

Logan County Commissioners Work Session

May 3, 2022

Present: Byron Pelton, Jane Bauder, Joe McBride, Alan Samber, Shannon Graves, Kristan Lang, Debbie Unrein, Chance Wright, Rob Quint, Marilee Johnson Aaron Tilden, PE, Dan Nguyen, Justin Burwinkle, PE, James Greeson, Jennifer Crow, Dave Long, and Jeff Rice.

Chairman Pelton called the meeting to order at 9:02 a.m.

APPROVAL OF MINUTES FROM PREVIOUS SESSION – Commissioner Bauder moved to approve the minutes from April 26, 2022 as written. Commissioner McBride seconded and the motion carried.

REVISIONS TO WORK SESSION AGENDA – None.

REVIEW AND APPROVE HUMAN SERVICES SCHEDULE OF BILLS – Shannon Graves met with the Board to review the Logan County Department of Human Services schedule of bills dated May 3, 2022. The Board approved all bills as presented. The Board also approved the Human Services payroll for the period April 9 through April 22, 2022.

REVIEW AND APPROVE SCHEDULE OF COUNTY BILLS – Kristan Lange met with the Board to review the Logan County schedule of bills dated May 3, 2022. The Board approved all bills as presented.

REVIEW OF BUSINESS MEETING AGENDA – The Board reviewed the agenda for the May 3, 2022 Business Meeting agenda. The trash bids went up \$58 after negotiations. That was the only bid entered this year. Marick's did not bid and Wolf out of Fort Morgan did not bid. The Fair will have to accept the bid for this year and figure out something different for next year.

ENERGY PERFORMANCE CONTRACT AMENDMENT – MILLIG – the amendment reduces the performance and payment bonds to 50% instead of 100% which is the minimum amount required by state law. State law only requires 50% of the contract price to be covered now instead of 100%. Aaron Tilden explained that a mistake was made when the contract was written.

DISTRICT ATTORNEY'S OFFICE CHP INSURANCE – The District Attorney's Office has asked to return to the county's group health insurance. It will be more money for them but they did not like the other insurance. They would like to return to CHP as of July 1 CHP needs to figure out if they can be added. The Board will need to determine whether they want to allow the District Attorney's Office back in, (they were told that they could not come back if they left the insurance for another group plan) and if the price will increase.

The meeting recessed at 9:16 a.m. and reconvened at 10:11 a.m.

AARON TILDEN MILLIG – Aaron Tilden of Millig introduced the members of the Millig Team. He gave a Phase Two Progress Update. They have reached a 50% design development completion on all scopes of the project. The lighting design has already been completed as part of Phase One.

Pretty far along with the windows and will need to submit to the Historical Society for recommendations. The HVAC design for the Courthouse has been challenging. They've come up with some unique approaches to adding ventilation air to the building and solve the difficult problem of how to run ductwork through the building and how to get air moving from space to space. Equipment layout will look very similar to what we have now – large spaces will be supplied by overhead air distribution. Smaller spaces will have console type units, much smaller than the ones in use right now and the hallways will have nothing.

The next steps are to figure out details and figure out how to control everything electrical. The electrical design will be completed once the final HVAC equipment selections are made.

Plumbing issues for the Courthouse are less severe than originally anticipated. The City of Sterling has already addressed one issue identified during sewer scoping. The focus is shifting to the Annex plumbing to ensure property drainage. Design completion with final pricing is expected in approximately four weeks.

The last step of the puzzle is historical review, which is in process right now for the mechanical systems and the windows. They will start providing comments soon. They are pretty positive and think that they will make it look better than it does already.

Mr. Tilden introduced the team that has been working on the project, Justin Pape is Construction Manager, James Greeson, Justin Burwinkle was at another project site today so he could not attend. Dan Nguyen, Lead Project Engineer

Dan Nguyen explained that for the Courthouse they plan to remove the existing water source heat pumps located throughout the building and replacing them with water source VRF and will be using a combination of sealed duct units. The designers have worked really hard to maintain the aesthetics of the building they won't have compressors in them, so they will be a lot quieter and will have a lower profile, i.e. 10" vs. 16". They will be reusing the existing cooler which is in very good condition. They plan to replace the boiler with new high efficiency boilers. The new system will have full redundancy so if one boiler goes down, it will kick over to the other boiler and it will still have heat. They will also be installing energy recovery ventilators to provide ventilation air to all of the spaces. Because this is a historic building, high velocity low profile duct systems to minimize the number of penetrations that need to be made.

COURTHOUSE ELECTRICAL - plan to reuse a lot of the electrical panels. There are not very good drawings of the electrical system after the last remodel. They are doing a lot of investigative work right now. The good news is that a lot of the connections are 2A single phase so they will be able to reuse a lot of the connections. The exhaust fans will be tied in with light switches so that will save from leaving the power on all of the time.

COURTHOUSE GENERAL CONSTRUCTION – The new units will be utilizing chases in the vaults for duct work, core drilling, etc. Holes will be concealed with dropped ceilings or the current ducts and chases will be used or expanded. For the fourth floor, they are proposing a dropped ceiling as well. The large unit in the Finance Department will be gone. The high velocity duct work is going to be in

the corner of the offices – some are used for vault or storage areas. On the first floor, there is a soffit around the perimeter of the offices which will be used for the routing for existing piping. Also on the first floor, there is a ceiling suspended unit which they are waiting to hear back from the Historical Society.

Fourth floor corridor will have duct work and office spaces will have small ducted units.

COURTHOUSE PLUMBING – The sewer was scoped in basement to the manhole near the gazebo on Third Street. There was a blockage, however the blockage was on the city side. The condition of the pipe was old, but in really good shape. Some maintenance may be needed every couple of years, maybe jet the line. No collapses or tree roots were found. No replacement will be necessary at this time.

COURTHOUSE LIGHTING – Everything will look exactly the same as it does right now. All existing historical fixtures will be retrofitted with modern LED equivalents. Rooms that ceilings have to be lowered, new recessed fixtures will have to be determined. All exterior lighting will be replaced with new LED equivalents.

COURTHOUSE WINDOWS – Code requirements do not require operable windows, however the all members of the Board were in favor of operable windows. Operable windows cost approximately 50% more. The current storm windows are 50% operable. The Board agreed to look at the cost difference and the options available. Another question was would the Board want to re-use the window treatments and window treatments.

ANNEX – The mechanical HVAC system is a lot easier to move ductwork around and the mechanical is pretty straightforward. Existing baseboard radiators, water piping, thermostats and local control wiring will be removed. Water-Source Variable Refrigerant Flow (WS-VRF) system will be installed on all of the occupied spaces on the 1st floor, primarily ceiling cassette units mounted in lay-in acoustical ceiling. Ventilation ductwork is concealed refrigerant piping, condensate piping and electrical and control wiring is concealed.

The new VRF units do not contain compressors keeping the office environments as quiet as possible.

Pretty sure there is asbestos covered pipe in the Annex. If they don't have to touch the pipe, it will not be a problem. The water heaters are not that old and they had not planned to change them.

Existing mini-split heat pumps will be repurposed to provide cooling to ballot counting and server space on the lower level. Sparsely occupied spaces which rarely ever need cooling, mini-split heat pumps still have 5-10+ years life expectancy.

JUSTICE CENTER – Correcting VAV hot water takeoffs so they are not piped off the bottom of mains to reduce clogs. Replacing fan motors in VAV terminal boxes, re-calibrate back to original design airflows and operating parameters. Fans represent biggest point of mechanical failure. Replacement “resets the clock” on equipment life expectancy. There are up to six rooms on one side that are all on one box, which is not really best practice.

DISCUSSION POINTS – Courtroom - replacement of custom diffuser covers with new diffusers selected to look similar and fit in the existing architectural grid, painted to match. Diffusers need to throw a lesser volume of air to actually reach the people in the room. Monitoring CO2 while the space is occupied. Performance cannot be guaranteed with existing infrastructure. Smaller round diffusers will remain as air transfer up to the attic.

Office 102 off of the Assessor's Office on the lower level, room is very small. They are having trouble designing a discrete unit for this space. Would recommend sub-ducting the Assessor unit for better performance. But it will take away fully independent controls from office 102.

The Board agreed that the annex generator is not needed and can be removed as the space is needed.

Mr. Tilden asked for information on the Annex second floor renovations. The painters are still working, electricians are still working. Trae Miller may have more information. Chance's crew is running the gas line as plumbers cannot be found. There is already conduit between the two buildings for communication lines.

Tilden strongly recommended advertising for any and all local trades that want to be involved in the project to reach out to Millig for prequalification before the project begins.

Mr. Tilden lastly told the Board that he is pretty sure that Exel Energy will owe the county in excess of \$150,000. The Justice Center utility billing has been artificially inflated for the better part of seven years. The building has been around for longer than seven years. There is a case to be made how can they prove that it only went on for seven years. The data from Millig's calibrated energy model and the data from the months since the meter was changed, and he and Chance had a very forceful phone call to Exel. The meter was changed out and immediately went from 424 KW of demand to 230 what their model said. That is in the winter months. Summer months are closer to what that should be. They put together an in-depth spread sheet of what was actually paid, what they think should have been paid and then filled in some of the gaps with some assumptions and came up with a grand total of \$155,000. This is for seven years. It could be from the beginning of the building but they can only go back as far as their records go. There is no way to prove it.

Exel removed the meter and tested and it worked. The meter communicating with the billing system was wrong. Or the billing system to the county was wrong. Exel is claiming no fault. Millig called them back and asked them to open the investigation again. One of the Commissioners will need to meet with Aaron and place a phone call to Exel. At some point Exel will ask what do you want. They will probably not refund the money.

There being no further business to come before the Board, the meeting adjourned at 10:57 a.m.