

AGENDA

Eau Claire County

- *Highway Building Committee* •

Date: May 13, 2021

Time: 2:00 p.m.

Location: *WebEx Teleconference: To join by phone call 1-415-655-0001*

Meeting number access code: 145 416 1858

Meeting password: HMqQmjzc363

<https://eauclairecounty.webex.com/eauclairecounty/j.php?MTID=m5cf935d337daf035ff06706da8e8d4bf>

For those wishing to make public or a written comment, you must e-mail **ecchwy@co.eau-claire.wi.us at least 30 minutes prior to the start of the meeting.**

You will be called on during the public session to make your comments.

**Please mute personal devices upon entry*

1. Call to Order and confirmation of meeting notice
2. Review/Approval of Past Minutes (05/05) – Discussion/Action
3. Public Comment
4. Design Update by CBS Squared – Discussion
5. Budget Update by Market & Johnson – Discussion
6. Financial Update & Financing for Budget Adjustment – Discussion/Action
7. Adjourn

Prepared by:

Please note: Upon reasonable notice, efforts will be made to accommodate the needs of disabled individuals through sign language, interpreters or other auxiliary aids. For additional information or to request the service, contact the County ADA Coordinator at 839-4710 (FAX) 839-1669 or (TDD) 839-4735 or by writing to the ADA Coordinator, Human Resources Department, Eau Claire County Courthouse, 721 Oxford Ave., Eau Claire, Wisconsin 54703



MINUTES

Eau Claire County • Committee on Highway Wednesday, May 05, 2021 - 2:00p.m. Virtual Online Meeting

Highway Members Present: Chair Jim Dunning, Vice Chair Ray Henning, Supervisor Judy Gatlin, Supervisor Colleen Bates, Supervisor Gerald Wilkie, Supervisor Robin Leary

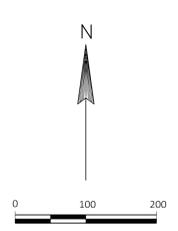
Staff/Other Present: Administrator Kathryn Shauf, Highway Commissioner Jon Johnson, Assistant Highway Commissioner Brian Spilde, Facilities Director Matt Theisen, Finance Director Norb Kirk, Risk Analyst Sonja Leenhouts, Administrative Associate Rachael Bien

- 1. Meeting called to order by Chair Dunning at 2:00 p.m.** Meeting confirmed.
- 2. Review/Approval of Past Minutes (04/07/2021)** Minutes of the April 7, 2021 meeting reviewed and approved. Motion to accept minutes Supervisor Bates, Supervisor Leary 2nd. Motion Carried 6-0
- 3. Public Comment** - Bob Sworski from CBS Squared, Kasey Lemke Market & Johnson
- 4. Tour Updates**– Reviewed photos from touring Jefferson and Sheboygan County Highway Departments. Discussed pro and cons on both facilities.
- 5. Design Process Schedule & Updates – Discussion** - Bob Sworski from CBS Squared spoke on the following: Overview and deadlines. Design needs the footprint to be locked in. Kasey Lemke from Market and Johnson reviewed the timeline for the project
- 6. Financial Update - Discussion-** Kasey Lemke reviewed a financial side by side comparison from 2018 to 2021. Cost has increase from square footage, building and material costs, and MOW kitchen. Matt Thiesen reviewed Highway facility project options to possibly cut funds. Supervisor Leary suggested to meet with Finance and Budget prior to our next meeting
- 7. New Property Purchase - Discussion-** Purchase is complete and deed is on file.
- 8. Altoona Highway Property – Discussion-** City of Altoona is in the process of drafting an offer to purchase the Highway Department

9. Meeting adjourned by Chairman Dunning at 3:39 p.m.

10. Future Meeting: May 13, 2021 at 2:00 p.m.
June 02,2021 at 2:00 p.m.

Respectfully submitted,
Rachael Bien Administrative Associate
Eau Claire County Highway Department

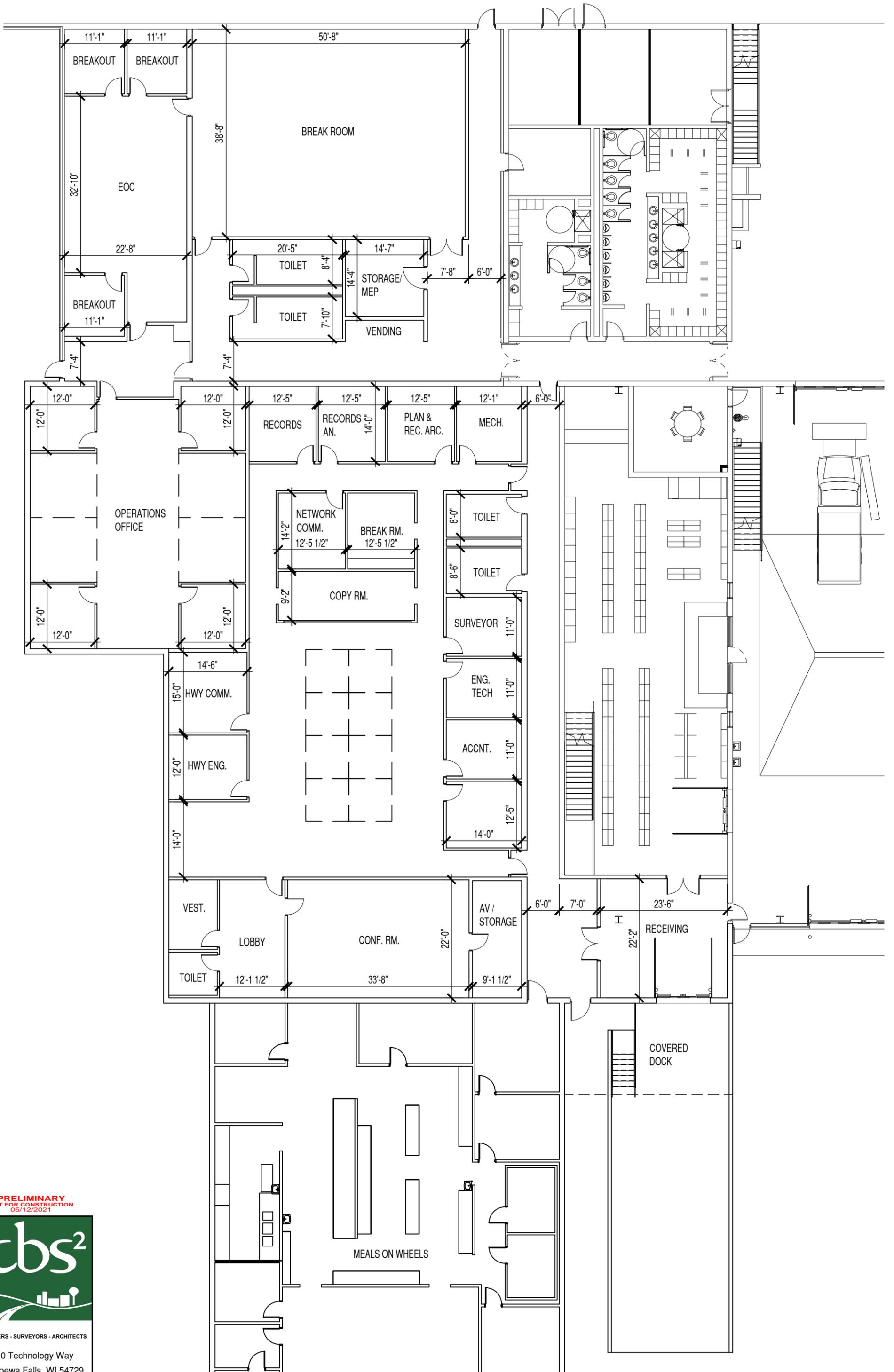


**EAU CLAIRE COUNTY
 HIGHWAY MAINTENANCE FACILITY**
 EAU CLAIRE, WI
 SITE LAYOUT CONCEPT

Issue:	
Date	Issued for

Revisions:		
Mark	Date	Issued as
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Designed by:	
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Sheet Number:	C 000

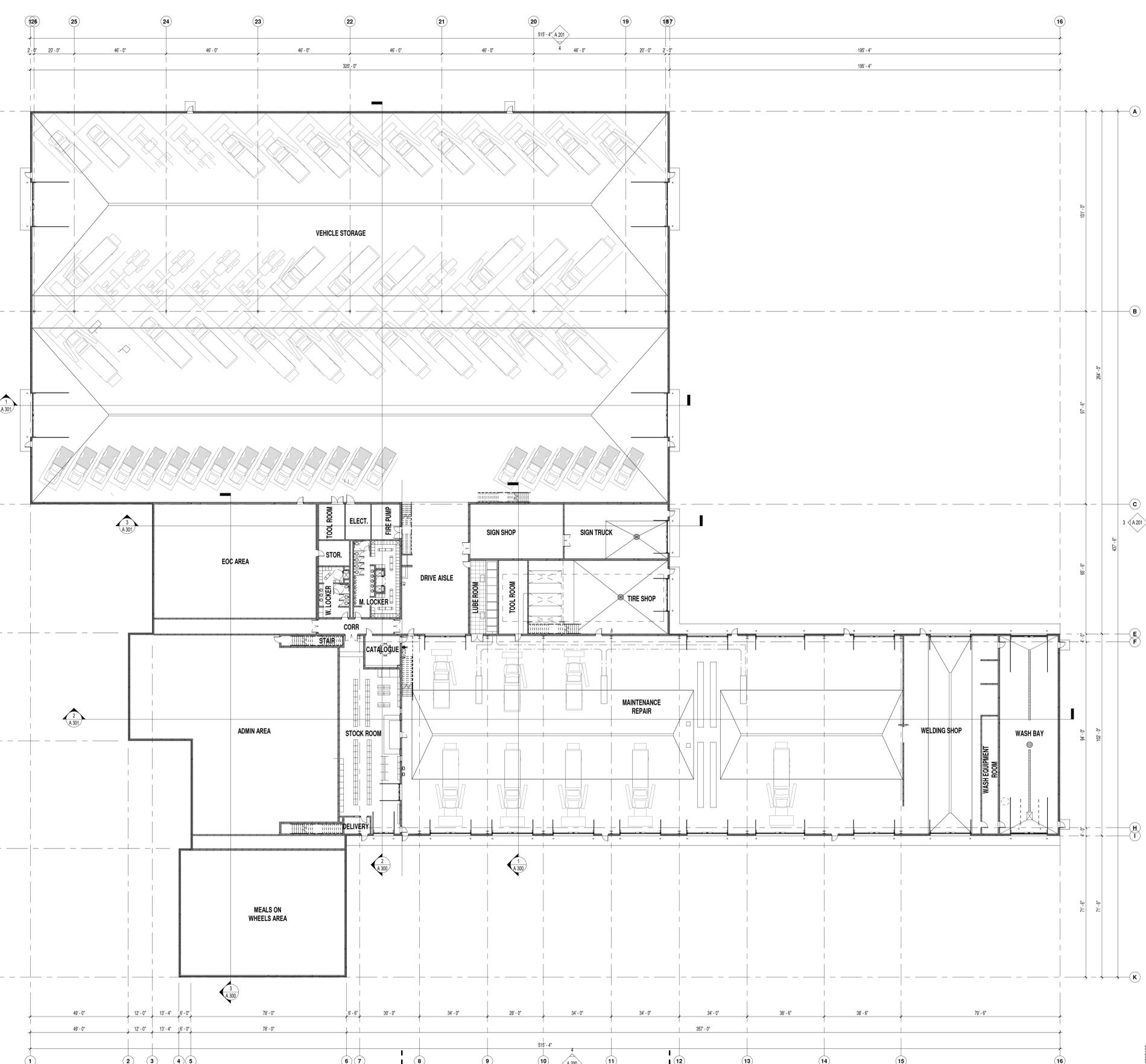


PRELIMINARY
NOT FOR CONSTRUCTION
05/12/2021



ENGINEERS - SURVEYORS - ARCHITECTS

770 Technology Way
Chippewa Falls, WI 54729
Phone: 715.861.5226
www.cbssquaredinc.com



AREA D
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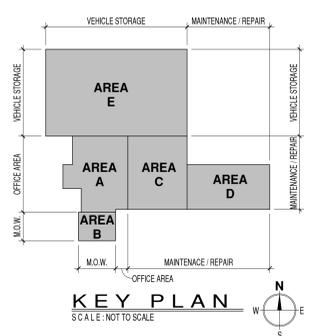
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1 OVERALL FIRST FLOOR PLAN
 SCALE: 3/64" = 1'-0"



**EAU CLAIRE COUNTY
 HIGHWAY MAINTENANCE FACILITY**
 PROJECT LOCATION
 OVERALL FIRST FLOOR PLAN

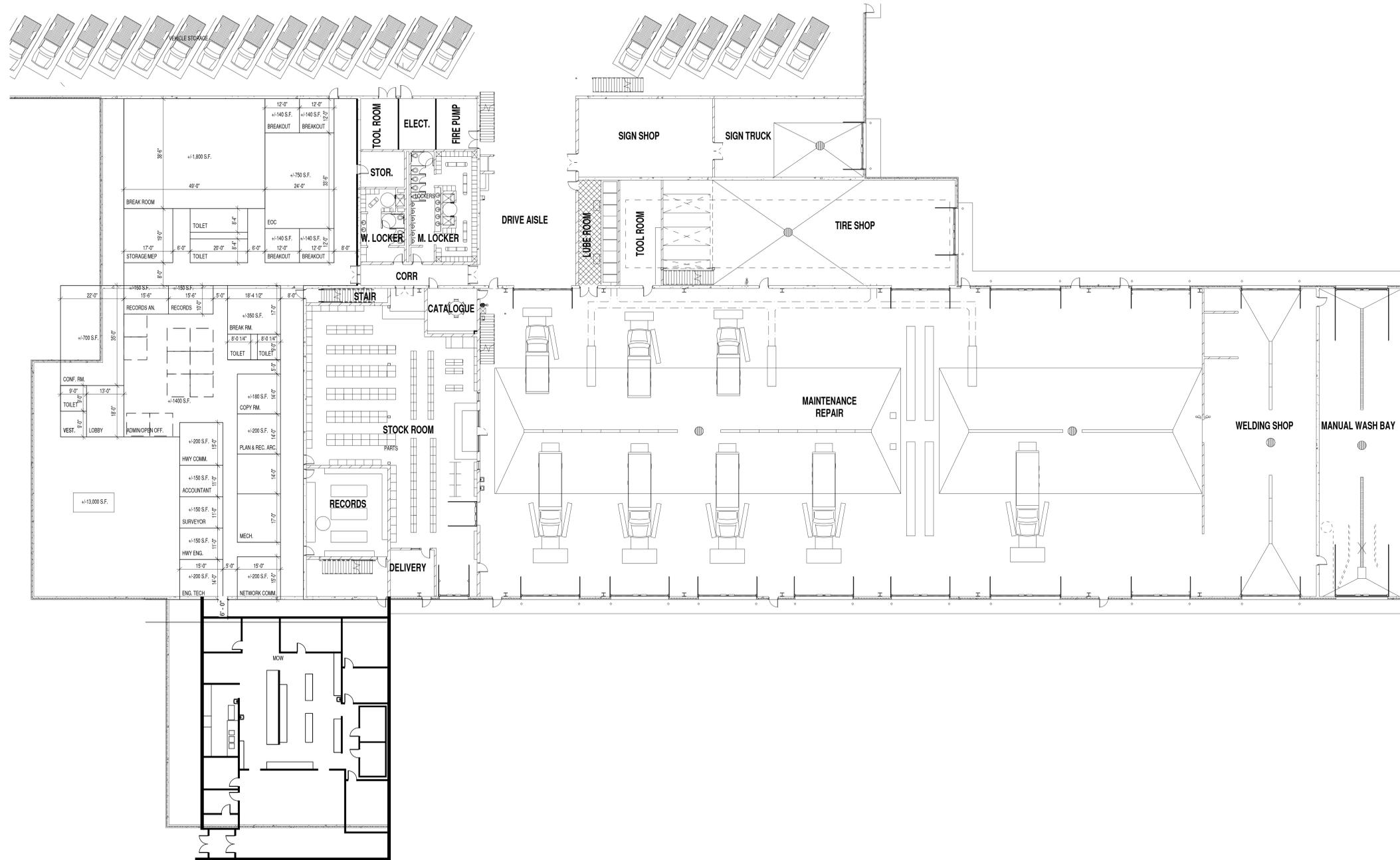
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 JLE
 Project Number:
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1 FIRST FLOOR PLAN
1/16" = 1'-0"



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PROJECT

EAU CLAIRE COUNTY MEALS ON WHEELS FACILITY

CITY STATE (NON-ABBREV.)

REVISION SCHEDULE		
DATE	DESCRIPTION	BY

PROJECT NO. 21-XXXXX

FILE NAME

DRAWN BY Author

DESIGNED BY Designer

REVIEWED BY Checker

ORIGINAL ISSUE DATE MM/DD/YY

CLIENT PROJECT NO.

TITLE

FLOOR PLAN

SHEET

FS1-21

PRELIMINARY NOT FOR CONSTRUCTION



Memo

To: Matt Theisen, Project Manager / Jon Johnson, PE, Highway Commissioner
From: Bob Sworski, CBS Squared, Inc.
CC: CBS Squared, Inc. Design Team
Date: 5/12/2021
Re: Sustainable Concept Memo – Eau Claire County Highway Maintenance Facility

Preliminary Sustainable Concept Information for consideration by the EC County Building Committee:

- 1) Geothermal System – based on a 25,000 sf “occupied” area: estimated required size of system – 85 tons; estimated probable cost is approximately \$5000 / ton = \$425,000. Payback on a commercial system will be in less than 10 years. HVAC equipment is typically expected to last approximately 15 years. Upon replacement of the equipment, the loops in the ground are still useable, and thus the payback on the replaced equipment would be considered immediate.
- 2) PV / solar array on roof – based on a private (non-utility owned) system: 100 KW to be placed on the unheated storage building because this would eliminate the need for any roof penetrations. This type of system is also approximately 10% to 15% LESS expensive than a ground-mounted system. It is also approximately 5% less expensive than putting it on “flat roof” type building. Approximately 3750 sf of PV panels would be required to reach the 100KW system allowed. Cost for the proposed system for this project is expected to be approximately \$2.00 to \$2.50 per KW = \$200,000 to \$250,000. The Design Team will be encouraging EC County to own the PV system themselves to realize the savings from selling power back thru the grid to Xcel Energy – otherwise you will get charged the same rate at peak and never realize the savings.
- 3) EV / Charging Stations – interior (County vehicles) and exterior (access by John Q. Public with a charge card): budget approximately \$50,000...At the very least, the Building Committee should consider making provisions for empty conduit...initial cost for that would be approximately \$7000. This should be considered because this is the technology that is coming in the future.
- 4) Light Solar Tubes: The Design Team is recommending that if Solar Tubes (by Velux) be included in the Project, that they be used in the maintenance bays, welding bays, wash bays and some areas in the office / admin and MOW areas. The main reason for this is that those areas are occupied during the daylight hours. Approximate costs for 40 light solar tubes = \$60,000 (@ \$1500 / each). Payback on the light solar tubes is extended out to decades, given that the Project will still incorporate LED lighting and that type of lighting is so efficient. Light quality would be more of the reason you may consider this option.



Adding Value to Everything We Do

Market & Johnson, Inc. 2350 Galloway Street PO Box 630 Eau Claire, WI 54702-0630 Ph. 715.834.1213 Fax. 715.834.2331

COST RECAP - (5.12.21)

PROJECT: Eau Claire County Highway Department
Eau Claire, WI

Description	Barrientos Narrative 3/7/2018				CBS2 Conceptual Design				Variance	
	SF	Projected Costs	Cost/SF	Comments	SF	Projected Costs	Cost/SF	Comments	Variance	
Total SF of Main Facility only	119,370 SF				Preliminary Dwgs. dated 4/27/21				138,362 SF	
Total SF of All Covered Facilities	189,570 SF								196,966 SF	
1 - Meals On Wheels (MOW)					5,564	1,391,000	250.00		1,391,000	
2 - Main Facility	119,370	13,803,570	115.64		138,362	18,166,796	131.30		4,363,226	
Vehicle Storage		Included			63,195	7,981,529	126.30	Reduced 1,280 sf		
Automatic Wash Bay		Included			0	0	126.30	Removed 3,300 sf		
Maintenance Repair / Welding		Included			33,473	4,227,640	126.30	Reduced 2,000 sf		
Tire Shop / Sign		Included			6,607	834,464	126.30	Reduced 1,216 sf		
Stock Room		Included			3,083	389,383	126.30	Reduced 2,000 sf		
Drive Aisle		Included			2,216	279,881	126.30			
Office / Breakroom / Toilets / Lockers		Included			16,940	3,811,500	225.00	Reduced 500 sf		
2nd Floor Mezzanines		Included			12,848	642,400	50.00			
3 - Other Structures		5,385,804				4,358,000			(1,027,804)	
Salt Storage Shed		2,400,000		(2) Sheds	23,040	1,408,000	61.11	(1) Shed - (15,000 tns - 288'L x 80' Wide)		
Unheated PEMB Storage Building		1,925,000			30,000	2,250,000	75.00	(1) Reduced - 10,000 sf		
Addition to Sign Shop		384,000								
Fuel Island		676,804				700,000				
4 - Site Development		2,665,109				2,665,109			0	
Earthwork		1,217,516				1,217,516				
Asphalt Paving		1,150,614				1,150,614				
Exterior Concrete		57,093				57,093				
Fencing		174,177				174,177				
Landscaping		65,709				65,709				
Subtotal		21,854,483	115.28			26,580,905	134.95		4,726,422	
Contingencies										
Escalation		2,185,448			3.00%	797,427				
Estimating & Design Contingency		1,092,724			5.00%	1,329,045				
Construction Contingency		655,634			3.00%	797,427				
Contingency Subtotal		3,933,806				2,923,900				
Subtotal with Contingencies		25,788,289	136.04			29,504,805	149.80		3,716,516	
Construction Management Fees										
Payment & Performance Bond		157,824								
Preconstruction Services										
Construction Management Services		515,766			1.75%	516,334				
Construction Management Subtotal		673,590				516,334				
Total Construction Cost		26,461,879	139.59			30,021,139	152.42		3,559,260	

COST RECAP - (5.12.21)

PROJECT: Eau Claire County Highway Department
Eau Claire, WI

Description	Barrientos Narrative 3/7/2018				CBS2 Conceptual Design				Variance
	SF	Projected Costs	Cost/SF	Comments	SF	Projected Costs	Cost/SF	Comments	Variance
Total SF of Main Facility only Total SF of All Covered Facilities									
			119,370 SF 189,570 SF				138,362 SF 196,966 SF		
Total Construction Cost		26,461,879	139.59			30,021,139	152.42		3,559,260
Professional Services									
Design Fee		1,323,094				731,300			
Civil		y				y			
Landscape		y				y			
Architectural		y				y			
Interior Design		NO				NO			
FF&E Design		NO				NO			
Structural		y				y			
Fire Protection		y				y			
Plumbing		y				y			
HVAC		y				y			
Electrical		y				y			
Printing, Review Fees, & Reimbursement		Included				Included			
Geotechnical Engineering									
Professional Services Subtotal		1,323,094				731,300			
TOTAL CONSTRUCTION & DESIGN		27,784,973	146.57			30,752,439	156.13		2,967,466
Owner Items									
MOW - Furnishings, Fixtures, & Equipment (FF&E)		TBD				500,000		Guidance from cbs2	
E.C. County - Furnishings, Fixtures, & Equipment (FF&E)		TBD				650,000		Guidance from cbs2	
Utility Connection's									
--> Fiber		TBD				38,000		placeholder	
--> Xcel Energy		TBD				50,000		placeholder	
--> Xcel Gas		TBD				15,000		placeholder	
--> Water (City of E.C.)		TBD				5,000		placeholder	
--> Sanitary (City of E.C.)		TBD				5,000		placeholder	
Site Acquisition		TBD				TBD			
Financing / Construction Period Interest Expense		TBD				TBD			
Moving Expenses		TBD				TBD			
Operational Costs		TBD				TBD			
Building Life Cycle / Maintenance Costs		TBD				TBD			
Subtotal of Owner Items		0				1,263,000			1,263,000
PROJECT TOTAL		27,784,973				32,015,439			4,230,466
OPTIONS (Add or Deduct to Project Total above)									
Opt # 1 - Add Geothermal (25,000 sf ; 85 tons x \$5,000/ton)						425,000			
Opt # 2 - Add - PV / Solar Array Panels (100kw x \$2.5/watt)						250,000			
Opt # 3 - Add Electrical Vehicle Charging Stations						50,000			
Opt # 4 - Deduct Light Tubes (40 ea) (already included in Construction number above)						(60,000)			
Options to ADD Area Reductions back into scope									
Opt # 10 - Vehicle Storage					1,280	161,664	126.30		
Opt # 11 - Automatic Wash Bay					3,300	416,790	126.30		
Opt # 12 - Maintenance Repair / Welding					2,000	252,600	126.30		
Opt # 13 - Tire Shop / Sign					1,216	153,581	126.30		
Opt # 14 - Stock Room					2,000	252,600	126.30		
Opt # 15 - Office / Breakroom / Toilets / Lockers					500	112,500	225.00		
Opt # 16 - Unheated PEMB Storage Building					10,000	750,000	75.00		

Design Cost Reductions

Cost Reductions Prior to Final Budget Estimate

- Reduced vehicle storage by 1280 ft² - \$161,664
- Removed wash bay connected to truck storage - \$416,790
- Reduced maintenance area by 2000 ft² – \$252,600
- Reduced tire shop by 1216 ft² - \$153,581
- Reduced parts room by 2000 ft² - \$252,600
- Reduced office area by 500 ft² - \$112,500
- Reduced unheated storage by 10,000 ft² - \$750,000

Estimated Cost Reductions to Date = \$2,099,735

Highway Facility Project Summary

<u>Revenue</u>	<u>Date</u>	<u>Budget</u>	<u>Pending Receipt</u>	<u>Actual Receipt</u>	<u>Remaining</u>
Tower Lease Sale	6/24/2020	\$ 800,000		\$ 800,000	\$ -
Bond Proceeds	4/6/2021	24,254,080		24,254,080	-
Sale of Altoona Bldg. (estimate)		1,225,000			1,225,000
State Salt Shed Grant		704,000			704,000
ADRC Funding (estimate)		300,000			300,000
					-
Total Funding		\$ 27,283,080		\$ 25,054,080	\$ 2,229,000
<u>Expenditures</u>	<u>Date</u>	<u>Budget</u>	<u>Open Encumbrance</u>	<u>Actual Expenditure</u>	<u>Budget Remaining</u>
Construction Manager-Base		\$ 332,000			\$ 332,000
Construction Manager-Variable (based on base cost)		516,334			516,334
Architect/Engineer		731,300	731,300		-
Base Construction Estimate		29,172,805			29,172,805
Owner Items Estimate		1,263,000			1,263,000
					-
Total Expenditures		\$ 32,015,439	\$ 731,300	\$ -	\$ 31,284,139
					-
Base Project Over/(Under) Funding		\$ (4,732,359)		\$ 25,054,080	
<u>Sustainability Options</u>					
Geothermal		425,000			
Solar Array		250,000			
Electric Vehicle Charging Stations		50,000			
Additional Variable Construction Management Fee		12,688			
(Under) Funding Including all Sustainability Options		\$ (5,470,047)			
Total Estimated Project Cost		\$ 32,753,127			
Total Estimated Funding		\$ 27,283,080			
Funding Shortfall		\$ (5,470,047)			