

Montgomery County Board

Buildings & Grounds Meeting Minutes

Date: Friday, July 5th, 2013

Time: 8:30 a.m. – Historic Courthouse Conference Room

Members Present: Chairman Bob Sneed, Nikki Bishop, Ron Deabenderfer, Gene Miles, Jim Moore, Richard Wendel, and Board Chairman Roy Hertel

Others Present: Holly Lemons

The committee met today to discuss the following:

- 1. Update/Approval HVAC at Courts Complex:** Bob Sneed reported that he had a meeting with Hurst Roche Engineers last week regarding the HVAC at the Courts Complex and other issues with engineering work at County Buildings. There are two options for a new HVAC system at the Courts Complex. A refrigerant system like the one we have now and a chiller unit which is more efficient and would require the use of a different refrigerant. The Committee will continue to explore options for grants. One grant that is available would be \$100 per ton of coolant or \$8,000. The committee reviewed the report that was prepared by Hurst-Rosche Engineers from November 2012 with recommendations on the current system and a new system. The HVAC system was down last week and Johnson Controls spent all day in the rain to repair it. The system ran for a while then failed again. Circuit Clerk Lemons asked that the portable units be brought up and installed in the offices again until the HVAC is running properly. The committee discussed the replacement cost of approximately \$140,000 for the HVAC system. **Motion by Jim Moore and second by Gene Miles that we pursue replacement of the HVAC system at the Courts Complex. All in favor, motion carried.** The committee will look for a vendor to draw up the bid specs and look for grants. Chairman Hertel stated that an option would be to lease or borrow the money to replace the HVAC system.
- 2. Update/Approval Historic Courthouse Elevator:** The Committee discussed the option for a one year elevator maintenance agreement with Schindler that they revised and sent a couple of weeks ago. The Committee also reviewed a spread sheet that gave a 12 year history of the costs for elevator maintenance with Otis and felt the \$4,500 per year maintenance agreement with Schindler was reasonable. The maintenance agreement with Otis has been increasing an average of 5.4% each year. **Motion by Gene Miles and second by Ron Deabenderfer to stay with the 10 year agreement with Schindler Elevator for \$4,500 per year. All in favor, motion carried.** We will have Assistant States Attorney Betsy Wilson review the contract.
- 3. Update/Approval Early Voting Basement Office:** Bob Sneed reported that he has been checking on prices for remodeling. Sneed also spoke with County Clerk Sandy Leitheiser regarding security cameras for the area. Leitheiser is checking for prices.
- 4. Update/Approval Hand Railing at Historic Courthouse:** The railings have been installed at the north entrance of the Historic Courthouse. The concrete step was installed and there is a water issue on the top step and coming up to the door. A couple of grooves will have to be cut into the concrete so the water can run off.
- 5. Update/Approval Building Safety Issues at Courts Complex:** Roy Hertel reported that Judge Long has scheduled a building safety meeting with the departments at the Courts Complex for Monday, July 22nd, 2013 at 1:00 pm.
- 6. Update/Approval Annex Building:** The Committee discussed the issue of the annex building leaking again in the front office of the ROE office. The west wall leaked again the weekend of 6/15/13. Bob Sneed will call the sub-contractor that did the brick work during the renovation a few years ago to see if we can identify the problem.
- 7. Update/Approval Other Business:** Hertel asked that we look at the Building and Grounds FY 2014 budget again.

Motion by Nikki Bishop, second by Ron Deabenderfer to pay the bills. Motion carried.

Motion by Richard Wendel, second by Jim Moore to adjourn the meeting. All in favor, motion carried.

Meeting adjourned at 9:33 p.m. Minutes respectfully submitted by acting secretary Chris Daniels as Deputized by the Montgomery County Clerk and Recorder, Sandy Leitheiser.

DRAFT