

**Minutes of the Joint Executive, Public Works and Health and Human Services Committees
July 19, 2010**

County Board Chair Dwyer called the meeting to order at 8:30 a.m.

County Board Supervisors Present by Committee

Executive Committee	Public Works	Health and Human Services
Jim Dwyer	Dave Swan	Janel Brandtjen
Fritz Ruf	Kathy Chiaverotti	Kathleen Cummings
Janel Brandtjen	Peter Gundrum	Michael Inda
Patricia Haukohl	Pauline Jaske	Pauline Jaske
Duane Paulson	Walter Kolb	Jim Jeskewitz
Jean Tortomasi	Pamela Meyer	Peter Wolff (arrived at 9:11 a.m.)
Dave Swan	Tom Schellinger	Gilbert Yerke

Also Present

Joanne Weidmann	Chief of Staff Mark Mader
Laurel Walker	Adam Jelen, Gilbane
Director of Public Works Allison Bussler	Dennis Farrell
Director of Parks and Land Use Dale Shaver	Programs and Projects Advisor Windy Jicha
Architectural Services Manager Dennis Cerreta	Legislative Policy Advisor Sarah Spaeth
Supervisor Dave Falstad	Senior Financial Analyst Clara Daniels
ADRC Manager Kathy Bellovary	Chief of Staff Ellen Nowak
Business Manager Betsy Crosswaite	Buildings Operations Manager Mark Keckeisen
Budget Management Specialist Linda Witkowski	Supervisor Bill Zaborowski
Kurt Zimmerman, Zimmerman Architectural Studios, Inc.	Health and Human Services Deputy Director Don Maurer

Health and Human Services (HHS) Building Site Selection Presentation

Jelen started the presentation by introducing the project, players and four week and six month timelines. He said through meetings with the people who will be working in the new HHS building, it was determined that 120,000 – 142,000 square feet of space is needed for the new facility. Once the site has been selected, building design will begin (2010 to 2011), bidding will take place in 2011 to 2012 and construction in 2012 to 2014.

Zimmerman briefly reviewed the sites that were considered. A site was sought that would make it easier for HHS staff to interact with other county services at the juvenile center, jail, administration center, courthouse, etc. and was least intrusive to the golf course and existing buildings. A matrix was developed to objectively review and score the following issues: land size and site characteristics, environmental and geothermal issues, utilities and storm water management, accessibility and visibility, site characteristics affect on building design and construction and sustainable features. The process narrowed down the possible sites to the north and southeast sites. The north site has excellent views over the golf course, east-west solar orientation and the possibility of a main entrance on the middle floor. Conversely, the north site has a compromised entryway and poor entry approach and soils, with views of the old HHS building, requiring additional parking and graded slopes. The advantages to the southeast site include immediate campus composition of new and existing buildings, clear traffic navigation to the front door, direct on-grade access to two floors, ability to use existing parking, proximity to Juvenile Center and short utility connections. The disadvantages to this site are north-south solar building orientation, demolition/replacement of the maintenance building and fewer park views.

Jelen said the southeast site is recommended because it most closely fits with the program and design, operational efficiencies and cost. He reviewed the cost advantages and savings for each site explaining that

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the estimated cost range for the north site is \$1.250M to \$2.150M while the southeast site range is \$750K to \$900K. Because the maintenance building would be demolished and relocated if the southeast site is selected, relocation sites were analyzed, costs estimated and reviewed for the new building. Shaver said these alternatives would be further reviewed once a site for the HHS building is selected.

Yerke asked what will happen to the current HHS building? Bussler said in 2011 a courts study will be conducted to decide what to do with the courthouse. The HHS building could be used as an economical facility to relocate staff during major courthouse construction if necessary. Renting space elsewhere would be very expensive. A proposal will be made in the future regarding demolishing parts of the building. Closing the building will cost money.

Brandtjen asked if a new HHS building is being built because the old one is inefficient, why would the old one be used during courthouse renovations? Bussler said plans have not been finalized. The building is being used now by HHS staff. We want to leave all options open until the courts study is completed. Brandtjen said planning an efficient and safe drop off area for elderly, veterans and children is very important. Zimmerman said these types of logistical issues will be worked out after the building site has been selected. Brandtjen asked are the water estimates correct? Zimmerman said we are applying for a grant to study the water table to see if it can be used for geothermal heating/cooling. Shaver said the Grounds Master Plan provided possible areas to build. Other available information such as soil borings is used to further narrow the site possibilities. Jelen said recent soil borings indicate that the soils change from the northeast to the southeast causing some sites to be half good and half bad. Soils are better to the south and worse to the north. The soils found at the southeast site are natural and undisturbed. The southeast site is also closest to utilities and the road, does not impede the master plan and provides possibilities for other buildings.

Jaske asked how much will it cost to replace the maintenance building? Will the maintenance building replacement be a separate project? Bussler said it is too early to give a good estimate. Jaske asked if the maintenance building had to be located at the Government Center or could it be moved to the airport? Bussler said anything is possible but the items stored in the building, such as lawn mowers and snow blowers, provide service to the golf course and Government Center.

Tortomasi asked if the fifth hole will be shortened? Linn said the plan is still in the concept phase so actual distance is not known at this time. The hole will remain a par 4. Tortomasi asked if soil tests were done at the sites during jail construction? Shaver replied no.

Cummings asked what will the new building look like? How will it be incorporated into the other buildings? Bussler said today's meeting is about site selection. More details will be reviewed after the site is selected.

Paulson asked how will a building located at the southeastern site influence the golf course? He would like to see a building demolition plan. Zimmerman said the fifth tee will have to be changed to facilitate the plan. Kolb said he would like the old building demolished when it is no longer needed. He does not want it to linger like the Northview building.

Haukohl said she is concerned that the building is built on good, solid stable ground. She is also concerned the building will look good and have symmetry with other buildings and by itself when the old HHS building is torn down. She requested a copy of the PowerPoint presentation.

Chiaverotti left at 9:48 a.m.

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Maurer reported that the process has been very interactive. There have been many meetings to discuss the function of the buildings. Staff is confident the new building will serve all needs, which is the main concern.

Brandtjen said the new building is the same size as the old one. Shouldn't it be bigger? Bussler said there is a lot of unusable and inefficient space in the old HHS building. Programmatically, expansion space is in the plan so there is room to grow. Cerreta said the new building will be designed and planned for 20 years of service.

Inda asked if golf balls will hit the new building? Shaver said the tee boxes will be moved to appropriate locations once it is decided where the building will be located.

Cummings asked why don't you put the building where it should be located instead of basing the decision on cost? At some point in the future, the county will have to build on poor soil, why don't we just do it now? Bussler said it may not be the best plan to build on poor soil. The location with the poor soil does not make sense at this time. Building on the southeastern site is a good plan for the future.

Chiaverotti returned at 9:56 a.m.

Discuss and Consider Ordinance 165-O-030: Modify Capital Project 200615 HHS Office Building to Identify Selected Building Site Location

Executive Committee

MOTION: Ruf moved, Paulson second, to approve Ordinance 165-O-030. Motion carried 7-0.

Public Works Committee

MOTION: Kolb moved, Schellinger second, to approve Ordinance 165-O-030. Motion carried 7-0.

Health and Human Services Committee

MOTION: Wolff moved, Jaske second, to approve Ordinance 165-O-030.

Cummings said she is not sold on the southeast site. She would have liked to learn why the south and west sites were not selected.

Motion carried 6-1 (Cummings voted no).

Motions to Adjourn

MOTION: Gundrum moved, Schellinger second, to adjourn the Public Works Committee meeting at 10:05 a.m. Motion carried 7-0.

MOTION: Jeskewitz moved, Jaske second, to adjourn the Health and Human Services Committee meeting at 10:05 a.m. Motion carried 7-0.

The Executive Committee continued its meeting.

Respectfully submitted,

Janel Brandtjen
Executive Committee Secretary

Pauline Jaske
Public Works Committee Secretary

Kathleen M. Cummings
HHS Committee Secretary