

COUNTY FACILITIES COMMITTEE MINUTES
Oneida County Courthouse • County Board Room
Monday, April 11, 2022 • 8:00 a.m.

COMMITTEE MEMBERS PRESENT: Billy Fried/Chairman, Russ Fisher, Bob Almekinder and Greg Oettinger

COMMITTEE MEMBERS VIA ZOOM: Lance Krolczyk

ALSO PRESENT: Troy Huber, Lindsey Kennedy (Buildings & Grounds); Steven Schreier, Moria King, Scott Holewinski, Bob Thome (County Board Supervisors); Tracy Hartman (County Clerk)

PRESENT VIA ZOOM: Dave Bisson (EnergySage)

CALL TO ORDER

Chairman Fried called the County Facilities Committee to order at 8:01 a.m. in the County Board Room at the Oneida County Courthouse. This meeting has been properly posted in accordance with the Wisconsin Open Meeting Law and complies with the Americans with Disabilities Act.

APPROVE AMENDED AGENDA

Motion by Almekinder to approve the amended agenda for today’s meeting. Second by Oettinger. All Committee members present voting ‘Aye’. Motion carried.

PUBLIC COMMENT

No public comment.

APPROVE MINUTES

Motion by Fisher to approve the minutes from the March 7, 2022 committee meeting. Second by Almekinder. All Committee members present voting ‘Aye’. Motion carried.

BILLS, VOUCHERS, BLANKET PURCHASE ORDERS, LINE ITEM TRANSFERS

Kennedy emailed the committee members a list of the bills, voucher and blanket purchases orders prior to the meeting for review. Huber explained the large expenses to the committee.

Motion by Almekinder to approve the bills and vouchers as presented. Second by Oettinger. All Committee members present voting ‘Aye’. Motion carried.

SOLAR ENERGY PRESENTATIONS

Dave Bisson with EnergySage presented two quotes for the possible installation of solar panels at the Law Enforcement Center. The quotes were from Genie Solar and Windfree Solar.

Installer name	Genie Solar	Windfree Solar
Gross / Upfront Price	\$1,290,900	\$1,172,890
- CollectiveSun Discount (15%)	\$193,635	\$175,934
- Energy Innovation Grant	\$250,000	\$250,000
- Focus on Energy Estimated Incentive	\$81,000	\$81,000
Total Grants & Incentives	\$524,635	\$506,934

Net Price, after Grants & Incentives	\$766,265	\$665,957
Price per Watt, gross	\$1.91	\$1.84
Financial Metrics		
Simple payback, years	15.97	14.91
IRR %	4.4%	5.1%
System Size & Electricity Production		
System Size (kW)	675.500	637.440
Current Electric Usage, Annual (kWh)	912,239	912,239
Yr 1 Production Estimate (Output)	850,100	768,151
Estimated Yield (Output Factor): (kWh/kW-DC/year)	1,258	1,205
% of Annual kWh Usage Met by Solar	93%	84%
Equipment Specifications		
Solar Panels (aka solar modules)	Unspecified monofacial modules	Hanwha Q.Cells Q.Peak Duo XL-G10.2 480 (or approved equals) - monofacial modules
Inverter	SolarEdge	SolarEdge
Warranties		
Labor / Workmanship (see installer's quote or qualification's document for specifics)	10 years	15 years
Solar Panel OEM - Product	Depends on module chosen	12 years
Solar Panel OEM - Production - Years	25 years	25 years
Solar Panel OEM - Production - Max % Annual Degradation in Year 1	Depends on module chosen	2.00%
Solar Panel OEM - Production - Max % Annual Degradation after year 1	Depends on module chosen	0.50%
Inverter Warranty	12 years	12 years

Information Only. The committee would like time to think over the information presented.

ADRC FACILITY – FIRE ALARM AND SPRINKLER INSPECTION CONTRACT

Kennedy presented the annual contract for the Fire Alarm and Sprinkler System inspection and maintenance. This is an annual contract with Johnson Controls Fire Protection LP. The annual cost is \$1,421.61.

Motion by Fried to approve the ADRC Facility fire alarm inspection contract as presented. Second by Fisher. All Committee members present voting ‘Aye’. Motion carried. Committee instructed Kennedy to see if a multiyear contact can be obtained.

COURTHOUSE PAY TELEPHONE REMOVAL NOTICE

Frontier Communications sent a notice stating that the Courthouse pay telephones are not generating enough usage to continue to operate and that within 30 days (from 03/22/2022) a Frontier technician will remove the equipment. Informational only.

Committee instructed Kennedy to follow up with Fugle and make sure that removal of the telephone is not in violations of any rules or regulations.

LIO DIRECTOR OFFICE PAINTING REQUEST

Huber stated previously the committee was informed of a new process the department implemented when other departments had non-budgeted requests such as painting and remodeling. Mike Romportl has submitted a request to have his office deep cleaned and painted as he is retiring and this has not been done in a number of years. The request has been reviewed and approved by Romportl’s committee of jurisdiction and funding would come from the existing Buildings & Grounds budget.

Informational Only.

COURTHOUSE ANNEX ROOF REPAIR

Huber stated the Courthouse roof has been leaking and Oneida Roof and Chimney was contacted to evaluate the roof. Parts of the roof over the rotunda needs repairs to the EPDM (ethylene propylene diene monomer) rubber roofing membrane. Also approximately 2000 sq. ft. of the roof above the Buildings & Grounds office needs repairs as the membrane is detached from the perimeter walls.

The cost to repair the roof in the rotunda area is \$2,785.00 and the cost to repair the roof above the Buildings & Grounds office is \$3,200.00. To completely replace the roof above the Buildings & Grounds office the cost came in at \$15,500.00.

Motion by Fried to approve the Courthouse roof repairs in the amount of \$5,985.00. Second by Oettinger. All Committee members present voting ‘Aye’. Motion carried.

REFUSE COLLECTION – WRITTEN NOTIFICATION TO CANCEL SERVICES

Kennedy stated the current contract term with the County’s refuse collection provider (Republic Services, DBA Eagle Waste) is effective until 03/08/2023. This contract will automatically renew for another 12 months unless written notification is submitted 60 days prior to the next renewal to cancel services. Kennedy would like to submit the written notification so the County has the ability to explore other refuse collection providers. Kennedy added if the County chooses to stay with Republic Services, they have that option but without the letter, the County is committed to another year and not able to terminate services without penalties.

Motion by Fried to approve signing the refuse collection termination letter. Second by Fisher. All Committee members present voting ‘Aye’. Motion carried.

UPDATES/ACTION ON BUILDINGS & GROUNDS PROJECTS/ACTIVITIES

- a. **CIP - COURTHOUSE ELEVATOR UPGRADE:** The cab interior was selected and ordered; it was requested that Otis give an 8-week notice prior to the start of the project to ensure accommodations are made for the third floor offices. Otis agreed.
- b. **CIP - LEC CHILLER:** The new exterior doors are expected to arrive the middle of May. The chiller is scheduled to arrive 6/13/22, and the boiler is scheduled to be here in April. Demo of two boilers is complete; one of the old boilers will stay until as a backup until the new one is installed. CR Meyer is planning on setting up the scaffolding on June 6 and it will remain up until the completion no later than the end of June. The chiller will remain operational until the new chiller is set alongside of the existing chiller. Maximum chiller downtime projected is 2 days.
- c. **CIP - DSS OFFICE REMODEL:** No response from engineer; project put out for bid. Bids will be accepted 4/19/22 through 5/25/22; bid opening set for 5/24/22 at 12 PM in Clerk’s office. All bids will be reviewed at the June County Facilities Committee meeting.
- d. **CIP - LEC JAIL PLUMBING & ICON SYSTEM:** Resolution for request of \$102,024.62 in CLFRF funds to be presented at the 4/11/22 Administration Committee meeting and if approved will go to the 4/19/22 County Board for final approval.
Motion by Fried to approve resolution to request CLFRF funds and forwarded to the Administration Committee. Second by Oettinger. All Committee members present voting ‘Aye’.
Motion carried.
- e. **CIP - LEC JAIL SECURITY GLASS REPLACEMENT:** Project approved at the 3/15/22 County Board and to be funded with CLFRF funds; approved project budget of \$109,450.00. Stronghold was send notice of award and notice to proceed paperwork. Glass samples will be send the week of 4/11/22 for approval.
- f. **CDBG PROJECT – COURTHOUSE FRONT STOOP REMOVAL:** Received a letter from the Department of Administration noting satisfactory completed of the County’s responsibility related to the environmental certification. When a contract has been signed, CDBG funds will be available.

NON-BUDGETED ITEM REQUEST

None

PUBLIC COMMENT

No public comment.

ITEMS FOR NEXT AGENDA

- Introduction to new committee members

FUTURE MEETING DATE(S)

Monday, May 2, 2022 at 8:00 a.m.

ADJOURNMENT

Fried adjourned the County Facilities meeting at 9:16 a.m.

/s/Billy Fried
Billy Fried, Chairman

05/02/2022
Date

/s/Lindsey Kennedy
Lindsey Kennedy, Recording Secretary

05/02/2022
Date