pleasant Acres and relocating the IS Hub.

Mr. Elder then took questions from the Board. Mr. Elder was asked to follow up on answers prior to the October 20 meeting. A copy of the power point presentation can be viewed in the County Clerk's Office.

The meeting was adjourned at 7:40 p.m.

Respectfully submitted,
Patricia Rabe, Deputy
Winnebago County Clerk

State of Wisconsin)
County of Winnebago) ss

I, Patricia Rabe, do hereby certify that the foregoing is a true and correct copy of the Journal of the Winnebago County Board of Supervisors for their Special Orders Session held October 6, 2009.

Patricia Rabe, Deputy
Winnebago County Clerk