

Project #	20-12-04	Project Title	Gilfry Tunnel & Stairs Improvement
Department	Facilities	Manager	Todd Neuenfeldt
Phase	Construction		
Budget Action	Delay	Date	March 1, 2013

CAPITAL BUDGET SUMMARY						
Year	2012	2016	2017	2018	2019	Total
Project Phase	Construction	Construction	Construction	Construction	Construction	Project
Expenditure Budget	40,000					40,000
Revenue Budget						0
Net County Cost	40,000	0	0	0	0	40,000
COST DOCUMENTATION				REVENUE		
Architect/Engineering		-			State Grant	-
Land		-			User Fees	-
Land Improvements		-				-
Building		-				-
Building Improvements		40,000				-
Plans		-				-
Project Manager/Contractor		-				-
Site Preparation		-				-
Equipment		-				-
Furniture		-				-
Fixtures		-				-
Advertising/Legal Notices		-				-
Total Project Cost		40,000			Total Revenue	-
Expenditure Budget		40,000			Revenue Budget	-

Project Scope & Description:

Replace tunnel walls and roof. Replace with poured walls and new roof with necessary excavation.

Location:

Health & Human Services, Ruth Gilfry Building, 817 Whiting Avenue, Stevens Point

Analysis of Need:

Tunnel is cracked from shifting, in part due to deterioration of block walls.

Alternatives:

Ongoing Operation Costs:

Routine preventative maintenance.

Previous Action:

Funding appropriated in 2012 budget in the amount of \$40,000. Stairs improvements are completed; however, tunnel improvements are currently delayed while determining best design option.

2013-2018 Capital Plan: Project remains delayed impending design option for tunnel.

2014-2019 Capital Plan: Delayed.

2015-2020 Capital Plan: Delayed.

Project #	20-15-04	Project Title	Renewable Energy Project Analysis
Department	Facilities Management	Manager	County Executive Dreier/Todd Neuenfeldt
Phase	Development		
Budget Action	As Planned	Date	June 2, 2014

CAPITAL BUDGET SUMMARY						
Year	2015	2016	2017	2018	2019	Total
Project Phase	Concept/Design		Construction			Project
Expenditure Budget	40,000		500,000			540,000
Revenue Budget						0
Net County Cost	40,000		500,000	0	0	540,000
COST DOCUMENTATION			REVENUE			
Architect/Engineering		40,000			TBD	
Land		0				0
Land Improvements		0			Focus on Energy Grants	TBD
Building		0				0
Building Improvements		500,000				0
Plans		0				0
Project Manager/Contractor		0				0
Site Preparation		0				0
Equipment		0				0
Furniture		0				0
Fixtures		0				0
Advertising/Legal Notices		0				0
Total Project Cost		540,000			Total Revenue	0
Expenditure Budget		540,000			Revenue Budget	0

Project Scope & Description:

The goal of this project is to explore options and design a solar project(s) that will “feed the grid” to yield at least enough revenues to offset the annual operating cost of electricity/natural gas for Portage County facilities (approximately \$700,000/year per Strategic Energy Management Plan, 2011) as well as cover solar project annual operating maintenance costs. A solar “farm” design as well as other solar options will be explored, with the best option(s) selected to go forward for design. Grants and partnerships will be explored and leveraged. Partners could include, but are not limited to the University of Wisconsin, U.S. Department of Energy, and/or the Midwest Renewable Energy Association.

Location:

Various county-owned properties will be evaluated, including our Portage County landfill.

Analysis of Need:

Energy costs continue to rise. It is fiscally and environmentally responsible for Portage County to make a commitment to renewable energy in accordance with our Strategic Energy Management Plan. Getting revenue “relief” to offset rising costs of utilities in the operating levy will provide essential budget flexibility, help Portage County maintain core services while holding down taxes, and help us reach our goal of having \$1 million for capital projects in our operating levy. During times of rising fossil fuel and other costs along with levy caps, this solar initiative can provide a creative solution.

Alternatives:

Do nothing and continue to increase the budget line items for utilities as energy costs will inevitably rise. Solar retrofits to individual buildings are alternatives, but infrastructure costs may be great than consolidating infrastructure in a solar farm type of design. We will explore pros/cons of all solar alternatives.

Project #	20-15-04	Project Title	Renewable Energy Project Analysis
Department	Facilities Management	Manager	County Executive Dreier/Todd Neuenfeldt
Phase	Development		
Budget Action	As Planned	Date	June 2, 2014

Ongoing Operation Costs:

Renewable energy projects are designed to provide revenue. Costs of maintenance and staffing will not exceed the revenue or cost avoidances.

Previous Action:

Solar energy is used in solar hot water heaters in the Portage County Parks.

2015-2020 Capital Plan: Approved as new project.

Project #	20-16-05	Project Title	Camera System Expansion
Department	Facilities Management	Manager	Todd Neuenfeldt
Phase	Development		
Budget Action	Delay, Update \$	Date	March 3, 2014

2015-2020 Capital Plan: Approved as new project.

Project #	20-13-CF	Project Title	Department Relocation & Remodel
Department	Facilities	Manager	Todd Neuenfeldt
Phase	Construction		
Budget Action	Update Scope	Date	Revised June 22, 2015

Analysis of Need:

Space and security continue to be on-going concerns for County operations. The lack of space and need for increased security was recognized many years ago. This project addresses the security needs of departments by installing glass security walls with access control in the departments.

Portage County was able to recognize additional revenue and reduce operating costs by restructuring Child Support as part of Health and Human Services. Newly acquired responsibilities for the Corporation Counsel office increased the staff size and forced the need for a larger physical space. Consolidation of both the Finance and Human Resources departments require an increase in congruent space. Veterans Services has expanded the services they provide. This plan also moves the Family Court Commissioner out of the Clerk of Courts space and provides a secure stairwell between the Courtroom and the Commissioner's office.

Alternatives:

Do nothing. The space and security needs of departments will continue to go unaddressed.

Ongoing Operation Costs:

There are no ongoing costs, the building alterations and furniture will not require any further action. Furniture is now permanent in offices and is no longer moved from office to office.

Previous Action:

In 2013, a resolution was passed providing \$272,250 to be allocated from contingency to fund the move, buildout and furniture purchases.

2014-2019 Capital Plan: Delay.

2015-2020 Capital Plan: Delay.

Project #	20-16-06	Project Title	Library Air Handling System Repairs
Department	Facilities Management	Manager	Todd Neuenfeldt
Phase	Construction		
Budget Action	New	Date	February 26, 2015

Previous Action:

Duct repairs have been performed with limited success.

Project #	20-16-06	Project Title	Library Boiler Replacement
Department	Facilities Management	Manager	Todd Neuenfeldt
Phase	Construction		
Budget Action	New	Date	February 26, 2015

CAPITAL BUDGET SUMMARY						
Year	2016	2017	2018	2019	2020	Total Project
Project Phase	Construction					
Expenditure Budget	74,800					74,800
Revenue Budget						0
Net County Cost	74,800	0	0	0	0	74,800
COST DOCUMENTATION				REVENUE		
Architect/Engineering		0				0
Land		0				0
Land Improvements		0				0
Building		0				0
Building Improvements		74,800				0
Plans		0				0
Project Manager/Contractor		0				0
Site Preparation		0				0
Equipment		0				0
Furniture		0				0
Fixtures		0				0
Advertising/Legal Notices		0				0
Total Project Cost		74,800				0
Expenditure Budget		74,800				74,800
						0
						74,800

Project Scope & Description:

Replace the boiler in the Main Library.

Location:

Main Library, 1001 Main Street, Stevens Point

Analysis of Need:

It is anticipated that one of the existing boilers will need replacement within the next 10-years. It is recommended that the existing steam boiler be replaced with a high efficiency hot water boiler. The new boiler will be needed and the more efficient boiler system will reduce operational costs. The anticipated cost of the boiler replacement is \$74,800. The second steam boiler was recently refurbished and would remain as a backup and for humidification purposes. The boiler replacement should reduce energy consumption by 10-15% for this system and pay for itself within a reasonably time period.

Alternatives:

None, as this was an agreed upon project as part of the lease between the City of Stevens Point and Portage County dated November 12, 2014.

Ongoing Operation Costs:

None

Previous Action:

One of the two boilers had major work performed and will continue in service as a humidification source.

Project #	20-16-06	Project Title	Library Chiller Replacement
Department	Facilities Management	Manager	Todd Neuenfeldt
Phase	Construction		
Budget Action	New	Date	February 26, 2015

CAPITAL BUDGET SUMMARY						
Year	2016	2017	2018	2019	2020	Total Project
Project Phase	Construction					
Expenditure Budget						0
Revenue Budget						0
Net County Cost	105,600	0	0	0	0	0
COST DOCUMENTATION				REVENUE		
Architect/Engineering		0			State Grant	0
Land		0			User Fees	0
Land Improvements		0				0
Building		0				0
Building Improvements		105,600				0
Plans		0				0
Project Manager/Contractor		0				0
Site Preparation		0				0
Equipment		0				0
Furniture		0				0
Fixtures		0				0
Advertising/Legal Notices		0				0
Total Project Cost		105,600			Total Revenue	0
Expenditure Budget		105,600			Revenue Budget	105,600

Project Scope & Description:

Replace the chiller for the Main Library.

Location:

Main Library, 1001 Main Street, Stevens Point

Analysis of Need:

The library chiller system is nearing the end of its useful life and will need replacement within the next ten years. Currently, one of the four compressors in the chiller requires replacement and two others are nearing the end of their life with the fourth one having been recently replaced. The compressor could be repaired at an estimated cost of \$18,000, but may require additional work of the failed compressor has contaminated the system. It should also be noted that the two of the other compressors will likely fail within the next 10-years and require similar replacement. The total replacement cost of the three compressors would be approximately \$54,000 not adjusting for inflation. The other components of the chiller will also require replacement within the next 10-years. Given the cost of the replacement compressors and the need to replace the chiller, it is recommended that the chiller system be replaced at a cost of \$96,000 with a more efficient chiller. If replacement is not done early, the cost of replacement of the compressor that is down, and the two other compressors, may be needed before replacement of the chiller.

Alternatives:

None, as this was an agreed upon project as part of the lease between the City of Stevens Point and Portage County dated November 12, 2014.

Project #	20-16-06	Project Title	Library Chiller Replacement
Department	Facilities Management	Manager	Todd Neuenfeldt
Phase	Construction		
Budget Action	New	Date	February 26, 2015

Ongoing Operation Costs:

None

Previous Action:

Two of the compressors have failed and have been replaced. Additional compressor failures are expected.

Project #	20-16-06	Project Title	Masonry and Concrete Work
Department	Facilities Management	Manager	Todd Neuenfeldt
Phase	Construction		
Budget Action	New	Date	February 26, 2015

CAPITAL BUDGET SUMMARY						
Year	2016	2017	2018	2019	2020	Total Project
Project Phase	Construction					
Expenditure Budget	27,610					27,610
Revenue Budget						0
Net County Cost	27,610	0	0	0	0	27,610
COST DOCUMENTATION			REVENUE			
Architect/Engineering		0				0
Land		0				0
Land Improvements		0				0
Building		0				0
Building Improvements		27,610				0
Plans		0				0
Project Manager/Contractor		0				0
Site Preparation		0				0
Equipment		0				0
Furniture		0				0
Fixtures		0				0
Advertising/Legal Notices		0				0
Total Project Cost		27,610				0
Expenditure Budget		27,610				27,610
						0
						27,610

Project Scope & Description:

Tuckpointing the west wall and the exterior basement wall of the Main Library.

Location:

Main Library, 1001 Main Street, Stevens Point

Analysis of Need:

Tuckpointing was conducted on a portion stone wall on the west side of the building in 2012, but additional work is required along the west wall in both the brick and stone portions of the wall. It is recommended that work on the west wall be completed in 2015, and it is estimated that the cost to complete tuckpointing of the west wall will be \$19,800. Tuckpointing will include grinding material from bad joints along this wall, and tuckpointing with mortar matching the color of the existing mortar to the greatest extent practicable. This price also includes caulking alongside the joint between the building and the existing sidewalk where it appears water has been able to enter the foundation.

The exterior foundation wall in the basement where water has entered from above requires cleaning of loose material and patching holes created by water intrusion and the cleaning process. Once this work is completed the wall would be sealed with a Tamoseal to reduce future water intrusion. In the basement offices the original stone foundation has voids in the grout and some areas have sand depositions where the grout is deteriorating. The wall appears to be sound at this time, but it is recommended the voids be filled before they become a structural issue. It is recommended that this work be completed in 2015, and would cost an estimated \$7, 810.

Alternatives:

None, as this was an agreed upon project as part of the lease between the City of Stevens Point and Portage County signed

Project #	20-16-06	Project Title	Masonry and Concrete Work
Department	Facilities Management	Manager	Todd Neuenfeldt
Phase	Construction		
Budget Action	New	Date	February 26, 2015

Ongoing Operation Costs:

None

Previous Action:

Limited tuck pointing was performed previously by the City of Stevens Point in previous year with good results.

Project #	20-16-06	Project Title	Library Roof Repairs
Department	Facilities Management	Manager	Todd Neuenfeldt
Phase	Construction		
Budget Action	New	Date	February 26, 2015

Alternatives:

None, as this was an agreed upon project as part of the lease between the City of Stevens Point and Portage County dated November 12, 2014.

Ongoing Operation Costs:

None

Previous Action:

Minor patching was performed by the City of Stevens Point and repairs are made on an as needed basis.

Project #	20-16-06	Project Title	Library Window Replacement
Department	Facilities Management	Manager	Todd Neuenfeldt
Phase	Construction		
Budget Action	New	Date	February 26, 2015

CAPITAL BUDGET SUMMARY						
Year	2016	2017	2018	2019	2020	Total Project
Project Phase	Construction					
Expenditure Budget	60,500					60,500
Revenue Budget						0
Net County Cost	60,500	0	0	0	0	60,500
COST DOCUMENTATION				REVENUE		
Architect/Engineering		0		State Grant		0
Land		0		User Fees		0
Land Improvements		0				0
Building		0				0
Building Improvements		60,500				0
Plans		0				0
Project Manager/Contractor		0				0
Site Preparation		0				0
Equipment		0				0
Furniture		0				0
Fixtures		0				0
Advertising/Legal Notices		0				0
Total Project Cost		60,500		Total Revenue		0
Expenditure Budget		60,500		Revenue Budget		60,500

Project Scope & Description:

Replace the windows on the north and west side of the second floor in the Main Library.

Location:

Main Library, 1001 Main Street, Stevens Point

Analysis of Need:

Windows on the northwest side of the building are beginning to deteriorate, but are currently in sounds condition. Maintenance on these windows should include yearly painting as they are directly exposed to the elements. The windows along the northwest portion of the building are operable windows and should be stationary windows. It is recommended that maintenance be performed on these windows on a yearly basis as recommended to maintain the windows and that the operable windows be replaced with stationary windows within the next 5-years. The replacement of the clear glass windows with more current windows will reduce heat loss thus improving the efficiency of the building. The cost presented will replace 30 windows along the northwest side of the Main Library.

Alternatives:

None, as this was an agreed upon project as part of the lease between the City of Stevens Point and Portage County dated November 12, 2014.

Ongoing Operation Costs:

None

Previous Action:

On-going repairs continue.

Project #	30-14-03	Project Title	PLACEHOLDER Government Facility Phase I
Department	Facilities	Manager	County Executive in collaboration with others
Phase	Concept		
Budget Action	Update Scope, \$	Date	April 17, 2013 Revised June 22, 2015

CAPITAL BUDGET SUMMARY						
Year	2014	2015	2016	2017	2018	Total
Project Phase	Concept	Design		Construction	Construction	Project
Expenditure Budget	25,000	100,000		50,000,000	30,000,000	80,125,000
Revenue Budget						0
Net County Cost	25,000	100,000	0	50,000,000	30,000,000	80,125,000
COST DOCUMENTATION				REVENUE		
Architect/Engineering		125,000				-
Land						-
Land Improvements						-
Building		80,000,000				-
Building Improvements						-
Plans						-
Project Manager/Contractor						-
Site Preparation						-
Equipment						-
Furniture						-
Fixtures						-
Advertising/Legal Notices						-
Total Project Cost		80,125,000		Total Revenue		-
Expenditure Budget		80,125,000		Revenue Budget		80,125,000

Project Scope & Description:

To develop the concept and design for a government facility (phase I) to replace the current jail and courthouse, attending to needs for space that improve safety, security, and efficiency, along with right-sizing for Portage County's future. In accordance with Strategic Goal II, *Provide More Functional, Flexible County Facilities*, this facility concept and design is part of a long range comprehensive physical space plan for Portage County.

There is interest in exploring a phased approach to the project, details are to be determined.

Location:

County campus area.

Analysis of Need:

Multiple studies have been conducted, DLR Group Study (2003-2004), Goldman & Associates Study (2005-2006), and Venture Architects Study (2008-2009). Existing jail and courthouse facilities are inadequate. They do not meet modern standards for safety, security, and access.

Alternatives:

Remodeling the current jail will cost millions and result in fewer jail beds than its current capacity. After that investment, the facility would still be inadequate and not be up to modern standards and efficiencies. An addition to the current jail can be constructed, but this would increase staff and other costs. The County can continue to house prisoners in other counties, but this results in unnecessary funds/time on transport costs and trips, safety concerns, and missed program/treatment/case management opportunities. While the courthouse can be remodeled and used for other administrative purposes, it cannot fully be remodeled and solve the safety, security, and access needs and address needs for a fourth courtroom in the future.

Project #	30-14-03	Project Title	PLACEHOLDER Government Facility Phase I
Department	Facilities	Manager	County Executive in collaboration with others
Phase	Concept		
Budget Action	Update Scope, \$	Date	April 17, 2013 Revised June 22, 2015

Ongoing Operation Costs:

To be determined.

Previous Action:

2014-2019 Capital Plan: Approved as new project.

2014 – Professional Architectural Design & Planning Services agreement for \$15,000 with Venture Architects.

2015-2020 Capital Plan: As planned.

2015 – Extension of Venture Architects agreement not to exceed \$100,000.