

January 12, 1977

The County Lands and Buildings Committee meeting was duly called and held on January 12, 1977 at 7:00 p.m. in the County Courthouse.

Present: Commissioners May, Bollero, Krook, Leone and Farrell.

Absent: Commissioners Steele and Racine.

In Attendance: Dave Hillier, Maintenance Supervisor; Leo Brady and Dave Tulos of Daverman Associates; Gary Yoder and Michael Madden, Controller's Office; Tom Shaw and Dick Bourrie.

A discussion was held on an insurance claim submitted by Tom Shaw on damage caused by falling scaffolding. According to Gary, this has been referred to the insurance agency and Tom Shaw, Inc. has been paid \$9,000.00 or \$10,000.00 for damages.

A discussion was held on a list of equipment for the lobby-receptionist area provided by Daverman Associates. This equipment was not included in the Annex equipment package. The total cost of the equipment is \$1,996.60, not including the price of carpeting, which will be considered at a later date.

It was moved by Commissioner Leone and supported by Commissioner Krook that the architect's recommendation be accepted and the purchase authorized. The motion carried unanimously.

Leo Brady stated he asked Carl Malmgren for a bulletin for conduit work for telephone systems in two different areas of the Annex. This was not received in time for the meeting, however. Leo stated the work on the conduits has been completed.

It was noted the general contractor had requested a two week extension of time. Dave Tulos felt there was no reason to act on this as the completion date had been called off.

Bulletin #12 to reduce cold air in the area of the air intake louver on the ground floor was discussed. The bulletin is for installing drywall and insulation. The original estimate for this bulletin was for over \$2,000.00 but a revised one has been received for \$567.00 which is recommended by Daverman Associates.

It was moved by Commissioner Krook and supported by Commissioner Leone to approve the change order for drywall and insulation around the air intake louver. The motion carried unanimously.

Leo Brady mentioned a letter from Tom Shaw stating authority must be obtained from the county in order to work after regular working hours. Leo informed Tom the county has not accepted the building and they do not authorize anyone to enter the building. Tom Shaw stated his responsibility is coordination of construction and security from 8:00 a.m. to 4:00 p.m. only.

Tom Shaw stated they will punch list the week of January 24th, starting at the top floor. He stated the painting and vinyl work is progressing well.

Tom Shaw stated the project can be turned over to the owner February 7, 1977. He requested the owner accept responsibility of the electrical costs as of February 1, 1977. Leo Brady stated the request cannot be complied with until the building is checked more thoroughly.

Dave Tulos said he received a letter from Tom Shaw stating the cost of damaged insulating glass was \$1,355.00. Dave asked if this matter had been reported to the police and recommended this be done in case of vandalism or theft. Dave Tulos felt the police should decide if vandalism had occurred.

Tom Shaw was requested to provide the County a list of available brick used on the Annex and the cost of same.

Some concern was expressed about the manner in which carpeting was installed over access ducts. This will be checked out.

It was noted the next County Lands and Buildings Committee meeting will be held February 9, 1977.

Leo Brady stated he received an invoice from Tom Shaw in the amount of \$19,337.00. It was noted that Tom Shaw, Inc.'s retainage is \$69,204.05 and the amount of unfinished business is \$26,600.00.

Leo stated additional invoices will be received shortly and he would like them paid subject to his approval as he would not like to withhold payment for another month.

It was moved by Commissioner Krook to authorize payment to Tom Shaw, Inc. and that the other contractors be paid subject to the architect's and controller's approval, supported by Commissioner Farrell and carried unanimously.

In discussing the Annex roof, it was noted there is a two year guarantee on the roofing and Dave Tulos stated the roof has a positive pitch to allow water to drain off. He added a roofing bond can be purchased but they have not found them to be useful.

Tom Shaw asked if there would be any objections to opening the connecting doorway to the Courthouse building. Leo Brady felt this should be done at the last possible time.

The contractors then left the meeting.

A letter from Mel Nyquist requesting changes in the Extension Office was read. He is requesting an area be partitioned to provide space for an additional staff member.

Following a discussion on this matter, it was moved by Commissioner Bollero to have Mel Nyquist meet with Gary Yoder and Sally May on a possible solution, supported by Commissioner Leone and carried unanimously.

Commissioner May read a letter from Tom Shaw addressed to the Controller regarding vandalism at the work site. Two floor mats were taken and interior damage done to two windows and three doors. The letter stated bills will be submitted for this work. Leo Brady will check out the damaged doors.

Leo Brady mentioned he felt the damage to the windows should be checked out by an independant glass installer for an opinion on whether the damage could have occurred from stress. The controller will check this out.

An invoice amounting to \$395.50 was received from Edwin Raphael, Co. for draperies installed in the Capeus Room and the Prosecutor's Office at the Jail. These draperies were not included in the original contract.

It was moved by Commissioner Farrell, supported by Commissioner Leone and carried unanimously to approve payment to Edwin Raphael, Co. subject to the controller's approval. The motion carried unanimously.

A discussion was held on the renovation of the County Courthouse. Public Works Funding was not received for the \$830,000.00 project. Commissioner May stated historical grants for 50% funding were withdrawn when applying for the public works grant and these applications can be re-submitted. It was noted extra cost would be incurred in making the building barrier free.



Commissioner May and Dave Tulos had attended the Barrier Free Hearing regarding the county's request to be exempt from the regulations and the request had been denied. The county can appeal the decision or comply with the regulations.

Dave Tulos stated useable space in the building will be reduced by making it barrier free and it will also affect the historical aspect of the building.

Dave Tulos will contact the Director of the Construction Code Commission and Mr. Shibley, Marquette City Assistant Building Inspector regarding the barrier free decision. The controller will contact the historical commission on this.

FAPRS can be used to obtain a list of grants available for the renovation project. It was moved by Commissioner Farrell, supported by Commissioner Krook that the computer be used to provide grant information. The motion carried unanimously.

Judges Quinnell and McDonald entered the meeting to discuss Circuit Court space in the Courthouse.

On a short range basis they would like a door cut to allow access from one end of the building to another. They also requested carpeting in the large Circuit Court to improve acoustics.

Judge McDonald stated there are no provisions for a second jury on the second floor of the Courthouse.

Dave Tulos suggested the judges submit a short range and long range plan for the Circuit Court area.

Judges McDonald and Quinnell then left the meeting.

The parking situation was then discussed. It was noted the Board approved leasing fifteen spaces from the Marquette Catholic Diocese and that 31 more spaces are needed to comply with city regulations.

Dave Tulos and Leo Brady then left the meeting.

Mike Madden presented an up-date on the parking situation and listed various leasing and purchasing possibilities in this regard.

It was moved by Commissioner Farrell to lease 22 lots from the law firm of Kendricks, Bourdeau, Casselman and Adamini for \$285.00 a month including snow removal and insurance, and to purchase property on Third Street for \$15,500.00, using revenue sharing funds, which will provide an additional ten spaces. The lease will be for a period of six months beginning March 1, 1977 and will be paid from the General Fund. The motion carried unanimously.

A discussion was held on the Social Services lease for space in the Annex. They will not accept the offer made by the County. The difference between their offer and the County's amounts to \$75,000.00 per year.

A letter was received from Lloyd-Thomas Co. stating they cannot appraise the Jail, Health Department Office or Youth Home without conducting a physical inspection. The committee had previously decided to submit a list of equipment for them to appraise. The cost of the appraisal would be between \$5,000.00 and \$6,000.00.

It was decided the appraisal will be tabled until the Annex is completed and can be included in the appraisal. It was suggested alternative firms be contacted on doing the appraisal.

It was moved by Commissioner Bollero, supported by Commissioner Carlson and unanimously carried to table this matter for a future meeting and have the controller check other insurance companies for cost.

Invoices were received from Daverman Associates in the amount of \$2,884.59 and \$469.32. The lesser bill was for work done by Dave Tulos for the Public Works grant.

It was moved by Commissioner Farrell, supported by Commissioner Krook and carried unanimously to authorize payment of the \$2,884.59 invoice subject to the controller's approval.

It was moved by Commissioner Farrell and supported by Commissioner Bollero to recommend to the Board that the invoice for architectural services for the EDA grant be accepted and approved for payment. The motion carried unanimously.

A letter from Dave Hillier requesting equipment for his department which is currently in use in the Courthouse but may not be needed when offices are moved into the Annex was noted and placed on file.

An invitation from the Historical Society to a luncheon honoring centennial businesses on January 18, 1977 was noted. The communication will be referred to the Board Chairman to see if he wishes to designate someone to attend.

A communication from John Shibley on an occupancy inspection of the Annex was read and placed on file.

A letter from Judge Anderegg requesting additional recording equipment for the Probate Court in the Annex was read. Gary stated Judge Anderegg and Dave Tulos have met on this matter.

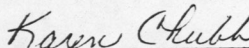
It was moved by Commissioner Krook, supported by Commissioner Farrell and carried unanimously to authorize the controller to check prices for this equipment.

A communication from Jim Sodergren to the Prosecuting Attorney regarding ownership of abandoned railroad track in Forsyth Township was noted. It was moved by Commissioner Farrell to ask Gary Walker to check out the chain of owners for this piece of property, supported by Commissioner Krook and carried unanimously.

A Notice of Arbitration with Tom Shaw, Inc. for January 13, 1977, 10:00 a.m. dealing with landscaping; the connecting door to the Courthouse; late start of project; and brick work was noted. It was mentioned Dave Tulos will be called as an expert witness.

At 12 o'clock midnight, it was moved by Commissioner Farrell, supported by Commissioner Bollero and unanimously carried to adjourn.

Respectfully submitted,

  
Secretary

February 9, 1977

The County Lands and Buildings Committee was duly called and held on February 9, 1977 at 7:00 p.m. at the County Courthouse.

Present: Commissioners May, Steele, Krook, Bollero, Leone and Farrell.

Absent: Commissioner Racine.

In Attendance: Gary Yoder and Michael Madden, Controller's Office; Dave Hillier, Maintenance Engineer; Butch Soucey, Carl Malmgren, and Donna Bouyer, Marquette Electric; Walt Woodthorp and Jeff Kless of Tom Shaw, Inc.; Judge Anderegg; Judges Quinnell and McDonald; Leo Brady, Daverman Associates.

Leo Brady stated there should be no problem in moving into the building by March 1, 1977. He noted inspection of the second floor has been done as requested by Tom Shaw, Inc.

Leo requested a cost break down for the additional conduit work from Carl Malmgren; this will be submitted later. Leo noted action has not been taken on the purchasing of carpeting for the Annex lobby.

Tom Shaw, Inc. has requested that the owner accept Annex electrical utility charges as of February 1, 1977. The Board of Light and Power will not do this without someone from the county authorizing them to do so, according to Gary Yoder.

A communication from Tom Shaw, Inc. was received regarding brick available for purchase by the county. Jeff suggested the county purchase all the pavers available as they are the most likely to be damaged.

An electrical bulletin for changes in the switchboard conduit were signed by Chairperson May, as well as a bulletin concerning insulation and drywall on a section of ceiling in the basement, at a cost of \$567.00.

Leo stated a bulletin will be prepared for cost adjustments for the vinyl fabric, which totals \$2,273.30.

Leo Brady then submitted invoices: Contract Interiors for \$7,200.00, which would leave \$3,617.50 still unpaid; U.P. Office Supplies, Co. \$40,000.00; Normal Wood Products, Inc. \$10,000.00. Leo Brady stated these bills have not been checked out yet.

Other bills submitted were Tom Shaw, Inc., \$47,509.65; Marquette Electric, \$31,293.91; Bourrie, Inc. \$17,806.44.

It was moved by Commissioner Krook, and supported by Commissioner Leone that Contract Interiors, U.P. Office Supply, Co., and Normal Wood Products be paid subject to the approval of the architect and controller. It was noted the payment of U.P. Office Supplies, Co., is for supplies delivered to the Courthouse. Following discussion, the motion carried unanimously.

Leo stated the county has received a letter from the Employment Standards Administration requesting that \$55,584.00 be withheld from Tom Shaw, Inc. as he is under investigation by that department. Leo asked that no action be taken on this until more information is received. Gary stated the county could lose revenue sharing if the money is not withheld.

Commissioner Leone moved this matter be tabled until further study and a letter of inquiry be sent to the assistant regional administrator, U.S. Department of Labor, supported by Commissioner Bollero, and carried unanimously.

Marquette Electric's request for payment was discussed. He is requesting the entire amount due on the contract. Subject to his approval Leo recommends that upon receipt of close-out documents this amount be paid. Carl Malmgren stated he would be happy to leave \$500.00 as a retainer, if so desired.



It was moved by Commissioner Leone and supported by Commissioner Steele that the electrical contractor be paid in full, upon receipt of all close-out documents. The motion carried unanimously.

Bourrie, Inc. is requesting full payment, also, It was moved by Commissioner Leone, supported by Commissioner Krook and carried unanimously to pay Bourrie, Inc. in full upon receipt of close-out documents.

Leo stated he would like to set a date for the entire Board to go through the Annex. The committee decided on February 12, 11:00 a.m. for this purpose.

The subcontractors then left the meeting.

The committee discussed the letter from U.P. Office Supplies, Co. regarding their request for payment of both equipment delivered and stored in a warehouse. The intent of the committee is that payment be made only for what is delivered.

The committee returned to the subject of Tom Shaw's request that the county take over electrical utility charges February 1, 1977. Leo felt that after the building is checked out on Saturday the committee could make a decision on this.

It was moved by Commissioner Krook, supported by Commissioner Steele and carried unanimously that the committee will review the progress of the building on February 12, in regard to assuming the electrical bill.

The purchase of additional brick was then discussed. It was noted this brick will not likely be available for purchase in the future. Panel brick would cost \$1.13 each and paving brick \$.35 each; Dave Tulos will check the price of the brick before action is taken.

It was moved by Commissioner Leone, supported by Commissioner Steele and carried unanimously that 100 of each type of brick be purchased and the price of the brick be checked by the architect.

It was noted the elevator has been turned over to the county by Northwestern Elevator Co.

Gary stated he checked the Annex with Bob Valley, leasing agent for the Department of Social Services. Mr. Valley was checking the area to be rented by D.S.S. for compliance to Barrier Free regulations. Gary stated there are several items that do not comply with the regulations.

Dave Hillier mentioned a drain in the jail garage which is too high to be of service. The sheriff would like to know what action is being taken on this matter. Leo Brady will follow up on this problem and a memo will be sent to Sheriff Maino stating the committee has discussed this problem and is pursuing a solution.

Dave stated ceiling tile is missing in the jail building and has been missing for a long time. Dave also mentioned three leaking toilets which have not yet been repaired by Modern Plumbing and Heating and a ruptured coil, and damaged glass that has not been replaced.

Dave stated there is no access to ventilation units in two areas in the Annex.

Leo Brady then left the meeting and Judges Quinnell and McDonald entered.

Judges Quinnell and McDonald were present to discuss changes in the second floor of the courthouse once it is turned over to the circuit court. Judge Quinnell requested that a north-south passage be created by breaking through

a wall in the law library. He also asked for venetian blinds to cut down on the amount of sunlight entering through the windows and carpeting to improve acoustics in the large circuit courtroom. He stated if this does not alleviate the problem an amplification system will have to be installed.

Judges Quinnell also presented ideas to minimize the difference between the courtrooms and enlarge the second judge's office area. This would involve removing some walls and constructing others.

Judges Quinnell and McDonald then left the meeting.

The following invoices from Daverman Associates for architectural services were presented: Jail, \$910.43; Annex \$262.55. It was moved by Commissioner Bollero, supported by Commissioner Leone and carried unanimously to approve payment of the bills subject to the Controller's review.

Commissioner May read a letter from the Department of Social Services concerning the conditions for leasing the first floor of the Annex for use by the D.S.S. Commissioner May stated originally a two year lease had been requested by the county but the proposed lease is for a five year period, allowing for review of operating expenses after two years. Michael Madden stated a resolution will be needed to enter into a lease arrangement.

It was moved by Commissioner Farrell and supported by Commissioner Krook to recommend to the Board that a resolution be passed on the county's intent to enter an agreement concerning lease arrangements with the Department of Social Services, and to authorize the Chairman and County Clerk to sign the lease, subject to the Prosecuting Attorney's review. The motion carried unanimously.

The committee decided to send a communication to all commissioners and department heads for suggestions on what to place in the Annex cornerstone and on the wording of the plaque for the Annex.

It was noted the Tom Shaw arbitration hearing for February 10, 1977 had been cancelled. A letter has been sent to Tom Shaw, Inc. offering payment for the late start of the project as the arbitrator had requested the county and Tom Shaw to attempt to come to an agreement on this item.

Commissioner May asked the committee how they would like to resolve decisions the arbitrator leaves to the county and Tom Shaw. It was moved by Commissioner Farrell, supported by Commissioner Leone and carried unanimously to give the Chairperson of the committee and the Controller permission to make decisions concerning the Tom Shaw, Inc. arbitration case on behalf of the committee.

The committee then discussed proposed rules for the Annex submitted by Dave Hillier. Dave Hillier would like some sort of policy for enforcing these rules.

Rule #1: It was moved by Commissioner Farrell, supported by Commissioner Steele and carried to approve Rule #1 with the deletion of "No coffee in offices".  
Nays: Commissioner Bollero.

Rule #2: It was moved by Commissioner Farrell, supported by Commissioner Leone and carried unanimously to adopt Rule #2 as is, with the addition "everything attached to walls and ceiling".

It was moved by Commissioner Farrell, supported by Commissioner Bollero and carried unanimously to combine Rules #3 and #4 with the addition that extension cords be approved by the maintenance engineer.

Rule #5: It was moved by Commissioner Leone, supported by Commissioner Krook and carried that Rule #5 read "Nothing will be placed on window sills".  
Nays: Commissioner Farrell and May.

The rules will read, in full, as follows:

1. No food preparation, cooking or eating in office areas. Lounge areas are provided for tenants -- please use.
2. Everything attached to walls and ceiling, such as bulletin boards and pictures, will be put up by the building maintenance personnel. Notices, posters, etc. will not be affixed to walls with tape.
3. Extension cords will not be allowed to cross traffic areas, for safety reasons. All extension cords must be approved by the maintenance engineer.
4. Nothing will be placed on the window sills. (Was Rule #5)

Michael Madden gave a report on the parking situation in regard to long-term solutions. The committee requested information on all given alternatives open to the county for the next meeting.

Placing three or four parking meters near the entrances of the buildings was discussed, which would leave spaces open for people conducting business at the courthouse. Assigned parking for the Department of Social Services was also mentioned.

It was noted the county will have to supply three 20' wide parking spaces for the handicapped.

Commissioner May stated the county has received information from FAPRS, computer information system, on possible funding available for the courthouse renovation project. However, the suggested grants do not apply to the county's situation.

Gary Yoder stated Dave Tulos had talked to a Construction Code Commission representative on filing an appeal for barrier free code exemption. The representative suggested appealing the decision; to do so plans must be modified.

Commissioner May informed the committee the Forestry Commission had indicated some time ago they would take care of the cost of landscaping around the courthouse complex. The Forestry Commission chairman has been contacted concerning this matter, and also asked to turn over \$20,000.00 yearly for the upkeep of the courthouse area, and to acquire property for parking.

A letter from the County Clerk was read concerning the need to destroy confidential records by burning or shredding, and asked that the committee consider purchasing a paper shredder for this purpose.

It was moved by Commissioner Farrell and supported by Commissioner Krook that the incinerator currently being used be closed down, and that the Controller present the committee a recommendation on the type of shredder that should be considered. The motion carried unanimously.

A letter was recieved from Nickolas Bridges concerning the lack of water being dispensed from the second floor drinking fountain in the Courthouse. This matter has already been taken care of, and Mr. Bridges will be notified as such.

Commissioner Farrell reported on the zoning hearing at the Marquette City Hall. The county had been concerned that the Brookridge property area would be rezoned for single family dwellings, however this is not the case.



Discussion was held on the appraisal of county buildings. Gary felt it was best if all property be insured by the same firm, which is Lloyd-Thomas. Gary stated the appraisal costs for various county buildings are as follows: Jail, \$2,900.00; Youth Home, \$1,100.00; and New Health Department Office, \$550.00. These could be held off until 1980 when other county buildings are up for reappraisal, however the cost would be greater.

The insurance company will give an estimate on the appraisal cost of the Annex when he is in the area.

Gary suggested that the committee recommend to the Budget and Executive Committee to have the Jail, Youth Home and Health Department appraised. This will not be dealt with until an estimate on the Annex is received, however.

Advertising from Indiana Limestone Institute of America, Inc. was noted and filed.

A communication from Judge Anderegg requesting the purchase of a safe for the Probate Court area in the Annex was read. The Judge is requesting the safe for any important papers coming in during the business day. U.P. Office Supplies Co. provided an estimate of \$1,334.50 for the type of safe requested. The Judge stated the safe would eliminate the need for two file cabinets previously requested for the office.

It was moved by Commissioner Farrell, supported by Commissioner Krook and carried unanimously to table the Judge's request for a safe until the next meeting.

Dave Hillier stated there are two old pictures, one of Washington and one of Lincoln, and a sign reading Iron Cliffs Courthouse, stored in the basement. He would like to know if these could be sent to the Historical Society. Commissioner Steele will ask the Historical Society if they would be interested in these items.

Gary provided a list of construction accounts to the committee for their information.

Mel Nyquist is requesting three 4' wide partitions, and one 2' wide partition for the Extension Office area. Quotes were received from U.P. Office Supplies, Co. on this request. 64" high panels would cost \$611.75, and 80" panels would cost \$696.80.

It was moved by Commissioner Farrell, supported by Commissioner Steele and carried unanimously to table this item until the next meeting.

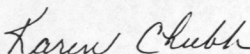
The committee selected the style of carpeting to be used for the receptionist lobby area of the Annex from the samples provided by Daverman Associates.

Gary submitted bids for scaffolding requested by Dave Hillier. He noted bids were requested but not received for window washers. Distributors Construction Supply and Equipment, Green Bay, WI bid \$729.24; Daycoa bid \$470.00; and Uplift Scaffolds, Milwaukee, WI bid \$1,715.00. It was felt the equipment from Uplift Scaffolds best represented the needs of the county. It was moved by Commissioner Steele, supported by Commissioner Krook and carried unanimously to purchase the scaffolding from Uplift Scaffolds, of Milwaukee, WI to be purchased from jail construction funds.

Dave Hillier also requested shelving for the jail at \$585.00; door mats at \$266.00; and three mop buckets and mop wringers for \$160.00. It was moved by Commissioner Farrell, supported by Commissioner Bollero and carried unanimously to purchase the above equipment using jail construction fund money.

It was moved by Commissioner Bollero, supported by Commissioner Krook and carried unanimously to adjourn.

Respectfully submitted,

  
Secretary

March 9, 1977

The County Lands and Buildings Committee was duly called and held on March 9, 1977 at 7:00 p.m. at the County Courthouse.

Present: Commissioners May, Farrell, Bollero, Leone, Krook and Steele.

Absent: Commissioner Racine.

In Attendance: Gary Yoder and Michael Madden of the Controller's Office; Dave Tulos and Leo Brady, Daverman Associates; Dave Hillier, Maintenance Engineer; Jeff Kless, and other representatives of Tom Shaw, Inc.; Dan Balmes, Balmes Decorating; and Burt Boyum, on behalf of the Carp River Forge Association.

A second County Lands and Buildings Committee meeting will be held March 30, 1977 at 7:00 p.m. and a walk through of the annex is tentatively set for 6:15 p.m.

Leo Brady noted an inspection by the Board was held on February 12, 1977 and the Board sent a letter stating their dissatisfaction with the work. He added, many items remain to be taken care of and the county will not be able to move in this month. Tom Shaw had stated additional men will be hired to do the necessary work.

Leo stated the job site should be kept cleaner and listed various items that have to be dealt with.

An invoice was received for a rug in the receptionist area of the annex. Dave Tulos stated he had asked for a letter from Contract Interiors on the cost of the rug chosen by the committee and additional rug samples. Dave will check into this with Contract Interiors as they had not been asked to ship the rug.

The architects and contractors then left the meeting.

A communication from Walter Myers on the Youth Home was read listing items which will be corrected at no expense to the county and noting the warranty period expired March 1, 1977.

A communication from Jerome Liebrecht on the Youth Home was noted. The letter stated there are no outdoor recreational facilities available. Gary stated Don Merckx is interested in installing a basketball hoop and volleyball net at the facility. A walk through of the Youth Home was suggested.

A letter from the Mental Health Board, requesting a meeting with the County Lands and Buildings Committee concerning possible action on the Brookridge physical plant, was read. They wish to gut the building and re-due it, and possibly build some cottages for the children.

The architects reentered the meeting and a discussion was held on the options to the County Board should work on the annex not be completed in a reasonable amount of time.

Burt Boyum was present to discuss the Carp River Forge park project with the committee. He stated the association is a non-profit corporation and that they are attempting to blend historic and recreational aspects into the park.

Mr. Boyum said it is necessary that a sponsoring institution hold title to the property and that this would not entail a financial responsibility.

He noted an archeological survey of the area was conducted showing it has historical value.

Burt Boyum stated the association would be glad to meet with the Planning Commission as they are working on a county recreation plan. He then left the meeting.

It was noted Gary had sent a letter to the Department of Labor informing them that money would be withheld from Tom Shaw, Inc. as they requested.

The Controller passed out information on the status of the construction funds. He noted there may be additional expenditures in connection with barrier free regulations.

According to Commissioner Farrell, barrier free compliance is the responsibility of the builder not the owner. The County Planner will be asked for his opinion on this matter. Commissioner Farrell stated county inspectors should be involved in future county constructions.

Gary informed the committee that the safe requested by Probate Court would cost \$1,334.50 and the 80" wall partitions requested by the Cooperative Extension Office would cost \$611.75.

It was moved by Commissioner Bollero, supported by Commissioner Krook and carried unanimously to purchase the safe and partitions.

A special equipment invoice for \$800.00 was received from Peninsular Slate and approved by Daverman Associates. Also, an invoice from Daverman Associates amounting to \$780.00 was received.

It was moved by Commissioner Farrell, supported by Commissioner Leone and carried unanimously to pay the two invoices.

A communication from Tom Shaw declining the county's offer on the late start of the annex was read.

It was noted the arbitrator for the Tom Shaw case is ill. The county will wait until he can take up the case again rather than hiring another arbitrator.

Gary informed the committee that the county has been paying the electric bills for both the annex and courthouse and that Tom Shaw, Inc. should have been paying the annex bills. A bill will be submitted to Tom Shaw, Inc. for the annex electrical expenses.

Commissioner May stated an attachment to the lease with the Department of Social Services was drafted by the Prosecuting Attorney's Office which provides an option to re-new the lease after five years and to re-negotiate the rent.

It was moved by Commissioner Farrell and supported by Commissioner Leone to sign the lease with the attachment recommended by the Prosecuting Attorney's Office. The motion carried unanimously.

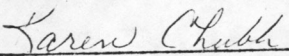
Mike Madden will call the commissioners to explain the attachment and copies of the lease will be available for them to look at in the Controller's Office.

Mike Madden presented an update on the parking situation which included property currently county owned or leased, and future possibilities.

Commissioner May stated the Clerk provided a copy of the dedication speech for the original county courthouse for the annex cornerstone.

It was moved by Commissioner Krook, supported by Commissioner Steele and carried unanimously to adjourn.

Respectfully submitted,

  
Secretary



March 30, 1977

The County Lands and Buildings Committee was duly called and held on March 30, 1977 at 6:30 p.m. in the County Courthouse.

Present: Commissioners May, Krook, Steele, Leone, Bollero and Farrell.

Absent: Commissioner Racine.

In Attendance: Gary Walker; Gary Yoder; Carl Malmgren; Peter Gargano; Leo Brady, Daverman Associates; Terry Smith, Tom Shaw Inc.; and Dave Hillier.

Commissioner May gave a brief report on the Special Annex Progress Meeting held March 22, 1977 with Dave Tulos, Leo Brady, Sally May, Gary Walker and several of the contractors. She stated the county will not accept the building until it is in proper condition and that the carpeting presents a major problem. Thicker carpeting has been suggested to help alleviate the problem.

The possibility of hiring an impartial observer to go through the building was mentioned. Commissioner May has contacted someone in this regard; such an individual would charge between \$80.00 and \$100.00 per day.

Commissioner May stated the Building Code Department went through the building and a list of code violations, barrier free violations and workmanship violations were provided to Commissioner May by the County Planner.

The committee then toured the annex to check the progress and were joined by the contractors, Leo Brady and Dave Hillier.

Upon their return, Leo Brady stated the biggest problem is the trench ducts. Mr. Gargano stated rubber stripping could be placed along all the trench ducts. Also, the carpeting could be pulled up, the floor leveled and the carpet relaid. The concrete is too high or too low in places; it does not conform to the trench ducts.

Carl Malmgren stated floor was level until grinding was done. The floor had been ground to level off rough spots. Terry Smith suggested removing the carpeting and making a record of all irregularities.

Leo stated the contract stipulates that the general contractor prepare the floor for the carpet contractor. It was noted the carpet contractor accepts the condition of the floor before installing the carpeting.

It was mentioned that in some places the trench ducts move when stepped on.

Peter Gargano stated he felt it would take one week per floor to level the floors and re-carpet.

Carl Malmgren stated the trench ducts were offered to the general contractor to be used as a level in placing the floors. Leo Brady stated that if the trench ducts were even the problem is the fault of the general contractor.

Leo, Peter Argano, and Carl Malmgren will check the work project to see what can be done about the floor.

Gary Walker stated the fault does not lie with the owner and that the owner does not have the expertise to evaluate the problem. He felt the architect would make the decision as to who was at fault.

Carl Malmgren and Peter Argano then left the meeting.

Leo Brady stated he will check the vinyl that has been reinstalled on the walls. He felt the owners may be able to move into the building May 1, 1977.

Commissioner May noted various doors have been damaged. One is badly cracked and has been nailed together. The architect will check the doors and what must be done to Probate Court to make it barrier free. Leo Brady stated he will check the exterior work on March 31, 1977.

It was noted barrier free signs must be placed in the building. Leo Brady and Commissioner Leone then left the meeting.

Before leaving the meeting, Gary Walker stated he felt the architect was responsible to see that all the problems were corrected.

It was noted hearings on the Tom Shaw arbitration case have been scheduled for April 25 and 26. A copy of the notice has been sent to Dave Tulos.

A letter from the assistant city building inspector to Chairman Racine was read, which stated the contractor has not followed the architect's drawings accurately in complying with barrier free regulations. The letter stated the bathrooms do not comply and ramps have not been provided in the courtrooms. The code must be complied with before the owner occupies the building. Commissioner May stated the bathrooms are being corrected.

A list of items provided by the County Planner on non-compliance with barrier free included light switches, fire alarms, thermostats and coat racks. Dave Hillier stated the thermostats will not be accessible to anyone as they are keyed.

Commissioner May stated the risers on steps measure from 6 3/4" to 9". Specs provide for a 1/4" tolerance only.

A letter from Dave Tulos to Tom Shaw concerning the lack of progress in the building, and one to Contract Interiors on the condition of the carpeting were read.

A copy of a letter from the Department of Labor to Don Reigle was read regarding the county's withholding of funds from Tom Shaw at the government's request.

An invoice from Marquette Masters for special equipment, amounting to \$183.60, was presented. This has been approved by Daverman Associates. It was moved by Commissioner Farrell, supported by Commissioner Krook and carried unanimously to pay the bill, subject to the Controller's approval.

Discussion turned to the renovation of the courthouse. Commissioner May stated 100% funding is available through public works grants and 50% funding is available from historical renovation funds. Daverman Associates have estimated the cost of the renovation would amount to \$830,000.00; this does not include costs involved in complying with barrier free regulations.

It was moved by Commissioner Bollero, supported by Commissioner Farrell and carried unanimously to request that the Budget and Executive Committee budget \$500,000.00 to be used as matching funds for the renovation of the courthouse.

The purchase of an option to buy land was discussed. Commissioner Steele will look into this.

A communication from the United States Postal Service on space available for rent in the post office building was noted and filed.

Communications concerning an amendment to the Deed of Easement between the National Weather Service and Marquette County were presented. The National Weather Service is requesting an amendment to the lease which would allow them to remove any structures or fixtures placed on the property by the government.

It was moved by Commissioner Farrell, supported by Commissioner Krook and carried unanimously to recommend to the Board that they authorize the signing of the new agreement with the amendment.

The Controller noted invoices from U.P. Office Supplies will be forwarded by Daverman Associates, and have been approved by them. They amount to \$15,604.28 and \$12,056.61. This is for equipment for the annex. It was moved by Commissioner Krook, supported by Commissioner Bollero and carried unanimously to pay the bills subject to the approval of the architect.

The purchase of a paper shredder for the courthouse was discussed. The Controller stated U.P. Office Supplies will lend the county a paper shredder, which may be purchased for \$800.00, to see if it has the capacity the county requires. He noted the county will receive a 20% discount from any purchase made from U.P. Office Supplies, and that they recommend the purchase of a shredder which can handle computer print-outs.

Commissioner May noted the Controller received an estimate of \$800.00 to \$1,000.00 to put in a door in the wall of the law library, which would allow passage from one end of the building to the other. It was moved by Commissioner Farrell, supported by Commissioner Bollero and carried unanimously to table the matter.

Commissioner Farrell stated the Forestry Commission had been asked to appropriate money for birch seedlings to be planted on the Brookridge property. Dave Ottoson had attended the Environmental Quality Committee meeting stating a church group would like to plant seedlings for an Arbor Day project.

The committee had told him to go ahead with the project but to purchase red and scotch pines rather than birch. The trees have been ordered and the county will be reimbursed for the purchase of the trees by the Forestry Commission.

The committee discussed the installation of fencing in the area in which the seedlings will be planted. This had been discussed at previous meetings of the County Lands and Buildings Committee, and the cost would be \$400.00 to erect 100 yards of fencing and \$1,700.00 to \$1,800.00 to erect 500 yards of fencing.

Commissioner Farrell stated he will check the area in question with Dave Ottoson.

Dave Hillier requested an addition to the county rules concerning cooking, plants, mounting items on walls, etc. He requested that the maintenance engineer must approve all signs to be mounted. It was so moved by Commissioner Farrell, supported by Commissioner Bollero and carried unanimously.

There being no further business to attend to, the committee adjourned at 11:40 p.m.

Respectfully submitted,

Jason Chubb  
Secretary



April 13, 1977

The County Lands and Buildings Committee was duly called and held on April 13, 1977 at the County Courthouse at 7:00 p.m.

Present: Commissioners May, Leone, Krook, Steele and Farrell.

Absent: Commissioners Rollero and Racine.

In Attendance: Dave Hillier; Donna Bowyer, Marquette Electric; Dick Bourrie, Bourrie, Inc.; Commissioner Alderton; Gary Yoder, County Controller; Leo Brady and Dave Tulos, Daverman Associates; Jeff Kless and Terry Smith, Tom Shaw, Inc.; Mike Madden, Assistant Controller; Janet Sonaglio, Hope Trapp, Tom Baldini, Robert Hanson, Mick Campbell, Mental Health Board representatives.

The committee had toured the building prior to the meeting. Walls on the top two floors are in good shape according to Leo, however, the drywall in the basement is not satisfactory. Leo stated the vinyl in the basement is acceptable, with the exception of the Cooperative Extension Office area which should be redone.

Leo informed Jeff Kless that the 9" stair riser between the first floor and the second floor has to be corrected and requested that Jeff provide an outline of how this will be done before working on it. Commissioner Alderton asked if this had to be done by a certified welder. Jeff Kless stated the man who will be doing it is certified.

Leo stated he had talked to Mr. Gargano of Contract Interiors about the carpeting and Mr. Gargano can send someone up April 18, 1977. Mr. Malmgren from Marquette Electric will send someone to adjust the plates given a couple days notice. Leo stated a good amount of adjustment can be made to alleviate about 75% of the problem by adjusting the screws.

Leo noted filling has to be done on floors to level them off around the duct trenches. Tom Shaw informed Leo that he didn't believe it was his responsibility as the carpet contractor had accepted the condition of the floors. Leo stated he had felt this way about it, however, he felt Gary Walker had disagreed. Dave Tulos stated the contractor accepts the existing condition when he proceeds with the work according to the general conditions of the contract. Also, under the contract, a contractor will be responsible for repairs if notification of unacceptable conditions are not made. Jeff Kless said the floor had been accepted and a receipt signed by the carpet contractor. Leo stated it was his understanding the carpet contractor had accepted the condition of the floor.

Dave Tulos stated under contract conditions, if the architect is not notified of items which would be detrimental to proper installation of carpeting it is the responsibility of the carpet contractor for any difficulties that arise after laying the carpet.

Leo stated he would like to meet with Gary Walker to determine if he feels the problem with the floor is the responsibility of the general contractor.

Leo stated some cleaning up work has been done on the outside but much more has to be done. The outside work is not ready for punch out.

Commissioner Steele questioned the type of plant used around the Courthouse. Dave Tulos stated a landscape architect selected the plants taking into consideration the temperature range of the area and hardiness zone of the plants.

Dave stated there are areas where plaster and dust is spilled on the carpeting and this has got to be cleaned; some parts of the carpeting look blotchy. This may require professional cleaning.

It was noted, a progress meeting was set up for Tuesday, April 26, 1977 at 4:00 p.m.

April 13, 1977

Commissioner May stated there had been some question about the day the cement was poured on the path leading from Spring Street. Jeff Kless felt it had been done November 6, 1976. Commissioner May asked that the exact date be determined as soon as possible and that she be notified.

Two requests for payment were presented by Leo: Marquette Electric, \$31,293.91; Bourrie, Inc., \$17,806.44. Leo stated both have the necessary close out papers. He stated the mechanical contractor has to put new filters in a unit and there are some coils that should be cleaned. Leo stated at least one filter is missing. There is some duct work to be done by Marquette Electric. Leo felt Marquette Electric's bill should be paid. Action was tabled on the invoices. Dick Bourrie stated the filters will be installed April 14, 1977.

The contractors then left the meeting.

Commissioner May read a letter sent to Tom Shaw from Leo Brady on the carpeting and stair risers.

Barrier free was then discussed. Commissioner May stated she is concerned with the need for a ramp in the Commissioners Room; wheel chair access to the Probate Court area; and the clearance between the wall partitions in the Jury Rooms. Dave stated a 32" clearance is required under barrier free and it measures 31". The committee felt a variance might be received for this slight discrepancy. A bulletin will be issued to correct the railing in Probate Court, allowing wheel chair access to the court area.

Commissioner May stated the barrier free person in the Building Code Department felt a narrower than usual ramp might be possible on the left side wall of the Commissioners Room. The ramp would be three feet wide. Access to the Chairman's area would require removal of the riser.

Gary Walker entered the meeting to discuss responsibility of carpeting and conditions of the floor and reiterated his statement made at the previous meeting that it is the architect's responsibility to determine who should do it and get it done for the owner.

There was considerable discussion about the letter sent by Commissioner May on behalf of the committee regarding what the committee feels is the responsibility of the architect on the delayed completion date. The discussion concluded with disagreement between the architect and the committee in regard to the architect's responsibility in this matter.

Commissioners Room ramp was re-discussed. Leo stated it is almost impossible to put a ramp up to the chairman's platform. Ramping to the commissioners' area will be put in. The width of the ramp will be checked with John Shibley, Marquette City Building Inspector. Dave Tulos felt a railing should be installed along the ramp so people would not trip.

It was noted another invoice from Contract Interiors has been received for carpeting in the reception area. Leo stated Contract Interiors had contacted him about installing draperies and he had advised them to hold off on this.

Discussion turned back to invoices which were submitted. Leo stated there are no outstanding change orders for Marquette Electric. He suggested holding back \$1,000 from Marquette Electric until trenches are leveled off and \$806.44 from Bourrie, Inc. for work yet to be completed. It was moved by Commissioner Krook, supported by Commissioner Steele and carried unanimously to approve payment of \$30,293.31 to Marquette Electric and \$17,000.00 to Bourrie, Inc.

It was noted a progress meeting will be held every two weeks. Gary Yoder stated the telephone system is all installed. The telephone company wants to know when they can train operators.

The occupancy date is not certain at this time. Leo will contact Gary Yoder or Sally May when he has information on the occupancy date.

Architects then left the meeting and representatives from the Mental Health Board entered to discuss Brookridge.

Tom Baldini stated Brookridge needs repairs or a new facility must be built. He noted the Mental Health Board is paying \$28,000.00 per year for rental space in the hospital. Their contract expires July, 1978 and he believes the rent will increase at that time. Also, the space is not adequate.

An estimate for remodeling was provided by O'Dovero Construction. To remodel the building it would cost about \$250,000 and to remodel the building for office space and build cottages for the children would cost about \$500,000.00. O'Dovero had stated the basic structure of the building is fairly sound. Current office space is 6500 square feet according to Mr. Hanson, and they could use an additional 2000 square feet.

Gary Yoder noted a letter received from the City of Marquette, Board of Appeals, which listed special conditions under which a variance was granted to Brookridge.

Tom Baldini noted that a lease is being set up between the county and Mental Health Center for Brookridge. He said the program could go regional but it would then become a state facility.

Commissioner May requested a comprehensive report on their needs for a residential facility for children and office space for the Mental Health Compact. The County Lands and Buildings Committee will then discuss the subject with them again. Members of the Mental Health Board then left the meeting.

The committee felt that after the report is received, perhaps one committee member could be appointed to represent the committee with the Mental Health people on this matter.

Gary Yoder stated he has discussed lease arrangements between the county and the Community Mental Health Center with an assistant prosecutor. The lease was set up for a 20 month period. Copies of the lease will be attached to minutes for the Board's information and comment.

Commissioner May reported that \$166,000 has been included in the budget for the Courthouse Renovation project. If this is continued for a total of three years, there would be enough money to match an historical renovation grant.

Commissioner Steele gave the committee a report on his inquiries into land for future purchase or lease by the county.

Property in Negaunee Township for an Animal Shelter was discussed. Gary read a memo giving background information on this, and also a letter from John Beerling stating what land would be available for lease. Zoning was checked on that land and is no problem.

Commissioner May stated land in Ely Township, currently used as a gravel pit, could be used for this purpose, also. That area would have to be checked for zoning.

It was moved by Commissioner Farrell, supported by Commissioner Steele to request the Road Commission to honor their agreement for 10 acres of the 40 acres in the SW quarter in Negaunee Township previously discussed, either leasing it to the Humane Society or donating it to the county who will in turn lease it to the Humane Society. The motion carried unanimously.



April 13, 1977

Dave Hillier stated defective glass in the jail building has not been replaced. Leo has stated he will take care of this but nothing has been done to date. He noted the roof will be replaced under the guarantee because it is leaking...

Gary Yoder stated the DSS has requested numerals be placed on doors in their area rather than name plates. The committee felt this was o.k. but approval must be obtained from Dave Hillier. DSS had also requested permission to have Muzak install 40 speakers to be used for paging and music. Gary believed they would be leasing this equipment from Muzak. The committee felt they must have an agreement with DSS that should they not continue leasing the first floor of the building they will pay for the cost of the equipment so it can be left, or that they put the building in the same condition when leased. The county will not pay the cost of removing the equipment.

The department also requested making physical changes to the building involving knocking three doors out and installing three elsewhere. They will pay to have this done. It would cost between \$600.00 and \$800.00 per door to go through the drywall and \$800.00 to \$1,000.00 to go through brick. The placement of utility lines have to be checked before this can be done and could not be done until the owner accepts the building. It was moved by Commissioner Steele, supported by Commissioner Krook and carried unanimously to table action on this matter as the building has not been accepted by the county yet.

It was then moved by Commissioner Leone, supported by Commissioner Farrell and carried unanimously to adjourn.

Respectfully submitted,

Karen C. Hubb  
Secretary

May 11, 1977

The County Lands and Buildings Committee was duly called and held May 11, 1977 at the County Courthouse at 7:00 p.m.

Present: Commissioners Farrell, Bollero, Krook, Steele, May, Leone and Racine.

Absent: None.

In Attendance: Gary Yoder, Controller; Leo Brady and Dave Tulos, Daverman Associates; Dave Hillier, Maintenance Engineer; Tom Shaw and Terry Smith, Tom Shaw, Inc.; Jerry McIntire, Department of Social Services; and Tim Lowe, Humane Society representative.

Prior to the start of the progress meeting, Commissioner May expressed concern that the Commission had taken the time to tour the building when the building was not in proper condition for a final inspection. It was the committee's understanding that the architect would cancel the tour if the building was not in final inspection condition.

According to Leo Brady draperies will be hung during the week of May 16th. Leo stated he had met with Contract Interiors who acknowledged their responsibility to take up the carpeting, level the floors and replace the carpet. He noted the electrical contractor is making good progress leveling plates. The West stairway on the first floor was removed, spaced out and the terrazo reinstalled. He noted there is a discrepancy in the stairs on the East side. Tom Shaw stated this will be taken care of and asked that Leo check this out with him May 12, 1977.

Toilet stalls, the ramp in the Commissioners Room and the railing in Probate Court were discussed in relation to barrier free compliance. Leo stated by working on these items original contract items do not get done. Leo recommends finishing original contract items and doing the bulletin items later. Dave Tulos placed Probate Court's railing on high priority, however, because it will be used by the public.

Leo stated everything in the original contract can be completed by June 3, 1977. Weather will be a factor for outside work, however. It was noted that any plants that do not survive will be replaced.

Dave Tulos stated provisions for maintenance of the lawn are included in the contract and this should be done. It was noted, areas on the West side of the Jail Building have been used for parking by the Sheriff's Department.

Carpeting was discussed. The top floor is presently being shampooed. The committee felt the screws driven through the carpeting should be camouflaged to make them less visible. A number of suggestions were made, including spot painting. It was noted the guarantee for the carpeting is one year from substantial completion of the project.

Dave Tulos stated there are no signs on the bathroom doors designating "Women" and "Men" and these will have to be ordered. Obtaining signs to designate barrier free entrances was also mentioned. Social Services wants numbers on the doors in their area rather than names or departments. Gary noted this is being worked out with Dave Hillier. Commissioner Farrell suggested putting numbers on all doors because the use of offices may change. Gary will check with the department heads on their preference; may use a combination of both numbers and names.

It was noted nosings on stairs need attention because of uneven appearance of color. Tom Shaw will check on this. It was suggested that the color was removed in spots during the grinding of the terrazo.

Leo stated the cement on the sidewalk on the North side of the building was poured on November 4, 1977. Testing of the cement indicated a high degree of salt on the top layer according to Tom Shaw. Shaw will supply the county a

copy of the report from the lab on this. It was noted Tom Shaw, Inc. will repair the sidewalks on Spring Street.

Dave Hillier stated U.P. Office Supplies had informed him that it will take two weeks to set up the equipment.

Gary stated the Commission on Aging must move out of their present offices on June 1, 1977. The Planning Commission's lease runs until June 30, 1977. Jerry McIntire stated the DSS lease runs out June 30, 1977 and the telephone system for that department will take two weeks to install. Gary Yoder will check with the Clerk to see if his Conference Room would be available for use by the Commission on Aging for the three days they will be without an office. A temporary telephone could be installed for their use.

The committee scheduled a walk thru of the Annex for Wednesday, June 1, 1977 at 1:30 p.m., followed by a progress meeting.

The following bulletins were presented by Dave Tulos:

Physically handicapped toilet doors	\$1,498.68
Removal of fill from planter and put sealer on sandstone wall	1,258.68
Probate Court Railing	1,014.40
Ramp in Commissioners Room	<u>937.92</u>
	<u>\$4,790.28</u>

It was noted that patching of the walls in Probate Court, as mentioned in the bulletin, is not necessary with the type of correction that will be done. This reduces the bulletin for this item by \$69.02 bringing the cost for that item to \$945.38 and the total change order to \$4,721.26. The cost change was approved by Tom Shaw, Leo Brady and Dave Tulos.

It was moved by Commissioner Krook, supported by Commissioner Leone and carried unanimously to approve the above bulletin as corrected.

The committee discussed letter sent from Leo Brady to Bourrie, Inc. and Tom Shaw, Inc. noting items that had to be done and what action had been taken on them. Commissioner Bollero noted terrazo on the first floor landing must be corrected.

Commissioner May stated the Sheriff had requested that the sign on the Jail Building be changed from "Marquette County Jail" to "Marquette County Sheriff's Department and Jail". It was felt best to leave the current wording and simply add additional words rather than removing the letters already there to rearrange the wording as this will damage the walls.

The possibility of surfacing an old driveway facing Baraga for use as a barrier free entrance and repairing some old sidewalks on Baraga Street was also mentioned. Tom Shaw had no idea on the cost of this work. The architects and contractors then left the meeting.

Tim Lowe was present from the Humane Society to discuss the Animal Shelter. The Road Commission will lease ten acres to the county as a paper transfer for five years with an option to renew for five years. The Road Commission felt the area may be needed for airport expansion in the future. Their attorney is drawing up a lease arrangement.

Mr. Lowe stated the Humane Society wants a better arrangement and asked that it be renegotiated for less than ten acres for a longer period of time.



May 11, 1977

Commissioner May suggested checking other county owned land which the Humane Society may wish to use. Various possibilities were mentioned but were not in good locations with the possible exception of some land located in Negaunee Township. A meeting will be arranged between Commissioner May, Tim Lowe, John Beerling and possibly Mike Madden to discuss alternative arrangements. Tim Lowe stated the Humane Society is waiting for a grant to be approved and when this occurs construction must begin within 30 days. Mr. Lowe then left the meeting.

Jerry McIntire had some questions pertaining to the rules set up for the Annex concerning coffee breaks and attaching items to the walls. Jerry McIntire and Dave Hillier will get together and see if an area can be designated in the Social Services' area as a lounge since the rules specify that lounge areas only will be used for coffee breaks and the Annex lounge area will not accommodate both the Department of Social Services and the county employees. Mr. McIntire noted the department was planning to purchase bulletin boards for their area but as the rules specify these must be approved by the Maintenance Engineer it has not been done.

Commissioner May stated bills submitted by Daverman Associates for their services will be monitored by the Controller to check if they are charging for extra services as indicated in a letter to the county.

The committee discussed responsibility for the expense of bulletins concerning barrier free compliance in the Probate Court area, Commissioners Room and for the handicapped toilet stalls. The Prosecuting Attorney may be asked to discuss this with Gary Yoder and Sally May.

According to Gary Yoder \$6,200 is due the architects at this time. Invoices for architectural services for electrical and mechanical (\$737.78), special equipment (\$446.85) contracts and for the arbitration hearings (\$1,158.61) were presented. It was moved by Commissioner Farrell, supported by Commissioner Steele and carried unanimously to table payment of the bills submitted by Daverman Associates.

Invoices amounting to \$100.00 were received for the postponement of two arbitration hearings by the county. It was moved by Commissioner Bollero, supported by Commissioner Farrell and carried unanimously to pay the bills and request a clarification for the reasons for postponement from the Prosecuting Attorney.

A Certificate for Payment from Altmann Typewriter & Adding Machine Service was presented in the amount of \$354.25. It was moved by Commissioner Krook, supported by Commissioner Farrell and carried unanimously to pay the bill. It was noted it had been approved by both the Controller and Daverman Associates.

A letter from Tom Shaw offering to donate a plaque and refreshments for the dedication ceremony was noted. It was moved by Commissioner Steele, supported by Commissioner Bollero and carried unanimously to accept Tom Shaw's offer to donate a plaque and refreshments for the dedication ceremony.

It was moved by Commissioner Farrell, supported by Commissioner Bollero and carried unanimously to request suggestions from all county employees for the wording on the plaque and that the Chairperson of the committee write something from the responses for discussion by the committee.

A letter will be written to Tom Shaw acknowledging his offer for the plaque and refreshments and that he will be notified when the ceremony will be held.

Recording equipment for Probate Court was discussed. Gary Yoder stated equipment would cost between \$2,500 and \$3,000. He noted there is about \$28,000 in the Annex construction fund. It was moved by Commissioner Farrell and supported by Commissioner Bollero to authorize the Controller to purchase recording equipment for Probate Court in an amount not to exceed \$3,000, using funds from the Annex construction fund, and following standard bidding procedures. The motion carried unanimously.

Office space for Misdemeanor Probation Department was discussed. Gary Yoder stated an area on the second floor of the Annex designated as a Conference Room can be used by constructing a wall in that area. Concern was expressed that by using a conference area for office space we would be too short of conference area. An unassigned area in the Annex was discussed as a possibility for a conference area to compensate the loss. Discussion on this matter was tabled until further information on the cost of finishing the unassigned area for a conference room is received from the Controller.

Discussion was held on Sheriff Maino's request for changing the current sign on the Jail Building to read "Marquette County Sheriff's Department and Jail". It was moved by Commissioner Farrell that a sign designating "Sheriff's Department" be placed on the Baraga side of the Jail Building and the cost of the sign be taken from the Jail Construction Fund. It was supported by Commissioner Steele and carried unanimously. The Controller will notify Dave Tulos on the committee's decision. It was noted that two additional letters are needed for the Courthouse sign as they have been damaged.

A discussion was held on reserving one of four parking spaces between the Courthouse and Annex for police vehicles. Commissioner Steele stated the handicapped parking spaces on Baraga should be altered to allow more maneuverability for persons getting in and out of their cars. It was moved by Commissioner Farrell, supported by Commissioner Krook and carried unanimously to reserve two spaces for police vehicles and one for Paul Nykanen and that as a policy the committee not consider reserving special places for anyone but handicapped employees.

It was then moved by Commissioner Steele, supported by Commissioner Farrell and carried unanimously to place a handicapped parking space on each side of the sidewalk entrance from Baraga Street and that the Controller contact the City on changing signs and striping the parking places.

A discussion was held on getting firm gas service for the Jail Building which heats the Jail and the Annex. The county is currently getting interruptable gas service which can be turned off at the supplier's discretion. This has happened one or two times. Gary noted it would cost an additional \$2,300 per year for firm gas service. The county can go back to oil in the future if so desired. Dave Hillier stated oil should remain in the tank and used periodically to keep the system in good shape.

It was moved by Commissioner Leone, supported by Commissioner Steele and carried unanimously to recommend to the Board to convert to firm gas service for the Jail Building and enter into an agreement with Michigan Power Company for such a service. This service will amount to \$1,200 for the remainder of 1977 and will be taken from the Jail budget.

A letter from the Department of Corrections on an inspection of the Jail was read. It stated the general operation was good and the building clean. It also listed several items that should be taken care of. It was moved by Commissioner Farrell and supported by Commissioner Bollero to table discussion on items mentioned in the letter and ask the Sheriff to recommend to the County Lands and Buildings Committee how these should be handled and his rationale for his recommendations. The recommendations will be reviewed by Dave Hillier and the Controller prior to coming back to the committee. The motion carried unanimously.

It was moved by Commissioner Farrell, supported by Commissioner Bollero and carried unanimously to table discussion on the fencing on Brookridge property, which the committee had scheduled for discussion, until further information is available.

Dave Hillier mentioned items not yet corrected in the Jail Building such as the drain in the garage and a structural crack in a glass window. It was moved by Commissioner Bollero, supported by Commissioner Steele and carried unanimously to write a letter to the contractor with a copy to the architect for immediate action on items and noting that the situation has been in existence for a year.

Commissioner Steele stated a rain trough at the top of the stairs facing Spring Street is a safety hazard and should be filled in. The Controller will see that this is taken care of.

A janitorial position for the Jail which was approved at the last Board meeting was discussed. There was some confusion as to whether the Sheriff or Maintenance Engineer was to hire this individual. Commissioner Bollero felt it was the Personnel Committee's intent that the position would come under Maintenance. A memo will be sent to the Personnel Committee stating it is the County Lands and Buildings Committee's assumption that the position will be under the Maintenance Engineer Director. The Controller will contact the Undersheriff informing him how the hiring will be handled.

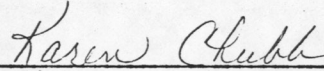
The courthouse renovation was discussed. Commissioner May was not sure if the application for future public works funding would be acceptable if the building is not made barrier free.

Commissioner Steele stated leaves piled up at the bottom of the Spring Street stairway should be cleared as it could cause an accident. Dave Hillier made a note of this situation.

Gary Yoder stated a representative from the State Department's Services to the Blind is looking for a space in which a blind individual can operate a small snack bar. The Controller stated he is to meet with others on this matter.

It was moved by Commissioner Krook, supported by Commissioner Bollero and carried unanimously to adjourn.

Respectfully submitted,

  
Secretary



June 1, 1977

An Annex progress meeting of the County Lands and Buildings Committee was duly called and held at 3:45 p.m. June 1, 1977 at the County Courthouse.

Present: Commissioners May, Leone, Krook, Steele, and Racine.

Absent: Commissioners Farrell and Bollero.

In Attendance: Leo Brady and Dave Tulos, Daverman Associates; Terry Smith, Tom Shaw, Inc.; Dave Hillier, Maintenance Engineer; Klaus Beukema, Daverman Associates.

Change orders approved at the last County Lands and Buildings Committee were presented for signature as follows: toilet stalls and fill for planter, \$2,757.36; railing and ramp, \$1,885.30; vinyl fabric, \$2,273.30.

Terry Smith stated floor sealer should be completed June 1, 1977 and steps completed June 2, 1977.

Leo Brady stated the safety plug blew out of the compressor of the air conditioner, hence it is not functioning. The company who installed the system has been notified; the plug must be replaced and the system may have to be purged out and recharged.

Carpeting: Leo stated he had informed a Contract Interiors representative in Grand Rapids of the condition of the carpet and had been told it would be taken care of. The installer, Ray Robertson, does not work for Contract Interiors, which Leo had not known until June 1st. It was noted this is not an unusual practice. The installer has been directed to camouflage the screws holding down the carpet on the trench ducts.

Commissioner May expressed serious concern over the fact that the carpet installer continues to come to the job but fails to make all the necessary corrections. She requested that Leo inform Contract Interiors that if the installer does not correct the carpeting properly on his next trip she will recommend to the committee that the matter be turned over to the Prosecuting Attorney. She added there are still spots on the carpeting. There are also trench ducts that have not been leveled.

Discussion was held on placing cove base molding in various areas of the building where there is straight base molding. The cost per foot of cove molding will be checked. Dave Tulos suggested putting cove base molding on the brick walls at a later date only if the brick should be stained by cleaning, etc. Dave Hillier stated that molding may not adhere well to areas which have had a base molding applied to them already.

Windows: Terry will discuss this with Tom Shaw on June 1, 1977. The windows have been washed but some stains did not come off. Leo was concerned with the possibility that the lime from mortar may have etched the glass.

Door Locks: Some door locks were placed in backwards. It was not known how many doors are involved. Some doors could have been installed in the wrong place and could simply be shifted, while others may have to be replaced.

Signs for Toilets: Terry stated he has been informed by Jeff Kless that signs are in the process of being shipped. This does not include signs for departments, however.

Draperies: Drapes were to be installed as the carpet was put down. Installation of draperies will not interrupt office operations if installed after occupancy. Commissioner May requested Dave Hillier check the installation of the drapes periodically to make sure they are securely hung.

County Lands and Buildings Committee  
Progress Meeting  
June 1, 1977

Sidewalks: The lab report on the sidewalks has not been received by Daverman Associates or the county. Terry will ask Tom Shaw about the report and Leo will send a letter to Tom on this matter.

Removing and re-paving the Baraga Street access sidewalk would amount to \$1,395.44 according to information received from Tom Shaw. Striping for the handicapped would cost an additional \$325.00. Commissioner May asked that the county be given a copy of the cost estimate submitted by Tom Shaw for this work.

Replacing 36 feet of sidewalk from the main walk was mentioned, as well as re-patching a ramp to make it an one in twelve rise for use by the handicapped.

It was felt it may be the city's responsibility to repair the sidewalk in front of the Annex as well as placing barrier free signs and striping the street. Gary stated the city would probably do the work and charge the county. He will contact Tom McNabb, Marquette City Manager on this matter.

The 200 additional bricks requested by the county for use in making repairs in the future amounts to \$200.96. Dave Hillier stated he has received the brick already and that about 50% are damaged but useable. Dave Hillier will check the brick and discard any that are not useable.

Dave Tulos mentioned Tom Shaw's offer to provide a dedication plaque for the Annex. Commissioner May stated this subject will be discussed at the next regular County Lands and Buildings meeting in regard to wording, etc. Commissioner Steele requested suggestions for items to be included in the Annex cornerstone.

Occupancy: Gary Yoder stated personnel have been made aware of a possible move on June 3rd. Bids from moving companies to move that weekend have been received. There is a problem with the telephone system, which will not be in working order by June 3rd. The individual training personnel on the use of the telephones recommends holding off the occupancy date.

Gary informed the committee that the Mining Journal has been informed of the new Annex number, which will be printed in the newspaper. It was noted a delay of the moving date would cause problems for the Commission on Aging, who are in temporary quarters.

The county should sign a Certificate of Substantial Completion upon occupancy. This document would include a punch list of items yet to be completed.

Commissioner May suggested that the move take place at the discretion of the Controller. Commissioner Racine agreed and suggested the committee authorize the Controller to move whenever it could best be arranged.

It was noted the carpeting which was burned with acid when U.P. Office Supply Company delivered the Probate Court safe has been repaired by them.

Leo stated there is usually no problem getting contractors to complete their work following occupancy by the owner. Occupying the building does not nullify the bonding.

Leo stated Tom Shaw has submitted a payment request of \$35,000.00. This would leave \$65,049.13 left due to Tom Shaw, Inc., including the \$55,000.00 to be withheld for the labor dispute. Leo would recommend payment of the \$35,000.00 if the windows have not been damaged by lime and need not be replaced. Leo will attend the next County Lands and Buildings Committee meeting to give his recommendation in terms of payment. His recommendation will be to withhold twice as much money as needed to complete the building.

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Leo requested that he be informed by letter regarding the date the county will occupy the building. It was moved by Commissioner Leone, supported by Commissioner Steele and carried unanimously to authorize the Controller to move into the building as soon as he feels it is possible, with the clear understanding that certain items have yet to be completed (a complete punch list is being prepared by Leo) will be taken care of by the contractor(s) after occupancy.

Gary Yoder stated on the last meeting action was taken on purchasing recording equipment for Probate Court. One bid was received from A.J. Farnham Co., Inc., New Berlin, WI for \$2,290. The committee had authorized a purchase up to \$3,000.

Commissioner May gave a brief report on the status of Public Works funding having been informed by Pete Cambiere from CUPPAD. She expressed concern about complying with barrier free. Dave Tulos stated work on renovation can not proceed without a variance from barrier free regulations or compliance with the regulations. He stated it may be possible to get a variance through the county or state historical society. Commissioner May stated she hopes to have a local representative from the Architectural Heritage Commission come to the next County Lands and Buildings meeting to report on a recent state conference on historical renovation.

As there was no further business to come before the committee, the meeting was adjourned.

Respectfully submitted,

Karen Chubb  
Secretary



June 8, 1977

The County Lands and Buildings Committee was duly called and held June 8, 1977 at 7:00 p.m. in the Courthouse Annex.

Present: Commissioners May, Farrell, Leone, Krook, Steele and Racine.

Absent: Commissioner Bollero.

In Attendance: Tom Shaw, Tom Shaw, Inc.; Carol Spitz, Dept. of Social Services; Leo Brady, Daverman Associates; Carl Malmgren, Marquette Electric; Gary Yoder, Controller; Jim Harrison, Bourrie, Inc.; Dave Hillier, Maintenance Engineer; Lynn Hanisko, Michigan Services to the Blind; Dean Bailey, AMCAB.

Jim Harrison of Bourrie, Inc. stated the air conditioner company must get the system running before he can balance it. He stated the problem was a blown safety plug which must be replaced. Someone from the company is expected at the job site on June 13th.

Leo stated a representative from Contract Interiors will be on the job June 13th to install the drapes and a carpet person will be present also to do the necessary carpet work.

It was noted the stains on the windows have not been cleaned to date but this is in the process of being done. Leo stated he has not received a cost per foot on cove base molding. Plants to replace those that have died have been ordered. Leo stated the lights and gong in the elevator are not working at this time, and he has not received a response from Northwestern Elevator on this matter.

Tom stated the planter along the Courthouse is being excavated and the railing in the Probate Court area has been completed per specs.

Leo stated he has checked the doors in the building and found only two, one in Probate Court and one in the Commission on Aging area, that were placed in backwards. He is not sure if these can be switched or have to be replaced. Tom Shaw informed Gary that the keys to the locks are being sent through certified mail to the Courthouse. Dave Hillier stated the combination lock of the Controller's vault is malfunctioning and was advised by Leo to get it fixed by the supplier (U.P. Office).

Leo presented Certificates of Substantial Completion as follows: a) Marquette Electric Service; b) Contract Interiors; c) Bourrie, Inc.; d) Tom Shaw, Inc.; e) Northwestern Elevator. Leo recommended that the certificate for Contract Interiors not be signed at this time.

After considerable discussion on the terms of the Certificates of Substantial Completion the committee agreed the certificates should be signed and that the county's interests were well protected under the terms.

It was moved by Commissioner Farrell, supported by Commissioner Leone and carried unanimously to authorize the Chairman of the Board to sign the Certificates of Substantial Completion recommended for signing by Leo.

The certificates were also signed by the contractors present.

Leo stated the owners could recommend payment of the \$35,000 requested by Tom Shaw, Inc. subject to final approval by Leo, and only with the stipulation that the windows are cleaned and need not be replaced. This would leave approximately \$65,000 left to be paid with \$55,000 of that amount tied up in a labor dispute with the federal government. Commissioner May stated the arbitrator awarded Tom Shaw, Inc. \$9,928.09 in the following areas: landscaping, \$92.09; stairwell, \$4,179.00; and delay in start, \$5,657.00.

Carl Malmgren asked that the \$1,000 presently being retained from Marquette Electric be released. Leo would like this request tabled until he has checked the work. Carl Malmgren will send a letter to Leo Brady requesting that his retainage be released and the matter will be discussed at the July 13, 1977 County Lands and Buildings Committee. The contractor was agreeable with this delay.

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It was moved by Commissioner Leone, supported by Commissioner Steele and carried unanimously to authorize payment of \$35,000 to Tom Shaw, Inc. subject to the architect's inspection of the windows and receipt of a letter from Shaw's surety company. A letter of surety is a guarantee that the work will be completed.

Gary Yoder mentioned the money owed by Tom Shaw, Inc. to the county for electricity. This amount is \$6,163.01 as of May 23, 1977. The bill was computed using the date May 23rd as the county had intended to occupy the building for telephone training sessions on that date in the annex; this was not done however. Gary also mentioned that Tom Shaw owes the county for temporary heat. Tom Shaw indicated his acceptance of these charges.

Tom mentioned the unresolved insurance claim amounting to \$10,000 - \$12,000 as a result of scaffolding falling against the annex. He has been working with Gary on this matter. Tom stated the overhead signs have been received and are in the process of being installed.

Tom Shaw will discuss closing out procedures with Gary Yoder and Gary Walker in regard to the handling of the labor dispute Shaw is involved in with the federal government.

Gary stated he contacted Tom McNabb on repairing the sidewalks and has not yet received an estimate on the work to be done.

Leo stated there is a change order of \$209.00 for pavers and face bricks requested by the county which has not been signed.

Carl Malmgren stated work on the alarm system between the annex courtroom and jail has been completed; the bill will be forthcoming.

It was noted June 6, 1977 will be considered the close out date and the beginning of the guarantee periods.

Tom Shaw requested information on the dedication plaque he had offered to supply for the annex. The contractors then left the meeting.

Commissioner May stated the Chairperson's area in the Commissioner's Room should be changed to conform to the other commissioners' desks. Leo will check this situation out.

Commissioner May also stated some rooms were not furnished. Leo stated the U.P. Office Supply order can simply be modified to purchase the needed furniture. In regard to exchanging present furniture, Leo stated a re-stocking charge would be made which could run between 50% to 60% of the original cost of the furniture.

Dave Hillier stated only 50 of the 100 face bricks were received that the county ordered. Leo will alter the change order to reflect the reduced amount. Leo then left the meeting.

Commissioner May stated she has requested the Controller order trash barrels for the outside of the annex. She also mentioned the possibility of ordering plants and planters for the reception areas.

Carol Spitz was present to discuss changes in the Social Services Department's area of the annex. She asked if parking had been assigned to the department; this is a provision of the lease. Gary stated at this point none have been specified but would be.

Ms. Spitz stated the department will be moving in the annex June 30th and will be open for business July 5th. She asked if the fire marshall had okayed the building and if barrier free regulations have been met. Gary stated the county planner has received an occupancy permit from the City which means the building meets barrier free. Gary will check with Leo about approval by the fire marshall.

As the employees in the building cannot have food or coffee at their work stations or prepare food, Carol asked what area the department is to use for this purpose. She suggested dividing a 35' x 35' area on their floor in half to be used as a lounge area and the other half as a conference area. Commissioner May stated an estimate of the work would have to be made and considered. This would mean breaking through the ceiling to install a folding partition. Commissioner Leone suggested the use of sectional partitions not connected to the ceiling. It was noted the Department of Social Services had not requested an area be designated for a lounge area when the lease was negotiated. Commissioner Farrell stated the Department of Social Services should pay any expenses involved in this type of alteration.

Ms. Spitz also requested the county provide 46 2' x 3' bulletin boards for use in their area as the annex rules state items cannot be affixed to the walls without the maintenance engineer's approval. Commissioner May suggested the Department of Social Services provide the boards to be placed with the maintenance engineer's approval. Ms. Spitz also asked if numbers for the doors would be provided. It was moved by Commissioner Racine, supported by Commissioner Farrell and carried unanimously that numbers be placed on all doors in the courthouse annex and no two numbers be the same. Certain doors will also be labeled. Lynn Hanisko stated under barrier free regulations numbers must also be in braille.

Carol stated the Social Services Board will fund cutting three doors into the south end of the building so that the administrative area does not have client traffic. The committee checked the floor plan and it was noted this would place three doors in an 8' x 8' office. Placement of conduits, etc. would have to be checked before such alterations could be made. Carol Spitz stated the Department of Social Services would like to see this work done before they move into the building. Estimates were received on this work which would amount to \$600 to \$1000 per door depending on the type of wall that must be broken through.

It was moved by Commissioner Steele, supported by Commissioner Krook and carried unanimously to table the request for the next meeting so that more information can be gathered. Gary will have someone look at the actual work to be done as the first estimate was based on the plans only. Two quotes will be received for the committee's consideration.

Carol stated there will be eleven people in the clerical area of their department and there are only enough outlets for five. The plans did not call for more than five outlets. It was moved by Commissioner Krook, supported by Commissioner Farrell and carried unanimously to authorize the Controller and Maintenance Engineer to handle the request for the outlets.

Spitz stated the department uses two types of equipment that require special wiring and Social Services will cover the expenses for this wiring. The committee felt this would be no problem.

Lynn Hanisko from the Michigan Services to the Blind was present to request an area in the annex for a concession stand to be run by a blind individual. Equipment and service is provided without expense to the county. The county will be asked to provide the space and electricity. Necessary modifications and maintenance would be paid for by the Services to the Blind; this will include the purchase of tables and chairs. A representative from their department will supervise the program. Commissioner May read a letter received from Mr. Hanisko on this matter.



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After studying the building plans, Commissioner May stated the ground floor conference room could be used as a machine room, the current employee lounge as a conference room and the unassigned area as a lounge. The lounge would then be large enough to provide for the Department of Social Services also. It was noted Mike Zorza had requested space in the unassigned room for storage but Dave Hillier stated room could be provided for that purpose in the maintenance area if he could use an old office in the courthouse basement.

As the committee had no objection to allowing Gary to alter the use of the various rooms, it was moved by Commissioner Farrell, supported by Commissioner Leone and carried unanimously to use the unassigned room for a lounge to be run by the Michigan Services to the Blind and that it would be a counter and vending machine operation.

The committee informed Mr. Hanisko that the lounge area is needed as soon as possible.

It was moved by Commissioner Farrell, supported by Commissioner Krook and carried that all matters dealing with this lounge area be dealt with in the future between the Controller, the Maintenance Engineer and the Michigan Services to the Blind. The lounge area in the Courthouse will also be provided some type of vending service.

It was noted the rooms may need redecorating as it is currently block or poured cement walls. Mr. Hanisko stated the Michigan Services to the Blind may cover the cost of this work. Dave Hillier suggested that the room be paneled. It was moved by Commissioner Farrell and supported by Commissioner Leone that the Controller be given the authority to deal with the redecorating of the area and charge the expenses to the building fund if the Services to the Blind will not pay the expenses. The motion carried unanimously.

Mr. Hanisko stated he will forward the necessary forms to the Controller. Commissioner May stated some members of the committee object to the installation of cigarette vending machines in the building and these will not be allowed. Mr. Hanisko and Ms. Spitz then left the meeting.

Dean Bailey from AMCAB was present to discuss using property behind Brookridge for a mini-bike program for youth that have been in trouble with the law and have acting out problems. This is an effective program in creating a relationship with the children. Dean passed out information on the program.

He stated the area he would like to use is 100 yards from the nearest home and residents of Shiras Hills will not be bothered by noise from the bikes. Commissioner Farrell felt vehicles should not be allowed in that area because banks are breaking down. Also, although he is in favor of the program he felt since the committee has been attempting to eliminate bikes from this area they could not condone the program in this area. Commissioner May stated the county is not certain how the land in this area will be used in the future. Commissioner Farrell suggested contacting the City of Marquette for use of an area near the Tourist Park. It was noted there is a city ordinance against the use of bikes in the city limits and the Brookridge property is within the city limits.

Dean Bailey then left the meeting.

A letter from Leo Brady to Northwestern Elevator Co., Inc. on the installation of a gong in the elevator was noted. A copy of a letter from Dave Tulos was noted concerning the rug for the reception area of the annex.

The lease with the Department of Social Services has been received and a copy was presented to the committee. The original is at the Department of Management and Budget.

The committee had been concerned over the reasons that two arbitration hearings had been cancelled and had requested an explanation from the Prosecuting Attorney. A note from him stated that one meeting was cancelled because of a county holiday and another because the prosecutor was involved in a jury trial.

An invoice from Daverman Associates was received for architectural services connected with the arbitration hearings. This is in addition to a bill already received at the last meeting and tabled. It was moved by Commissioner Farrell, supported by Commissioner Krook and carried unanimously to authorize payment of both bills subject to the Controller's approval.

A bill for the Probate Court safe in the annex from U.P. Office Supply Company in the amount of \$1,344.50 was received. It was moved by Commissioner Farrell, supported by Commissioner Leone and carried unanimously to pay the bill subject to the Controller's approval.

The committee discussed providing space in the annex for the Misdemeanant Probation Department. Gary stated there is room in the District Court area to fit the Misdemeanant Probation Department's present staff, however, Thomas Thomas is intending to apply for a CETA person. The only other alternative would be to leave the department in their present location in the Rose Building.

It was moved by Commissioner Krook, supported by Commissioner Farrell and carried unanimously to concur with the Controller's recommendation to provide space for them with District Court.

The cornerstone and plaque for the annex were briefly discussed. Commissioner May stated the plaques for the Youth Home and Jail have wording relating to the use of the building and the names of the commissioners and Sheriff or Probate Judge. Gary stated he had received a suggestion that names not be listed on the plaque at all. It was moved by Commissioner Leone, supported by Commissioner Steele and carried unanimously to have Commissioner May make suggestions on the wording of the plaque for the next meeting. It was noted that all county employees had been requested to submit suggestions on the plaque wording and only one was received.

Commissioner May stated a cabinet in the Commission on Aging's Office had been removed and given to the Prosecuting Attorney's Office. The area behind the cabinet was not painted. Mr. Stoddard would like the wall painted, paneled or papered and had received a \$50.00 estimate on the paneling cost. The committee authorized the painting of the wall. Commissioner Farrell stated estimates should only be received by the Controller or Maintenance Engineer in matters of this sort.

Discussion turned to firm gas service v. interruptable gas service. This matter had been referred back to the committee by the Board. Gary stated gas service was interrupted for a total of one month last year and 10,000 gallons of oil costing \$4,000 were used. Firm gas amounts to \$1,500 per month so the county would have been ahead \$2,500 had they had this type of service.

Commissioner Farrell stated even if the county was on firm gas service they would be the first to be cut off if there was a shortage in the area hence it may not be worth the investment. Gary will contact Ken Saari of the Michigan Power Co. and invite him to attend the next meeting to provide additional information on this matter as it does not have to be decided until September.

It was moved by Commissioner Farrell, supported by Commissioner Leone and carried unanimously to table the matter for the next regular meeting.

A copy of a memo sent to Sheriff Maino and Dave Hillier on hiring procedures for the janitor in the Jail Building was read, stating the hiring is the responsibility of the Maintenance Engineer although screening should be done by the Sheriff for security reasons.

A letter from the County Clerk informing the committee he will be converting the conference room adjacent to the Clerk's Office into an office for himself and also requesting a desk and cabinets used in the Tax Equalization Office when they were in the old building for use in his office, was read. It was moved by Commissioner Leone, supported by Commissioner Farrell and carried unanimously to concur with the Clerk's request.

Commissioner May asked the Controller to check with the Post Office to see if they will pick up the mail at the building if a central location is provided.

A letter from Judge Anderegg was read requesting that the area behind the Youth Home be sodded at a cost of \$630 and that an area be blacktopped for use as a basketball court for \$1,005.00. Judge Anderegg stated the supervisor and child care workers would provide the labor to lay the sod. It was moved by Commissioner Leone, supported by Commissioner Farrell and carried unanimously to recommend to the Budget and Executive Committee that they approve a budget amendment to cover these items.

A communication from an Ishpeming resident on cleaning up Brookridge was read.

A memo from the Controller's office on Carp River Forge property was read stating the deed for the property should be received by the county by July 1st. It also noted that the land has a debt of \$20,000 which is in the process of being paid off. The subject of Carp River Forge property will be discussed at the next County Lands and Buildings Committee meeting.

A letter from Judge Anderegg on renting space from the City of Ishpeming for an office to be used by the probation officers was read. The Controller felt the county would be farther ahead to pay mileage for the officers to travel to Ishpeming. The matter was referred by the committee to the Controller to resolve.

A letter from Dr. Potter noting that the Board of Health has approved the construction of a garage type building at the Health Department was read.

Dave Hillier requested that commissioners use the panic-bar door in the stairway between the old and new buildings when leaving from meetings for security purposes. He also requested a schedule of the committee meetings which will be provided to him.

Dave Hillier stated the walls in the basement area, to be used by the Planning Commission, need patching and painting and he's been requested to do some work in the old District Court area not covered in his budget. Nothing will be done in the District Court area at this time as it is still under consideration by the committee. The Controller and Maintenance Engineer will get together to make arrangements for fixing the Planning Commission area.

Gary stated he received a call from Senator Reigle's office on EDA appropriations. Marquette County is tentatively set to receive \$307,000. More information is forthcoming.

Dave Hillier requested that a moving company be hired to aid in moving the Circuit Courts to their new areas. Commissioner Farrell suggested that part-time help be hired to do this rather than a moving company. The Controller and Maintenance Engineer will take care of this matter.

Commissioner May stated the committee has been waiting for the Mental Health Board to make a decision on the continuation of the Brookridge program, and if so, how they want to alter Brookridge, before any action is taken by the committee. They may request minimal repairs until a decision can be made; this would include repairing the porch and isolation room.



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Gary stated the paper shredder tried out does not fit the needs of the county and would like to go to a larger model costing \$1,895.00. The price was provided by U.P. Office Supply Company. It was moved by Commissioner Farrell, supported by Commissioner Steele and carried unanimously to authorize the purchase of a shredder.

Gary stated a phone will be placed in Room 227 used for committee meetings and the number will be 228-8575. Commissioner May stated phones should also be set up in the other conference and jury rooms and installed so that long distance calls cannot be made from them.

Commissioner Steele stated striping on Baraga Street and moving of barrier free signs has not yet been done. Tom McNabb stated it is the responsibility of the county to move the signs and do striping, according to Gary. Commissioner Farrell stated it is a city policy to replace old sidewalks. The Controller will present a recommendation on this at the next meeting.

As there was no further business to come before the committee the meeting was adjourned.

Respectfully submitted,

Karen Chubb  
Secretary

June 20, 1977

A special meeting of the County Lands and Buildings Committee was duly called and held June 20, 1977 at 7:00 p.m. in the Courthouse Annex. The purpose of the meeting was to interview local architects for the Courthouse renovation project.

Present: Commissioners May, Farrell, Bollero, Leone, Steele and Krook.

Absent: Commissioner Racine.

In Attendance: Howard McKie and Barry Polzin of Howard McKie, Architect; Paul Bilgen and Linc Poley of Wm. B. Morris, Architect, Inc.; Robert Stow of Graheck, Bell, Kline and Brown; and Don Klimmek and Robert Anderson, Earthworks Environmental Design Group, Architects.

Commissioner May gave a brief summary of a meeting held with MAISD representatives in regard to EDA funds which will be received by the county. She noted the various ways in which the funds could be distributed. Commissioner May mentioned the possibility of scaling down the renovation project to fit funds available or completing the project in phases. The Controller had suggested using revenue sharing funds to do the entire project at one time. Revenue sharing funds have been earmarked to pay off bonds, however. A meeting will be held Wednesday, June 22, 1977 with MAISD representatives for the purpose of coming to an agreement on how the funds should be used or divided between the school district and county government.

Commissioner May read a letter directed to Daverman Associates from Gary Yoder terminating their contract for the renovation of the existing courthouse.

Howard McKie and Barry Polzin, architects, were present to discuss the renovation project with the committee. Mr. McKie noted he has done renovation work and historical preservation. Mr. Polzin stated they have worked on older buildings such as the Savings Bank Building in Marquette, and the Peter White Library.

Commissioner May noted electrical and mechanical work is needed in the building. The grant application must be submitted by July 11 and some preliminary plans, estimates of cost, etc. must be prepared by that time.

Mr. McKie stated an inspector would be on the job each day. Their fees amount to 6% of the cost of the project. Mr. Polzin and Mr. McKie then left the meeting.

Linc Poley and Paul Bilgen from Wm. B. Morris, Architect, Inc. entered the meeting.

Commissioner May explained the situation regarding the renovation project, and the grant application deadline. Commissioner May noted Mr. Bilgen and Mr. Poley were instrumental in getting the building on the State Historical Register.

Along with preservation work on other area buildings, their firm is working on the old city hall and are trying to preserve the natural character of the building. Mr. Poley stated they can provide a narrative description of the project, provide cost estimates, and verification of work needed for the application deadline. It was noted applications are looked upon more favorably by planning them with energy savings in mind.

Mr. Bilgen felt the cost for their services for this particular project would be approximately 5 to 5.5 percent of the cost of the project. According to EDA guidelines, a project budget, a definition of the project, and a project impact statement must be included with the application submitted. Commissioner May stated the firm that does the preliminary application work will do the entire project.

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It was noted their firm has a consulting mechanical and structural engineer.

Commissioner May stated she would like to have old furniture, which is currently in storage, refinished and used in the Courthouse. She also stated the building has been tested and is structurally sound. Commissioner May stated the original plans for the old courthouse are also available. Mr. Poley and Mr. Bilgen then left the meeting.

Robert Stow from Graheck, Bell, Kline and Brown entered the meeting. He noted his firm has been interested in historical buildings and have worked along these lines on the Traverse City State Bank; Manistique Public Library; and Escanaba Public Library (which is on the Historic Registry).

Mr. Stow stated one contact person would be in charge of the project from the beginning. Mr. Stow stated by having one person in charge problems can be corrected before they become serious. Mr. Stow stated any information needed for the applications can be provided within the time limits. Mr. Stow then left the meeting.

Don Klimmek and Robert Anderson from Earthworks Environmental Design Group, Architects, entered the meeting. Mr. Anderson stated the character of the building can be preserved while still doing a good job of remodeling. A discussion was held on the problems involved with barrier free compliance. Mr. Klimmek and Mr. Anderson then left the meeting.

The committee discussed the various firms interviewed. Commissioner Farrell stated he would like to have the building renovated in stages. Commissioner Bollero mentioned the possibility of using the interest earned from revenue sharing for the project.

Following discussion, it was moved by Commissioner Farrell, and supported by Commissioner Steele that Wm. B. Morris, Architect, Inc. be retained to do the Courthouse renovation project. Letters will be sent thanking the firms for attending the meeting. Following discussion the motion carried unanimously.

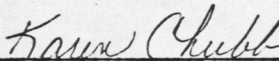
The committee briefly discussed the county's agreement with Daverman Associates for the renovation project. It was noted the contract provides a seven day notice for termination.

In order to present the Board with a recommendation on how to approach the project a meeting will have to be held. A meeting was set for Saturday, July 2, 1977 at 9:00 a.m.

Following a discussion on how the committee should discuss plans with the architects, it was moved by Commissioner Farrell, supported by Commissioner Bollero and carried unanimously to designate the Chairperson and Vice-Chairperson of the County Lands and Buildings Committee to work with the architects on the Courthouse renovation project.

Following a brief discussion on the meeting with MAISD regarding the EDA funds, the meeting was adjourned.

Respectfully submitted,

  
Secretary



July 2, 1977

The County Lands and Buildings Committee meeting was duly called and held July 2, 1977 at 9:00 a.m.

Present: Commissioners Bollero, Steele, Leone, May and Farrell.

Absent: Commissioners Krook and Racine.

In Attendance: Linc Poley and Paul Bilgen of Wm. B. Morris, Architect; Gary Yoder, Controller.

The meeting was called to order.

A preliminary report was submitted by the architects for the Courthouse renovation project which included a list of major areas to be done. It was noted the county is receiving approximately \$154,000 in EDA funds which will be used for this project.

A letter from the State Court Administrator was read which stated the new and old buildings had been checked and there was concern over the inadequacy of space for the courts in the old building. He offered assistance in working with the architects on this matter.

Gary Yoder stated Greg Main, CUPPAD, recommended that grant money be used for Phase I of the Courthouse renovation and that other phases be done when county money is available.

Mr. Bilgen stated it depends on the county's priorities (barrier free, energy savings, etc.) which portion of the renovation should be done first. He stated some items should be done at the same time, however. Mr. Poley felt it was better to complete one phase of the project completely before going on to another.

Gary Yoder gave a report on county funds not specifically earmarked. The General Fund, which the County Board has complete control over, has a current balance of \$150,000. The Federal Revenue Sharing Fund could be used although it is currently earmarked for paying off construction bonds. After paying off the bonds and interest there should be a balance of \$175,000. Gary felt \$100,000 of these funds could be used without affecting bond payments.

Forestry Commission funds, which amount to \$130,000, is available to the County. The Jail Construction Fund amounts to \$50,000 at this time and will revert back to revenue sharing when the construction fund is closed out. Anti-recession funds amount to \$48,000 but by law are used only to continue county services already in existence. It was noted that the Road Commission is interested in the money available from the Forestry Commission for highway repairs. Commissioner May stated about \$150,000 is tentatively budgeted for Courthouse renovation for 1978.

Commissioner Bollero suggested requesting \$50,000 from the Forestry Commission; \$50,000 from Revenue Sharing; and \$25,000 from the General Fund to be used for the renovation project.

Means in which to connect the two buildings was discussed. Mr. Poley stated there is a grade change between the two buildings which would necessitate ramps of varying lengths depending on the elevation changes between the different floors. This would affect some offices in the new building but not in the old building. The use of connecting ramps between the buildings would eliminate the need to construct an elevator and barrier free restrooms in the old building.

Various aspects of the project were discussed by the committee including highlighting the dome of the building, repairing and replacing window sashes, and installing air conditioning. Windows would be replaced with double paned windows.

Commissioner May stated the committee is primarily concerned with: a) barrier free compliance; b) functions of the second floor of the old Courthouse; c) safety of office records; and d) energy savings.

Paul Bilgen stated the safety of records and fire proofing of the vaults is relatively simple and could be done easily. Mechanical work will be the most difficult.

Linc Poley felt the connecting ramp and the second floor offices should be dealt with initially. He was not positive whether the connection could be completed with EDA funds. As far as work on the second floor is concerned, the basic internal work would have to be done followed by redecorating. Commissioner Farrell suggested that the architects plan the project in phases.

Commissioner May stated the committee has the authority to approve ~~building~~ <sup>architects</sup> contracts and to recommend that the Board Chairman sign the contract. Commissioner May suggested submitting a formal report to the Board on funds available, what should be done with these funds, and a recommendation on additional renovation phases in the future, when money is available.

Commissioner Farrell moved that the EDA money be used for a connection between the two buildings and was supported by Commissioner Bollero. Commissioner Bollero stated the connection should be completely finished at one time. Following discussion the motion carried unanimously.

It was moved by Commissioner Farrell, supported by Commissioner Leone and carried unanimously to have Commissioners May and Bollero, and Gary Yoder work up a report to the Board on the use of county funds for the Courthouse renovation project.

A copy of the EDA grant guidelines will be made available to the architects for use in completing the grant application, which must be submitted by July 11, 1977. The architects will be present at the Board meeting in the event there are any questions from Board members.

Linc Poley presented the standard AIA contract for the committee's information and outlined services and responsibilities of both parties. Basic services provided by the architects include: a) schematic design; b) design development; c) construction documents; d) bidding and negotiating; and d) construction administration.

Mr. Poley stated he would like to charge construction administration on an hourly basis because of the nature of the project (to be completed in phases). He would like to include bidding and negotiating on a percentage basis for the first phase but for subsequent phases have it paid on an hourly basis.

Total project fee would be 6.8% on a \$800,000 project and 6.6% for a \$1,000,000 project. If the renovation is done in phases the charge would be 5.5% for an \$800,000 project; 6.0% for a \$500,000 project; and 5.3% for a \$1,000,000 project. The hourly rate for bidding and negotiating, and construction administration would amount to \$30.00/hr.

Linc Poley stated the contract could be changed if the Board decided to complete the entire project after Phase I is finished.

The percentage fee and retainer is based on the total planning of the project. Linc Poley provided the contract form for the county to look over. An addendum will be added to the contract regarding the renegotiating of the contract should the county decide to go with the whole project.

Discussion was held on furniture in the old Courthouse. It was moved by Commissioner Farrell that no county owned furniture or equipment be sold or removed from county ownership until January 1, 1978. Before that time an inventory will be taken of all such furniture and equipment and the committee will review the situation. The motion was supported by Commissioner Leone. Commissioner May mentioned to the architects the possibility of re-finishing old furniture and restoring some rooms in the old Courthouse as they were originally. Following discussion the motion carried unanimously.

Commissioner May stated some departments are transferring furniture in the old Courthouse to other offices. This will be done with the understanding that the furniture does not become their property. The committee felt rooms used for the public should be left as they are and departments with money in their budget should purchase their own furniture.

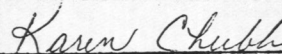
It was moved by Commissioner Bollero and supported by Commissioner Steele that no furniture is to be moved from one room to another without the authority of the Controller's Office. The motion carried unanimously.

It was noted the Board appropriated \$5,000 for a retainer for the architects. Discussion was held on the payment of the architects' fees for Phase I of the project, which is the connection between the buildings. The committee felt payment for Phase I should not be made from EDA funds.

Two contracts will be written up. One for Phase I and the other for the entire project. Commissioner Farrell stated a letter of intent can be provided to the architects stating the county intends to retain them for the entire project.

As there was no further business to attend to, it was moved by Commissioner Farrell, supported by Commissioner Bollero and carried unanimously to adjourn.

Respectfully submitted,



Secretary



July 13, 1977

The County Lands and Buildings Committee meeting was duly called and held at 7:00 p.m., July 13, 1977, in the Courthouse Annex.

Present: Commissioners Bollero, Steele, Leone, Farrell and Racine.

Absent: Commissioners May and Krook.

In Attendance: Gary Yoder, Controller; Leo Brady, Daverman Associates; Dave Hillier, Maintenance Engineer; Karen Kimar, Michigan Power Company; Linc Poley and Paul Bilgen from Wm. Morris, Architect, Inc.; Carol Spitz, Department of Social Services; and Commissioner Potvin.

Vice-Chairman Bollero called the meeting to order.

It was noted the air conditioning system in the Annex is now working. The system must be balanced after it has been running for a period of time. Leo stated some of the outdoor plants have to be replaced. He stated some exterior walls must be cleaned yet.

Mr. Brady discussed the request from Tom Shaw, Inc. for \$35,000.00. Leo stated he has not made out the payment yet because the windows have not been cleaned. Leo stated he will be coming to the project site every other week in the future until everything is taken care of.

Leo listed the amounts the various contractors exceeded their bids because of change orders: Tom Shaw, Inc., \$22,975.97; Marquette Electric, \$13,365.80; and Bourrie, Inc., \$1,652.81. The present balance due to Tom Shaw, Inc. is \$101,891.11; balance due Marquette Electric, \$1,000; and balance due Bourrie, Inc. \$806.44. Leo recommended that Bourrie, Inc. and Marquette Electric be paid off in full.

Leo noted the carpet has not been fixed and he has not received any correspondence from the contractor. It was noted some drapes have not been hung. The elevator lights are now working but the gong is not functioning properly. Gary Yoder stated he talked to Klaus Buekema about the Chairman's desk in the Commissioners Room and expects that it will take one to two months to receive the desk as it is a special order.

The wording of the plaque was discussed. Commissioner May provided the following suggestion: Dedicated to the people of Marquette County on \_\_\_\_\_ 1977. May those who serve here have "the wisdom to know and the courage to defend the public interest". The quotation was taken from the NACo News. Commissioner Steele noted he requested suggestions for the cornerstone.

Leo stated there are conflicting interpretations on the cause of the concrete flaking between the general contractor and Daverman Associates' engineers. This will be a matter for arbitration. According to Daverman Associates' engineers the concrete strength is not up to specifications which caused the concrete to flake. A letter from Tom Shaw, Inc. was noted which stated this matter will be submitted for arbitration.

It was noted the brick walkway has to be cleaned yet. Leo stated he received a letter from Tom Shaw providing a 70¢ per foot estimate for cove base molding. Leo also received a second price from a tile company of between 60¢ and 75¢ per foot. This information had been requested by the committee.

Commissioner Bollero noted a letter from Tom Shaw to Alumitectoral Products on vault combinations. The Controller stated the vault in the Controller's Office has been taken care of.

Leo stated he was informed the local fire inspector will have to inspect the building. Gary Yoder stated the local Fire Chief has gone through the building and stated a panic bar should be installed in the connecting way between the buildings. When this is taken care of the necessary certificate will be issued.

The Marquette County Sheriff's Department requested that an identifying sign be placed on the Fourth Street side of the Jail Building rather than the Baraga side indicated by the committee. He also requested a sign placed on the lawn pointing to the Sheriff's Department and a sign above the jail stating 'Sheriff's Department'. It was the consensus of the committee that the original recommendation concerning the placement of the sign on the Baraga Street side of the building not be changed.

Payment of contractors was re-discussed. It was moved by Commissioner Farrell and supported by Commissioner Leone to pay Marquette Electric their balance due of \$1,000 and Bourrie, Inc. their balance of \$806.44. The motion carried unanimously. It was noted \$55,000 is still being withheld from Tom Shaw, Inc. because of a labor dispute.

Dave Hillier stated various items in the jail, such as broken windows and a malfunctioning garage door, have not yet been repaired by Caspian Construction. He also noted a window in the Marine Division has recently broken. It was moved by Commissioner Racine and supported by Commissioner Steele to send a letter to Caspian on these items and that the Prosecuting Attorney be informed of the problem and asked to take action. The motion carried unanimously.

Leo Brady then left the meeting.

Karen Kimar was present from the Michigan Power Company to discuss firm gas service for Marquette County. She informed the committee that the county paid \$13,086.29 for high priority, interruptable gas service between June 23, 1976 to May 23, 1977 and under the current rates this amount would have been \$14,895.00. For firm gas service the rate would have run \$17,198.00. Ms. Kimar stated under firm gas service the county would not be cut off as they would be under interruptable service. A minimum of \$425.00 per month is required under interruptable gas service and the county has been using less than that amount. The minimum under firm gas service is \$5.50.

\* Commissioner Farrell stated he would like to know at what point the county gas service would be turned off under interruptable service. Ms. Kimar will provide the county information on the company's policy on whose service would be cut off first, the definitions of high, medium, and low priority interruptable gas service, the amount of diesel fuel used by the county, and how many days the gas was interrupted last year. Ms. Kimar then left the meeting.

Paul Bilgen and Linc Poley were present from Wm. Morris, Architect, Inc. Commissioner Bollero read a letter received from the architects stating the submitted contract was for the review of the committee and the Prosecuting Attorney. Mr. Poley stated the contract was written up as discussed with the committee.

A Clerk of the Works will be hired if problems occur but will initially go without one. Lyn Johnson has stated one of the county building inspectors could be assigned to the project.

It was moved by Commissioner Farrell, supported by Commissioner Leone and carried unanimously to recommend that the Chairman of the Board sign the contract should the Prosecuting Attorney approve the contract. This is with the understanding the contract has been discussed with the architects by Commissioners May, Bollero and Gary Yoder. The architects then left the meeting.

Carol Spitz was present to discuss matters pertaining to the Department of Social Services.

Ms. Spitz stated she had contacted the Controller's Office on cutting additional doors in the DSS's area in November, 1976 but the matter was not discussed by the leasing agent or with the County Lands and Buildings Committee.

Discussion turned to DSS's request for bulletin boards in their area. Commissioner Farrell stated he felt it was assumed the bulletin boards would be obtained by the Department of Social Services. Ms. Spitz stated DSS has provided janitorial supplies, including a scrubbing machine valued at approximately \$700, to the county and would like to trade these items for the bulletin boards.

The forty-six bulletin boards (2' x 3') requested by the Department of Social Services would cost \$457.70 if purchased from U.P. Office Supplies. These are cork boards with aluminum frames. Gary Yoder stated if the boards are purchased by the county they would become the property of the county should DSS move from the building. Commissioner Bollero stated he believed anything put on the walls becomes county property.

Commissioner Farrell felt an estimate should be obtained from Dave Hillier on the worth of the janitorial supplies before a trade is made.

It was moved by Commissioner Racine and supported by Commissioner Steele that the matter be taken to the Board for final action as to whether the county will purchase the bulletin boards requested by the Department of Social Services. A cost breakdown was requested on the equipment. Commissioner Farrell stated he opposed the motion because the decision should be made by the committee. Commissioner Racine retracted his motion with permission of his second if the decision was made by the committee.

It was moved by Commissioner Farrell and supported by Commissioner Racine that the bulletin boards be put up by the county but not purchased by the county. Carol Spitz stated the janitorial supplies will be shipped back to the State if a trade is not satisfactory.

Commissioner Farrell stated his motion was made on the basis that the equipment was not needed. Dave Hillier stated the scrubbing machine can be used in the old building. Commissioner Farrell, with permission of his second, withdrew his motion. Dave Hillier stated he felt an even trade could be made between the janitorial supplies and the forty-six 2' x 3' bulletin boards.

It was moved by Commissioner Farrell that the Controller and Maintenance Engineer get together and submit a recommendation on this matter to the committee at the next meeting. The motion died for lack of support.

It was moved by Commissioner Leone to authorize the Controller, should there be sufficient funds in the Construction Fund, to purchase forty-six bulletin boards, that they be installed by the Maintenance Engineer, that they be considered county property, and that the janitorial supplies be transferred to the county from the Department of Social Services. The motion was supported by Commissioner Steele and carried. Ayes: Commissioners Leone, Racine, Steele and Bollero. Nays: Commissioner Farrell.

Carol Spitz asked for the committee's views on installing three doors in the department at the Department of Social Services' expense. She noted there is no place for a telephone jack in the western-most office of their area.



The Controller had contacted two construction firms for bids on this work and received one from LaBonte and Oatley. The estimate for two doors is \$2,271 and for the third an additional \$1,199. The Controller felt there would be no problem in putting in the doors. The possibility was mentioned of using the existing doors and frames for the requested doorways and closing up the present doorways.

It was moved by Commissioner Farrell and supported by Commissioner Racine that the committee approve the placement of three new doors and sealing up of the existing doors should the cost be acceptable to the Department of Social Services. The Controller will obtain cost information on this work. It was noted none of the walls are covered with vinyl fabric and would simply have to be repainted. Following discussion the motion carried unanimously. Carol Spitz left the meeting.

The plaque for the Courthouse Annex was again discussed. It was moved by Commissioner Leone and supported by Commissioner Racine to accept the wording for the plaque submitted by Commissioner May, to list the names of the 1977 County Board of Commissioners on the plaque, and to hold the Annex dedication ceremony Saturday morning, September 10, 1977. The motion carried unanimously.

It was moved by Commissioner Farrell that Commissioner May, Commissioner Steele and the Chairman of the Board form a committee, with Dave Hillier as an ex officio member, to plan the dedication ceremony. The motion was supported by Commissioner Leone and carried unanimously.

Gary Yoder stated Mr. Hanisko, Services to the Blind, had informed him they cannot pay for the floor covering and wall work for the lounge to be operated under their department because these are permanent changes to the room. An estimate for this work from LaBonte and Oatley amounts to \$1,629.00.

Commissioner Farrell stated the committee had passed a motion on the basis that the floor covering work and possibly the wall work would be done by the Services to the Blind. Gary stated they may pay for electrical work as it must be changed to meet their needs. The Controller felt the wall and floor work, if done, should be paid from the General Fund.

The committee directed the Controller to inform the representatives from the Services to the Blind, when he meets with them July 18, 1977, that if the floor covering cannot be provided for as verbally agreed upon the agreement with them for the lounge area will be cancelled.

The Controller's recommendation on bills received was presented to the committee. The Controller recommended that the following bills for special equipment be paid.

Altmann's	\$ 3,099.00
U.P. Office Supplies	160.00
U.P. Office Supplies	11,637.90
Peninsular Slate	227.50
U.P. Office Supplies	611.75
A.J. Farnham	2,290.00
Daverman Associates	<u>2,227.18</u>
	<u>\$20,253.33</u>

It was moved by Commissioner Farrell, supported by Commissioner Leone and carried unanimously to concur with the Controller's recommendation and pay the bills.

The Controller recommended that the bills submitted by Daverman Associates for architectural services connected to the arbitration be tabled until a breakdown of expenses can be obtained from them. The bills submitted by them for this purpose amount to \$2,946.21.

It was moved by Commissioner Farrell, supported by Commissioner Leone and carried unanimously to authorize Gary Yoder to ask for additional information on Daverman Associates bills for architectural services connected with the arbitration.

A letter was read from Edward Brown, Chairman, Michigan Veterans' Trust Fund, stating the location provided for them in the Courthouse is satisfactory. Gary Yoder stated this is a temporary location, however.

An estimate to install a wall in the Magistrate's Office of District Court was discussed. The estimate was received from Wm. John Letts, Inc. in the amount of \$825.00. The wall would be put up to provide office space for Misdemeanant Probation. The committee inspected the area concerned. It was moved by Commissioner Racine, supported by Commissioner Steele and carried unanimously that all requests for room changes, such as walls, be denied because of the involvement of wiring, air conditioning, etc. It was noted this will not affect the request from the Department of Social Services for changes in the doors.

A communication from the Department of Management and Budget on the Social Services' lease was read which stated an on-site inspection of the area was made and it complies with barrier free design regulations with the exception of toilet room stalls, which are being corrected. Gary stated he received a letter noting the barrier free regulations are being complied with but rental payments will not be made for DSS space until the fire marshall approves the building. The Controller will talk to the local Fire Chief on this matter again and the matter will be discussed at the next meeting.

The lease for the Carp River Forge property was discussed. Information on the deed and title changes will be requested from the Prosecuting Attorney for the next meeting. A letter to the Prosecuting Attorney from Weber & Archibald referring to the above was read.

A letter from Judge Quinnell was read stating that he had moved the jury room oak table in the old courthouse to his office. It was noted a motion was made at the last committee meeting authorize the Controller to handle requests to move furniture from one room to another. The Controller stated he received a call from Forsyth Township asking for an opportunity to buy old furniture and equipment and he informed them of the moratorium on selling any county furniture or equipment for six months while an inventory is being taken.

Commissioner Bollero stated the minutes of the July 2, 1977 County Lands and Buildings Committee meeting Page 2, Paragraph 4 must be corrected to read "architect's contracts" rather than "building contracts". It was moved by Commissioner Farrell, supported by Commissioner Leone and carried unanimously to make the above correction in the minutes.

A recommendation from the Welfare Contact Committee recommending that an air conditioning system be installed in the Acocks Medical Facility was read. It was noted CCI has indicated they may help fund this system. Estimated cost for the air conditioning system is \$115,000. No action was taken on this matter at this time; the Welfare Contact Committee will be so notified.

A recommendation from the Welfare Contact committee recommending that asphalt and sod work be done at the Youth Home was read. It was moved by Commissioner Farrell and supported by Commissioner Leone that the Budget and Executive Committee be recommended to find money to pave the parking area at the Youth Home. A recommendation from that committee has been made regarding the sodding and blacktopping of an area for a basketball court. The motion carried unanimously.

A memo from the Controller's Office was discussed which recommended that two hour parking signs be put up on the North side of Baraga Street as employees are using the area for parking rather than the parking places. It was moved by Commissioner Farrell, supported by Commissioner Leone and carried unanimously to comply with the Controller's Office's recommendation.

A discussion was held on barrier free signs and striping of the handicapped parking places. It was moved by Commissioner Racine and supported by Commissioner Farrell to change the signs and request the City of Marquette to do the striping for the handicapped parking spaces. The motion carried unanimously.

The committee discussed the land easement requested by the Department of Army. James Marne will attend the July 20, 1977 Board meeting to discuss this matter with the Board. The Planner's Office will be asked for ideas on what land could be exchanged with the Army in place of an easement. The Controller will meet with Mr. Marne when he arrives in Marquette.

Gary stated 35 clocks are needed in county offices in the Annex. U.P. Office Supplies submitted a price of \$16.95 per clock or \$593.25 for 35 clocks. The committee felt the different departments should pay for clocks from their own budget.

It was moved by Commissioner Farrell and supported by Commissioner Steele that a clock for the Commissioners Room be purchased from the Commissioners' budget and that other departments follow suit. The motion carried unanimously.

Gary stated there is no emergency lighting in the Annex courtrooms or the Commissioners Room in the event the electricity goes out while court is in session. It was moved by Commissioner Racine, supported by Commissioner Farrell and carried unanimously to authorize the Controller to purchase emergency lighting in the courtrooms and the Commissioners Room. Commissioner Racine stated a railing is needed on the stairway between the two buildings for used by the handicapped.

Gary stated it would cost \$1,395.00 according to Tom Shaw to replace old cement work on Baraga Street and install a barrier free entrance. An estimate from the City of Marquette for this work was \$1,333.86. The Controller felt the City should do the job. This will be tabled until the next meeting.

As there was no further business to come before the committee, it was moved by Commissioner Farrell, supported by Commissioner Racine and carried unanimously to adjourn.

Respectfully submitted,

*Karen Chubb*

Secretary



August 10, 1977

The County Lands and Buildings Committee meeting was duly called and held August 10, 1977 at 7:00 p.m. at the Courthouse Annex.

Present: Commissioners Racine, Steele, Krook, Leone, Bollero and May.

Absent: Commissioner Farrell.

In Attendance: Dave Hillier, Maintenance Engineer; Mike Madden, Assistant Controller; Tom Solka, Assistant Prosecuting Attorney; Don Mourand, Carp River Forge Association; James Sodergren, County Treasurer; Becky Beauchamp, representative from Senator Riegler's Office; Linc Poley and Paul Bilgen, Wm. B. Morris, Architect; and Commissioner Potvin.

A letter from Tom Shaw, Inc. to Daverman Associates was read which stated the shrubs around the annex should be watered daily because of the dry weather and the guarantee will be void if the plants are not taken care of. Dave Hillier stated the plants are being cared for on a regular basis but it would be too expensive to water daily. The letter was referred to the Controller to check out and respond.

Approval of the Fire Marshall for the annex was discussed. It was noted approval has not been given because panic bars are required on the doorway between the two buildings. Commissioner Racine requested that the Maintenance Engineer and the Controller get together to take care of this matter. The committee requested a written report from the Controller's Office on how this matter will be resolved prior to the next meeting.

Cost estimates were received from the City of Marquette and Tom Shaw, Inc. on constructing a barrier free entrance on Baraga Street. It was moved by Commissioner Krook, supported by Commissioner Leone and carried unanimously to authorize the Controller to have this work done through the City of Marquette, whose cost estimate was the lower of the two.

Communications from the American Arbitration Association on fees and expenses for the arbitration hearings with Tom Shaw, Inc. were read. The county's share of expenses amounts to \$580.32. It was moved by Commissioner Bollero, supported by Commissioner Leone and carried unanimously to authorize payment of the bill subject to the Controller's approval.

An invoice from Daverman Associates in the amount of \$675.65 for architectural services was presented. It was moved by Commissioner Leone, supported by Commissioner Bollero, and carried unanimously to pay the bills subject to the Controller's approval.

*Handwritten: Parking*  
Commissioner Steele stated the 2 hour parking signs for Baraga Street have not yet been installed. The Controller will be asked to contact the city to put these signs up and will submit a written report on this matter to all committee members prior to the next meeting.

A bill from Wm. B. Morris, Architect, in the amount of \$5,000 for the balance of their retainer for the renovation project was presented. It was moved by Commissioner Racine, supported by Commissioner Krook, and carried unanimously to pay the bill subject to the Controller's approval.

Commissioner May stated an additional amount of money has been received from EDA and that Commissioner Bollero contacted Frank Mead, MAISD Superintendent, concerning these additional funds. Commissioner Bollero stated as a result of his meeting with Mr. Mead the additional \$69,000 in EDA funds will be divided as follows: \$40,000 for the county and \$29,000 for MAISD. He made an agreement that should there be another round of EDA funding MAISD would receive \$5,500 more than the county.

Commissioner Krook stated Mr. Hiebel, Business Manager, Acocks Medical Facility, has mentioned using EDA funds to purchase windows for the facility as a means to save energy. Commissioner May stated letters could be sent to all boards and commissions requesting information on their capital improvement needs and what financial sources they feel are available to them. This would give the committee a clear picture of projects needed in the county. It was so moved by Commissioner Racine, supported by Commissioner Steele and carried unanimously.

It was noted the dedication ceremony for the annex is September 10, 1977. Commissioner May felt the planning committee should get together to discuss the ceremony.

Commissioner May stated some rooms are not furnished in the building and various commissioners have stated they felt the furnishings should be purchased. Mike Madden submitted a list of rooms needing additional furniture and the type of furniture recommended. The actual cost amounts to \$10,615.15 (U.P. Office Supplies estimate). Some deletions were made on the suggested list by the committee. Action on the purchase of furnishings was tabled until the next meeting so that an update on the Annex fund can be obtained.

In regard to a rug for the reception area, it was moved by Commissioner Bollero, supported by Commissioner Leone, and carried unanimously to purchase a rug and give the Chairperson of the committee the authority to do so in an amount not to exceed \$400.00. A note will be sent to Daverman Associates notifying them that the county will be purchasing a rug and Daverman's need not work on this matter any longer.

Dave Hillier stated he has given a price list for emergency lighting in the annex courtrooms to the Controller's Office. Commissioner Racine noted a flag was to be ordered for the Commissioner's Room. The above items will be reported on by the Controller prior to the next meeting.

Don Mourand was present to discuss the Carp River Forge project. He provided data on the various phases (I - III) of the project to the committee and presented a map on the proposed park area. Mr. Mourand stated until a Recreation Commission is formed, or some other committee to handle the project, by the county the work will be done by members of the Carp River Forge Park Association. The county will have to purchase the lands owned by the association.

Don stated a \$25,000 loan was taken out for the purchase of property and \$15,000 of that amount is still outstanding. The Cleveland Cliffs Foundation has pledged repayment of the loan over a three year period. At this time the county has no financial responsibility according to Mr. Mourand, but the developmental costs of Phase I property, amounting to about \$5,000, will be the responsibility of the county in cash or in kind labor. Don noted, county personnel who have worked with the association on the park are staff in the Planning Commission.

It was moved by Commissioner Racine and supported by Commissioner Leone to recommend to the Board that the County Planner be directed to work with Don Mourand on behalf of the county on the Carp River Forge project. The motion carried unanimously.

Mr. Mourand then presented a map of the proposed historical development of the project. The association's function would be to develop this aspect. Mr. Mourand felt the park could be revenue producer for the county in the future.

Mr. Mourand stated, in meeting with the DNR, he found it would be wise to deed over 40 acres to the county at this time rather than the 75 previously considered. He noted the value of the land could be used for a match for grants. It was moved by Commissioner Racine, supported by Commissioner Leone and carried unanimously to send a memo to the Planning Commission requesting a recommendation on this matter.

Commissioner Potvin suggested the association apply for CETA funding for projects connected with the park. Mr. Mourand then left the meeting.

James Sodergren and Becky Beauchamp, from Senator Riegle's Office, were present to discuss a possible land exchange with the Federal government for property the Army is interested in obtaining near K.I. Sawyer AFB. James Sodergren stated there is land in Sands Township owned by the United States which the county may be interested in obtaining. Tom Solka informed the committee on the process of taking a patent out on this property. Under the Federal Land and Management Act of October, 1976 Federal land was put under the jurisdiction of the Department of Interior. Tom was asked to supply guidelines connected with this type of exchange for the committee's information. Ms. Beauchamp stated she believes different Federal departments cannot exchange land among themselves any longer. She will check into this and provide the information to the committee.

It was moved by Commissioner Bollero and supported by Commissioner Leone that the Chairperson of the committee be given the authority to work with the Prosecuting Attorney's Office and James Sodergren to come up with a solution in this matter, preferably a land exchange, and report back to the Board. Jim noted there is other federally owned land in Humboldt and Tildent Townships the county may be interested in. Following discussion the motion was carried unanimously. Jim Sodergren and Becky Beauchamp left the meeting.

Paul Bilgen and Linc Poley, architects, were present to discuss the Courthouse renovation project. They presented a schematic design on the connector and ramp between the two buildings, which is Phase I of the project, showing the proposed circulation pattern. Linc Poley stated that the funds available from EDA will be sufficient to complete Phase I of the project. He added the next step will be to construct a model of the plan.

The committee approved the architects' continuation of their plans for the renovation project on a motion by Commissioner Leone, supported by Commissioner Steele and carried unanimously.

Linc stated they will submit an estimate of the entire project to the Controller for consideration by the committee prior to August 24, 1977. The architects then left the meeting.

A memo from Pat Farrell requesting that the hallway in the basement of the old Courthouse be cleared of furniture was read and referred to Dave Hillier.

A communication from the Prosecuting Attorney's Office on county property near the airport being considered for sale to the National Weather Service was read. The letter stated CCI is willing to release the county from a reverter clause in the property deed thus enabling the sale of the land to the National Weather Service for construction of a weather station. Mike Madden stated the land is valued at about \$200.00. The Controller's Office will submit a report for the Board's next meeting on this matter.

A memo from the Prosecuting Attorney's Office on the Carp River Forge Park was read concerning title to the property. If the association proposes to reduce the size of the property from 75 to 40 acres, Tom Solka stated the county should survey the area in order to have a clear understanding of what land the county will be getting. Also, as the property is subject to a mortgage, the county will not have clear title to it until the mortgage is paid. He further noted the deed proposed has no restrictive clauses but the county will be restricted in terms of the grants provided. A copy of the letter from the Prosecuting Attorney's Office will be given to Lyn along with the above information. Commissioner May commended Mr. Solka for the information he has provided the Board.



County Lands and Buildings Committee  
August 10, 1977  
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Communications from the Prosecuting Attorney's Office and the Controller's Office on the Forestry Commission funds were read. According to the communications, Forestry Commission funds can be used only for forestry purposes. However, these funds can revert, at anytime, to the General Fund, and then be appropriated for any purpose.

The committee requested a recommendation from the Controller's Office to the Board on reverting Forestry Commission funds to the General Fund which will not be needed for forestry purposes. A copy of the communications will be sent to the Forestry Commission for their information.

A memo from the Controller's Office on Brookridge was read requesting the County Lands and Buildings Committee consider an on site inspection of Brookridge for the purpose of considering repairing the building. It was noted this had been discussed at the B&E Committee meeting regarding applying for CETA funds for repairing the facility, and that the Mental Health Board has been requested to submit a report on their intentions for the facility. The committee will meet at Brookridge at 4:00 p.m., August 24, 1977, to tour the building. Bob Hanson, Tom Baldini and Steve Adamini will be invited to go with them.

Commissioner Racine stated he met with Tom McNabb, Manager, City of Marquette, concerning having a county commissioner on the Advisory Board formed in conjunction with the sewage disposal plant planned by the City of Marquette, and Townships of Chocolay and Marquette. A memo on this matter will be sent to all commissioners.

Dave Hillier stated several items on the punch list have not been taken care of and workers from Tom Shaw, Inc. have not been present on the site during the past month. A letter will be sent to Leo Brady informing him of the situation. He will also be asked to notify the contractors to let Dave Hillier know when they are coming to work in the building.

The meeting then adjourned.

Respectfully submitted,

Karen Chubb  
Secretary

September 14, 1977

The County Lands and Buildings Committee meeting was duly called and held September 14, 1977 at 7:00 p.m. in the Courthouse Annex.

Present: Commissioners Krook, Farrell, Bollero, May, Steele and Leone.

Absent: Commissioner Racine.

In Attendance: Gary Walker, Prosecuting Attorney; Thomas Solka, Assistant Prosecuting Attorney; Dave Hillier, Maintenance Engineer; Don Mourand, Carp River Forge Park Association; and Gary Yoder, Controller.

The meeting was called to order. Chairperson May stated Linc Poley has resigned from William Morris, Architects, Inc. and Paul Bilgen has indicated he will no longer work with William Morris on the project. The Controller is working with the Assistant Prosecuting Attorney and architects regarding this and the committee must decide how they wish to handle the matter. Gary Yoder stated EDA is not concerned about the county contracting with different architects for the project, and he noted the main office of William Morris is located in Cleveland, Ohio.

A credit notice from Contract Interiors on the rug never received by the county was noted and filed. An estimate submitted by Northwestern Elevator in the amount of \$110 to install a special key in the elevator for the ground floor back elevator door was presented. Dave Hillier and the Controller recommend that this key be installed. It was moved by Commissioner Farrell and supported by Commissioner Bollero to purchase a special key for the elevator in the amount of \$110 to come from the Building Fund. The motion carried unanimously.

A Certificate of Payment from Normal Wood Products, Inc. in the amount of \$5,350 for final payment on equipment provided by them was presented. It was moved by Commissioner Bollero, supported by Commissioner Krook and carried unanimously to approve payment of the bill.

The committee discussed the purchase of furniture for those rooms in the Annex which are not furnished. The recommended furniture amounts to \$10,615. Gary stated the Chairman's desk for the Commissioners Room is \$780. He noted there is not sufficient funds in the Building Fund for this furniture. The Controller's Office was requested to provide a list of needed furnishings, equipment, such as audio-visual equipment, and total cost of such, for the committee's study at the next meeting.

Gary Walker was present to discuss the phone system and air conditioning system in the Annex. Gary stated air conditioning has been shut off during the weekends and he would appreciate it if the system was kept running for the comfort of those working during the weekends. Also, the phone system is not functional for his office because of the heavy usage of the phones. The phone company has informed him that a system similar to that used in the Sheriff's Department can be installed and would take care of the overload phone calls into his office. This would involve outside lines directly from the Prosecuting Attorney's Office in addition to being connected to the central system in the Courthouse. The cost involves the installation fee and the cost of two outside lines. Following discussion, the committee felt the matter should be handled by the department head as long as he has sufficient funds in his budget to cover the cost involved. Gary Walker left the meeting.

Thomas Solka was present to discuss the contract with William Morris, Architects, Inc. for the Courthouse renovation project. The committee desired to negotiate with William Morris to terminate the contract so that the work can be continued with the two architects who have worked with the county on this project and are no longer employed with Morris.

Alternatives would be to stay with Morris only for the connecting way between the buildings. Tom Solka noted various aspects involved in terminating the contract; there would be a termination charge to the county. It was noted, \$5,000 has been paid to the firm toward the architectural fees. There will be a meeting with William Morris, Thomas Solka, Gary Yoder and Commissioner May September 16th to discuss the resignation of his local architects and the status of the contract.

The Controller provided an information sheet on the cost of the various phases of the Courthouse renovation. Commissioner Bollero suggested applying for energy grants for the windows of the Courthouse. Means of funding the project were presented by the Controller. The Controller stated \$100,000 can safely be taken from revenue sharing funds without affecting the bond payments. It was moved by Commissioner Farrell, supported by Commissioner Bollero and carried unanimously to recommend to the Board that \$235,000 be budgeted to complete Phase I of the Courthouse renovation project, which involves the Ground Floor of the Courthouse; \$100,000 would be transferred from revenue sharing and \$135,000 from the General Fund.

Don Mourand was present to discuss the Carp River Forge project. A communication from Lyn Johnson was read concerning the park and the lowered number of acres transferred to the county. There is a \$10,000 debt on 75 acres owned by the Carp River Forge Park Association. Don stated they may be able to get a portion of the park tract mortgage free. Grants are coming from the Upper Great Lakes Regional Commission and the DNR in the amount of \$26,000 each, with local funds amounting to \$13,250. Money from the UGLRC must be appropriated by October 1, 1977 or the money will be lost.

Don stated he intends to present a resolution to the Board that 33 acres be sold to the county for \$1 and the remaining acres for \$1 on January 1, 1980. The remaining 40 odd acres can be used for matching funds for additional grants. Money received through the grants would be turned over to the county. Thomas Solka felt there should be an agreement in writing on the obligations of the county and the park association regarding the project. Lyn will be notified that the committee wishes to have the responsibilities of the Board and the park association clearly written out. The Board accepted the full 75 acres of land in March, 1977 so the issue will have to go back to the Board stating that only 33 acres will be turned over at the present time. A warranty deed, resolution and maps of the park will be presented to the Board at their September 21, 1977 meeting by the Carp River Forge Association.

A report will be submitted to the Board stating the county's official representative, Lyn Johnson, and the Prosecutor's Office will draw up a written agreement outlining the responsibilities of the two parties. The committee will also recommend that 33 acres be accepted at this time rather than the 75 acres previously agreed upon. The remaining acreage will be accepted at such time as it is appropriate to do so. The above was moved by Commissioner Krook, supported by Commissioner Steele and carried unanimously. Tom Solka and Don Mourand left the meeting.

Commissioner Krook stated a communication on capital outlay projects will be forthcoming from Acocks Medical Facility. A discussion was held on Acocks Medical Facility. Commissioner Bollero felt additional appropriations from the county for the running of the institution are needed. Communications received in response to a request by the committee regarding capital outlay projects from the Commission on Aging, County Airport Committee, County Road Commission and the County Health Department were noted. The Controller was asked to submit a report to the committee on these communications. Commissioner Farrell stated under the law the Planning Commission must approve capital outlay projects.



A report and recommendation from the Controller's Office on graveling and grading parking lots owned or rented by the county for their employees was read. The Controller's Office recommended that \$880.00 be approved from the General Fund to continue leasing the parking lot from Kendricks, Bordeaux, Casselman and Adamini Law Firm through 1977, and that \$800.00 from revenue sharing be appropriated for graveling and grading the above lot, and one owned by the county on Third Street. The committee did not want to continue leasing the lot from the law firm and it was moved by Commissioner Farrell and supported by Commissioner Bollero to recommend to the Board that \$200.00 be spent to grade and gravel the parking area owned by the county, with the funds coming from the General Fund. Following a discussion on the city's requirements for available parking spaces the motion was withdrawn by the first and second.

It was moved by Commissioner Farrell and supported by Commissioner Steele to recommend to the Board that they concur with the recommendation of the Controller's Office on the parking lots and that they negotiate with the law firm to lower the rent because of improvements made on the lot by the county. Commissioner Bollero opposed the motion as he cannot approve of the county using tax payers' money to improve private parking lots. The motion carried. Nays: Commissioner Bollero.

A memo from the Controller's Office stating the Marquette City Police Department recommends the use of two-hour and ten-hour parking meters on Baraga Street as two-hour parking signs cannot be enforced in the winter was read. It was the consensus of the committee that all meters should be for two-hour periods.

A communication from Alger-Marquette Community Mental Health Board on the committee's tour of Brookridge, and stating their Board will submit a report on their needs in the near future was read. Commissioner Krook stated he was told the lawn mower at Brookridge is not working properly and that the lawn is not being properly tended. The Controller will contact Bob Hanson of the Mental Health Board as they are responsible for the maintenance of the grounds.

Discussion was held on the easement requested by the Department of the Army for property near K.I. Sawyer AFB. A letter from Ruppe regarding MAST was received by the Treasurer, according to Commissioner May, and she believes the county cannot negotiate with the Army on this matter in turn for the property. The Equalization Director informed Commissioner May that the property would be worth a maximum of \$200 per acre. The property does not border Co. Rd. 553. It was moved by Commissioner Farrell and supported by Commissioner Bollero to recommend to the Board that the county grant the easement for \$4,000 if a reverter clause is put in the contract stating the property comes back to the county if not used for Air Force purposes.

An update on the dedication ceremony for the Courthouse Annex was made by Commissioner May.

Dave Hillier stated he has been requested to put in a hand rail for Paul Nykanen at the entrance way between the two buildings. He wondered if he should do this since the connecting way is to be constructed. The cost of the hand rail will be about \$300. He was directed to discuss the matter with Mr. Nykanen.

Dave mentioned that the tunnel is leaking where the Annex and Jail connect and he will be contacting Leo Brady on this problem. He also noted some irregularities in the drapes.

County Lands and Buildings Committee  
September 14, 1977  
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Tom Shaw has requested arbitration for the sidewalk on Spring Street. The Controller was directed to get estimates on replacing these sidewalks as it may prove cheaper than going through arbitration. Tom Shaw has also asked for the release of the \$55,000 the county is holding for the Bureau of Labor concerning a labor dispute Tom Shaw is involved in. He will be directed to make his request with the Bureau of Labor.

As there was no further business to attend to the meeting adjourned.

Respectfully submitted,

*Karin Chubb*

Secretary

October 12, 1977

The County Lands and Buildings Committee was duly called and held October 12, 1977 at 7:00 p.m. in the Courthouse Annex.

Present: Commissioners May, Bollero, Farrell, Steele, Leone and Krook.

Absent: Commissioner Racine.

In Attendance: Linc Poley and Paul Bilgen, architects; Gary Yoder, Controller; Judge Anderegg; Carol Spitz, Department of Social Services; Dave Hillier, Maintenance Director; Lyn Johnson, County Planner; and Gary Walker, Prosecuting Attorney.

Chairperson May called the meeting to order. Architects were present to discuss the barrier free connecting ramp between the two buildings. Carol Spitz, and Judge Anderegg were present to discuss how this would affect their departments. Linc Poley stated all departments which will be affected by the construction of the connecting ramp were met with.

Linc explained an alternate plan for Probate Court area which would allow placement of a vault for Probate Court sometime in the future, as desired by the Judge, without affecting the plans for the ramp. Judge Anderegg was satisfied with the plan presented although expressed concern regarding adequate room for future staff increases.

Linc then described the changes regarding the Department of Social Services. This would involve changing a conference room into office space. Carol Spitz stated these changes would have to be made by a specified time for approval by the Management and Budget Department. The change for DSS will be placed as an alternate item in constructing the ramp.

Linc also illustrated changes to be made on the third floor in the Equalization Department, the Veterans Trust Office, and under the main staircase in the old building.

It was moved by Commissioner Farrell, supported by Commissioner Bollero and carried unanimously to accept the recommendation of the architects on the utilization and rearrangement of space in connection with the barrier free ramp between the two buildings.

Preliminary drawings on the ramp were then shown to the committee for their information. Preliminary estimates for the Courthouse renovation were also presented. Linc Poley estimates renovation work will amount to an average of \$45.00 per square foot, which includes carpeting, electrical and mechanical work; and architectural and structural changes.

Phase One includes expanding office space on the ground floor of the old building. It was noted, money budgeted by the County Board included the renovation of the Planner's area and expansion of the work area on the ground floor. Linc Poley stated he has met with personnel in the Courthouse concerning the renovation.

On the second floor, Linc stated some wall changes will be made to accommodate the Judges. The second phase of the renovation is the North wing of the second floor and will cost an estimated \$112,000. The third phase will be the South wing at the same cost. Phase Four involves the main hall, staircase, at an estimated \$232,000 to \$300,000. The fifth and sixth phases are for the North wing (\$107,000) and South wing (\$107,000) of the first floor. Replacement of windows amounts to \$60,000 to \$75,000. Work on windows includes repainting the current woodwork and replacing woodwork where needed.



Work on the exterior of the building involves cleaning the stone; stripping paint from the dome to expose the copper; and landscaping, with possible site lighting. Lighting the dome was mentioned as a possibility as well as night lighting in the front of the Courthouse area. Linc suggested that 1% of the project cost be budgeted for artwork such as paintings by local artists and exterior sculpture. The architects and Judge Anderegg left the meeting.

Lyn Johnson was present to discuss the Carp River Forge Park project. Commissioner May read a report from Johnson on a grant to be awarded by the Bureau of Outdoor Recreation to the county in the amount of \$67,200 which requires a local match of \$13,450. The committee expressed concern over the necessity of this match as the association had informed the Board the County would have no financial responsibility. According to Lyn, the State proposed that the county pay their match over a period of two years and an in kind match is not acceptable. The grant must be spent within three years.

A communication from Thomas Solka on the deed for property transferred to Marquette County from the Carp River Forge Park Association was read. The mortgage was to be partially discharged before the property was turned over to the county. According to Solka this has not been done as of September 29, 1977 and he recommended it be done as soon as possible. Lyn stated the President of the association requested his permission to have the National Guard grade the park property. This would necessitate an amendment to the current grant.

During discussion, Lyn Johnson stated it may hurt the county's chances to receive future grants from the same agency if this one is refused now. Commissioner Bollero suggested meeting with the entire Carp River Forge Association. Lyn noted two other grants are pending. Commissioner Farrell felt the administration of the park should be done by the County.

The Controller stated on January 17, 1977 the Board authorized the Chairman to sign the grant. During the March 16, 1977 Board meeting 74 acres were accepted and Don Mourand was designated as the administrator for the Carp River Forge project. Lyn Johnson noted the Chairman did not sign the grant in question; this was done by Don Mourand.

It was moved by Commissioner Farrell and supported by Commissioner Leone that a report be written by the Chairperson of County Lands and Buildings, Commissioner Farrell, and the County Planner to include a recommendation that the \$13,450 local match be appropriated in the 1979 budget year; that the administration of grants and property be turned over to the County Planner, in place of Don Mourand, until a Parks and Recreation Commission is funded; that in the future the County deal with the entire Carp River Forge Park Association and not one representative of the organization; that as soon as possible the Board create a Parks and Recreation Commission to be responsible for the park and County recreation; that the Carp River Forge Park Association's responsibilities be advisory only; that other grants now being applied for by the County through the association be followed through the the Planning Commission. Commissioner May felt there may be some problem in turning this over to someone other than a Parks Commission. The present Parks Commission would have to be absolved and a new one established under another statute. The motion stood and more information will be sought on laws pertaining to a Parks Commission. Following discussion the motion carried unanimously.

It was moved by Commissioner Farrell, supported by Commissioner Bollero and carried unanimously to instruct the National Guard that grading, etc. of the property not take place until matters pertaining to the grant are cleared up. The motion carried unanimously.

Carol Spitz questioned parking provisions for Department of Social Services' employees. She also stated, under the law, DSS directories must be placed on the exterior of the building. The Controller will obtain estimates on directories listing all departments for placement at each of the entrances.

Gary Walker was present to discuss the arbitration hearing with Tom Shaw, Inc. Tom Shaw submitted seven items for arbitration. According to Walker, the supporting documents are unclear and he suggests the County refuse to arbitrate as the proper procedures were not followed by Tom Shaw, Inc. He stated he just received these documents October 12, 1977 and the arbitration hearing is set for October 20, 1977.

It was moved by Commissioner Farrell, supported by Commissioner Bollero and carried unanimously to postpone the hearing with Tom Shaw, Inc.

Northwestern Elevator Co. submitted a Certificate for Payment in the amount of \$4,210.00 which is the balance due them. Two items on the elevator have not yet been taken care of: the gong in the elevator and the car position indicator light. It was moved by Commissioner Farrell, supported by Commissioner Krook and carried unanimously to authorize payment subject to the Controller's approval and contingent on repairing the two items mentioned.

Mike Madden was present to discuss parking lot assignments for employees. Mike stated it was agreed that DSS would be assigned parking in lots by St. Peter's Cathedral, the law firm, and the county lot on Third Street. Mike stated during negotiating the lease these lots were mentioned for use by DSS. Parking meters will be installed on Baraga Avenue 30 to 60 days after the City Commission approves them, according to Mike.

It was noted a recommendation from the committee to gravel lots owned and rented by the County, and to extend a lease with the law firm for parking space was rejected by the Board. Mike stated he will be meeting with the law firm on a lease agreement on October 17, 1977. Mike will request the Prosecuting Attorney to check if there is any law stating the County cannot spend money on private property. Carol Spitz left the meeting.

Handicapped parking was discussed. It was the consensus of the committee that temporary signs for handicapped parking be provided until such time as permanent signs are obtained.

An estimate for paving at the Youth Home was received by Custom Asphalt in the amount of \$4,478 for the driveway only; \$2,030 for the parking lot only; and for both jobs combined \$6,352. This was the only bid received.

It was moved by Commissioner Bollero, supported by Commissioner Krook and carried unanimously to recommend to the Board that paving of the driveway and parking lot be done at one time at the Youth Home for \$6,352 by Custom Asphalt Paving, Inc. of Ishpeming, MI with funds coming from funds on hand in the General Fund. It was noted this work may not be done until next year if weather conditions are poor.

Equipment for the Annex was discussed. In addition to the list of equipment needed which was submitted to the committee previously, the following has been added: name plates for the commissioners; audio-visual equipment for the Commissioners Room; recording equipment for the Commissioners Room; and furniture for the Mail Room. This brings the total to \$16,000. There is currently \$4,500 in the Construction Fund, according to the Controller.

Commissioner May stated the Personnel Director's secretary will be placed in the Controller's Office's reception area and she suggested the Board's secretary be placed in the present Attorney's Conference Room. If this is done there are other rooms available for use by the attorneys as Conference Rooms. Also being considered is moving the Assistant Controller's Office's East wall to make two offices out of that area for the Accountant and Personnel Director. A bid on this work was submitted by LaBonte and Oatley for \$1,965.

It was moved by Commissioner Farrell, supported by Commissioner Leone and carried unanimously to concur with the recommendations of Commissioner May to locate the Board's secretary in the current Attorney's Conference Room, and to have the Assistant Controller's Office divided into two offices with funds from the Building Fund.

It was suggested that the recording equipment for the Commissioners Room be considered for the 1979 budget. Equipment and furnishings for two conference rooms and the mail room will be purchased. Also purchased will be a screen for the Commissioners Room and name plates for the commissioners. Furniture in the current Attorney's Conference Room will be transferred to an unfurnished room.

A communication from Tom Shaw to Daverman Associates stating he will inspect loose stair nosings within two weeks of September 30, 1977 was noted.

A communication from Representative Ruppe was noted and filed concerning the K.I. Sawyer property easement.

Commissioner May reported on Tom Shaw's request for the \$55,000 now being withheld from him by the County under the Davis-Bacon Act at the Bureau of Labor's request. Gary Yoder sent a letter to Shaw stating the money is being withheld at the Bureau of Labor's request and inquiries should be made to them. A lawyer for Tom Shaw sent a letter to the County Clerk stating Shaw does not come under the Davis-Bacon Act.

The Controller stated the furniture discussed above will cost \$5,105. It was moved by Commissioner Farrell, supported by Commissioner Bollero and carried unanimously to have the Controller advertise for bids for this equipment.

Commissioner Farrell stated there should be a phone answering service purchased for the Annex so that the public can be informed on days county offices are closed. The Controller informed the committee that the Equalization Department is requesting additional furniture for two CETA people employed in that office. This was referred to the Budget and Executive Committee as it requires a budget amendment.

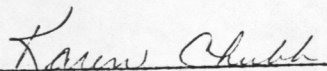
Dave Hillier stated Caspian Construction has not yet repaired several items in the Jail, and the air conditioning system is not working yet. The Controller will send a letter to the appropriate people expressing the committee's concerns regarding the air conditioning.

A statement from Linc Poley for a \$5,000 retainer for architectural services was submitted. This was referred to the Controller for a recommendation at the next Board meeting as additional information is needed before action can be taken.

Gary Yoder stated before money can be collected from the State for the DSS lease panic bars must be installed on a door in the connecting way between the two buildings. Dave Hillier will take care of this.

The meeting then adjourned.

Respectfully submitted,

  
Secretary



November 9, 1977

The County Lands and Buildings Committee meeting was duly called and held November 9, 1977 at 7:00 p.m. in the Courthouse Annex.

Present: Commissioners May, Bollero, Leone, Krook, Steele and Farrell.

Absent: Commissioner Racine.

In Attendance: Dave Hillier, Maintenance Engineer; Linc Poley, architect; Gary Yoder, Controller; Robert Hanson, Lloyd Thomas, Co.; and Gary Walker, Prosecuting Attorney.

Chairperson May called the meeting to order. Linc was present to discuss the connecting way between the Annex and old Courthouse. Linc stated advertisements for bids have been placed in the newspaper. He stated he would like an open meeting held for minority businesses for the project. Commissioner May stated she talked to Duane Beard regarding waivers for minority requirements. Duane stated EDA is holding up the City of Marquette as an example of making every effort to include minority businesses in their project and documenting their efforts. Mr. Beard stated the County should follow this example in case a waiver is needed. Linc presented working drawings and specs for the connecting way for the committee's information.

Linc stated the lowest responsive bid will be accepted. Linc will be at the construction site once per day or every other day. Commissioner May stated a clerk of the works may be necessary.

Commissioner May read a letter she sent to Senator Riegler and Congressman Ruppe regarding the problem with meeting the minority requirement specification under EDA guidelines. Commissioner May also read a letter of response from Congressman Ruppe on this matter.

Commissioner May stated bids will be opened November 23, 1977 at 3:00 p.m. at the Controller's Office. The architect will go over the bids. Commissioner May will be present for the bid openings as well as the Clerk and Controller. A special meeting of the committee will be held that evening at 7:00 p.m. to make a recommendation on the bids. Commissioner May suggested that a special Board meeting be held Saturday, 10:00 a.m. November 26, 1977 to award the bids for the project.

Robert Hanson from Lloyd Thomas, Co. was present to discuss their appraisal service. Mr. Hanson provided materials on the service for the committee's information. Mr. Hanson stated an engineering approach is used in appraising the buildings. Values are established and these values are kept up to date each year. Lloyd Thomas would represent the County for insurance claim purposes in the event a loss occurs. He proposed the furniture, equipment, fixtures, etc. be appraised at the Jail, Annex and Youth Home. Mr. Hanson outlined Lloyd Thomas' appraisal procedures and proposal to the committee.

He noted an October, 1976 letter stating it is not possible for them to certify values without going over the building. In the case of the old Courthouse the firm could appraise the Courthouse at replacement value based on similar available materials to reproduce what now exists, or if the cost of insuring that way would be too expensive (such as in the replacing of the marble columns in the Courthouse) items can be excluded from the appraisal. Mr. Hanson left the meeting.

Gary Walker was present to discuss additional space for his department. A clerk-typist will be added to his staff January 1, 1978 and more space is needed according to Gary. The committee viewed the area the Prosecutor is proposing be altered. He suggests subdividing the Magistrate's area and using part of that area for the clerk-typist and special investigator.

Commissioner May stated estimates on the proposed work must be received and the Magistrate notified of the proposal. Another alternative mentioned would be to divide the District Court waiting area in half to be used as a library/conference room and turning the Prosecutor's current library into office space. This matter will be discussed at the next meeting after estimates are received. Gary Walker mentioned continuing problems with the phone system in his office. Gary left the meeting.

The Controller submitted an estimate from Cook Signs for directories at the outside entrances of the Courthouse and Annex. A single faced 3' x 5' painted sign on fiber board would cost \$60.00 and a double faced sign would cost \$75.00. Dave Hillier and the Controller will submit more information on the directories in regard to what information will be placed on each sign and types of signs available. This will be discussed at the next meeting.

An invoice from Daverman Associates for architectural services in the amount of \$149.14 for work on the elevator and for special equipment was received. This is the final payment for the special equipment portion for Daverman. It was moved by Commissioner Krook, supported by Commissioner Leone and carried unanimously to approve payment of the bill subject to the Controller's approval.

A newspaper clipping was forwarded to the committee by Tom Shaw stating various plants, including rhododendrons located around the Annex, are poisonous if eaten. The communication was placed on file.

Commissioner May read a letter she sent to the Department of Labor requesting information on the status of the Tom Shaw labor dispute and if he is eligible to bid on the County's EDA project because of the dispute. Gary stated he received a call from Tom Shaw who had mentioned the matter should be cleared up shortly.

A communication from the Controller on obtaining an answering service for the switchboard on holidays was read. Michigan Bell will install such equipment on a monthly payment basis. At a cost of \$8.55 per month Bell will disconnect a Trunk Hunt Feature when the switchboard is shut down and then an answerer can be installed. Range Corporation sells two machines which will meet the County's needs and the Controller believes the cheaper of the two will do. The committee reviewed the proposal and authorized the Controller to act on it.

A letter was read from Dave Hillier stating the backs of chairs manufactured by Brower Furniture of Grant Rapids, MI have been breaking. Keith Kepler of U.P. Office Supplies recommended that Dave send the chairs back to the manufacturer. Mr. Kepler will contact Daverman Associates and Brower Furniture on this matter. Dave Hillier will keep the committee informed.

Another communication from Dave Hillier stated the smoke detectors in the Jail have failed to go off during three fires in the building. He felt a detection system that would pinpoint the location of the fires would be beneficial. Commissioner May stated she contacted the Undersheriff who believes there should be a panel type system which indicates by a light the area of the fire. The Undersheriff also mentioned a TV monitor system and will check with the proper authority whether this system would be acceptable.

Commissioner Farrell suggested purchasing several household type smoke detectors for the Jail. Dave Hillier, the Controller and the Undersheriff will get together to further discuss this matter.

A communication from the Assistant Controller on leasing parking space from the Kendricks, Bordeau, Casselman and Adamini Law Firm was read. The firm has asphalted the parking lot and is offering a \$270 per month, five year lease to the County. The lot would provide parking for 22 cars. Mike recommends that the Board enter into such a lease with the stipulation that the County can withdraw from the lease at 90 days notice.

It was moved by Commissioner Farrell, supported by Commissioner Steele and carried to recommend to the Board that they lease with the law firm for a period of five years at \$270.00 per month for 22 parking spaces with the stipulation that the County can withdraw with 90 days notice. Ways: Commissioner Bollero.

A communication from the Forestry Commission stating Satellite Systems Corporation would like to lease one acre in Forsyth Township to install cable T.V. antennas was read. The land was deeded to the County from the State and there was some question whether the deed stated the land would revert back to the State if used for other than forestry purposes. Tom Solka will have to look over the deed to see if there is a reverter clause.

Commissioner May stated a response was received from the Harbor Commission on the committee's request for capital outlay projects. The letter stated the Harbor Commission would like the committee to consider expanding the seawall to the east and install finger slips to accommodate more boats within the Harbor of Refuge. Commissioner Farrell stated the refuge is for people in trouble and is not for marina purposes. He also stated the refuge was built by the Corps of Engineers not the County. Commissioner May stated she will contact John Beerling on this matter. The letter was placed on file.

A letter from Dave Hillier was read stating no action has been taken by Caspian Construction on items that need repair in the Jail building. Commissioner May stated she contacted Mr. Berg of Caspian and he has contacted the sub-contractors. All items needing repair must be taken care of by various sub-contractors with the exception of the Jail bunks, which were done by the general contractor. Copies of the letters from Mr. Berg to the sub-contractors will be forwarded to the committee.

Commissioner May noted there is still a problem with the sensing device for the Jail garage door. Dave Hillier stated this cannot be fixed because the door is too close to the street and senses all traffic going by which then raises the door.

Following discussion, it was moved by Commissioner Bollero, supported by Commissioner Leone and carried unanimously to recommend to the Board that the Prosecuting Attorney contact the sub-contractors to state if these matters are not taken care of within 25 days court action will be taken.

Commissioner May read a letter she sent to Dr. Heath on the Olympic Training Site proposal which includes County owned property. The letter requested that he not include plans for using County lands without Board approval. Commissioner Leone was excused from the meeting.

Bids for office furniture and equipment for the Annex were discussed. Gary questioned a bid submitted by Northern Stationers for calculators. He was not sure if the low bid met the specifications. All other items could go with the low bidder according to Gary.

It was moved by Commissioner Farrell, supported by Commissioner Bollero and carried unanimously to recommend to the Board that the low bids be accepted for the purchase of administrative services equipment and furniture using the \$4,500.00 appropriated by the Board for this purpose. The total cost of these items amount to \$3,873.51.

It was moved by Commissioner Farrell, supported by Commissioner Steele and carried unanimously to recommend to the Board that they accept the bids for the purchase of furniture and equipment of various annex rooms in the amount of \$4,039.41 with the funds coming from funds on hand in the General Fund. The committee felt the purchases should be made for optimal use of the building. All items are low bids with the exception of the calculator which will be purchased from Altmanns as the low bid did not meet specifications.



Commissioner May stated she was contacted by an individual on the Harvest Festival Board who mentioned establishing a County fairground.

Commissioner May noted the Coffee Shop is open. According to Gary the county is responsible for the payment of the wall covering in the room which was done by LaPonte and Oatley. It was moved by Commissioner Farrell, supported by Commissioner Krook and carried unanimously to authorize payment to LaPonte and Oatley for the wall covering for the Coffee Shop.

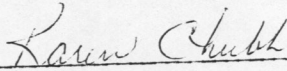
Dave Hillier stated it will cost \$900 to install panic bars on a door in the connecting entrance between the two buildings. No action was taken on this matter.

Dave Hillier stated he does not have sufficient funds in his budget for snow removal. He also stated advertisements were placed for bids on this work and none were received. Commissioner May stated he should go to the Budget and Executive Committee to revise his budget for snow removal expenses. The Controller and Dave Hillier will get together and submit a recommendation to the committee on snow removal at the next meeting.

The proposal by Lloyd Thomas was referred to the Budget and Executive Committee on a motion by Commissioner Farrell, supported by Commissioner Bollero and carried unanimously with a recommendation that the Budget and Executive Committee recommend that the Board enter into this appraisal service if the present means of insuring is continued. The service will cost about \$7,000.00.

As there was no further business to attend to the meeting adjourned.

Respectfully submitted,

  
Secretary

Addendum: After further consideration of the bids submitted for furniture and equipment for the Annex the low bid for item A-4 would not meet specifications. Therefore, the Controller recommends that the higher bid be accepted. This will increase the amount required from \$4,089.41 to \$4,869.31.

November 23, 1977

A special meeting of the County Lands and Buildings Committee was duly called and held at the Courthouse Annex on November 23, 1977 at 7:00 p.m.

Present: Commissioners May, Bollero, Farrell, Steele, Krook and Leone.

Absent: Commissioner Racine.

In Attendance: Gary Yoder, Controller; Linc Poley and Paul Bilgen, architects; and Dave Hillier, Maintenance Engineer.

The purpose of the meeting was to review the bid received for the barrier free connecting element between the old Courthouse and the Courthouse Annex and to make a recommendation to the Board on the acceptance of the bid.

Linc Poley stated the only bid received for the project was submitted by O'Dovero Construction Inc. in the amount of \$249,504.00. The funds available from EDA for the project amounts to \$193,500.00.

Linc stated various alternates included in the project could be excluded which would lower the cost somewhat. The first alternate concerns office space in the Social Services area. By eliminating this alternate the project cost would be \$243,254.00. Two thousand dollars can be eliminated for landscaping thus bringing the total project cost to \$241,254.00.

The third alternate which could be cut out is drywalling the ceilings of the ramp for a savings of \$2,000.00 thus lowering the project cost to \$239,254.00. The final alternate included in the project specifications is carpeting and wood base for the connecting element. The elimination of this alternate would lower the project cost to \$235,254.00.

Linc stated the County could also consider asking EDA for an extension of the date in which construction of the project must begin. Currently, the project must begin by the first of December, 1977. Such an extension would enable the County to advertise for bids for a second time. Linc stated this would mean construction would take place in poor weather, however. Also, costs may go up.

Linc recommended that the County not go out for bids a second time but work with the present bid and perhaps use funds from Phase I of the renovation project for the ramp. He also stated the alternates will have to be done at some time and the cost may go up. He noted there are not many items which can be cut from the project to reduce costs for a second bidding.

Commissioner May stated \$235,000.00 has been budgeted for Phase I of the Courthouse renovation project. Phase I involves the renovation of the ground floor of the old Courthouse and expansion of office space in that area. The base bid with the alternates is \$56,000.00 above the EDA funds available for the project. Gary Yoder noted the \$249,504.00 figure does not include the architects' fees.

It was moved by Commissioner Bollero and supported by Commissioner Leone to recommend to the Board that O'Dovero Construction Inc. be awarded the project to construct a barrier free connecting ramp between the old Courthouse and the Courthouse Annex in the amount of \$249,504.00 and that \$66,000.00 of the funds allocated for Phase I of the Courthouse renovation project be used in addition to the \$193,500.00 in EDA funds to complete the project and for payment of architectural fees connected with the project.

Commissioner Farrell expressed concern over the fact that only one bid was received for the project. Linc Poley felt it would not be necessary to hire a clerk of the works for the project. He also noted the EDA 10% minority business

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requirement will be fulfilled as one of the project suppliers will be the Chippewa Window Co. Linc also noted the project plans have been submitted to the State Historic Preservation Office and he has received a letter from them approving the project. Paul Bilgen mentioned the possibility of obtaining federal funds through the Michigan Historic Division for various items connected to the renovation project. Following discussion, the motion carried unanimously.

Linc Poley stated he will draw up the contract with O'Dovero Construction Inc. for the Board's review at the special meeting on November 26, 1977. There will be a stipulation included in the contract that construction must begin by December 1, 1977.

As there was no further business to come before the committee, it was moved by Commissioner Bollero, supported by Commissioner Leone and carried unanimously to adjourn.

Respectfully submitted,

Karen Chubb  
Secretary



December 14, 1977

The County Lands and Buildings Committee was duly called and held December 14, 1977 at 7:00 p.m. in the Courthouse Annex.

Present: Commissioners May, Rollero, Steele, Krook and Farrell.

Absent: Commissioners Racine and Leone.

In Attendance: Gary Yoder, Controller; Linc Poley, Architect; Ken Scari, Michigan Power Company; and Gary Walker, Prosecuting Attorney.

A communication from Central U.P. Builders Exchange concerning the EDA Minority Business Enterprises requirement, and including EDA Civil Rights Office procedures concerning the requirements was noted and filed. Gary Yoder and Linc Poley, Architect, have verified that the County's EDA project meets MBE requirements.

A Honeywell proposal to install an automatic temperature control in the Courthouse Annex was presented. The control will cost \$426.00 and involves adding controls to the air handler and condensing unit to alleviate problems causing the unit to shut down. Gary stated the problem is based on the design of the system and requires additional controls to work more efficiently. The automatic temperature control will be a partial solution to the problem. According to Tom Shaw, zones in the building are operated by one thermostat per zone causing a wide variation in heat distribution. This problem will not be solved with the automatic temperature control.

It was moved by Commissioner Rollero, supported by Commissioner Krook and carried unanimously to table the matter until the next meeting pending discussion by the Controller with Bourrie, Inc. on this matter.

Linc Poley was present to discuss the progress of the connecting ramp. Linc presented samples of brick for the project. The company which provided the original brick for the Annex has gone out of business and the substitute selected by Linc is similar to the original. The committee approved the brick selected by the architect. The completion date of the project will fall between April and June, 1978 according to Linc.

Linc stated he received information on funding sources available to the County for the Courthouse renovation project from the Michigan Historic Division. He also provided a nomination form for placement on the National Register of Historic Places.

Gary Yoder stated the Veterans Trust Office must be relocated because O'Dovero will begin work in that area soon. The Controller will make arrangements for the office to be located in another area.

Linc informed the committee that Marquette County's EDA project has been selected for evaluation by EDA and a person must be appointed as a contact person. The committee felt the Controller would be the logical choice for this responsibility.

It was moved by Commissioner Farrell, supported by Commissioner Rollero and carried unanimously to recommend to the Board that the County Controller be designated as contact person for the EDA evaluation program.

Linc briefly outlined the construction phases for the connecting ramp. All levels will provide barrier free access to the Courthouse.

Linc stated preliminary drawings for the entire Courthouse renovation project are being drawn up. He stated he will be working with department heads concerning changes in their departments. The first phase of the project could possibly go out for bids sometime in March or April, according to Linc.

Placement of the Courthouse on the historic building list was again discussed by the committee. It was moved by Commissioner Farrell, supported by Commissioner Steele and carried unanimously to recommend to the Board that the Board Chairman write to the Keeper of the National Register requesting that the Courthouse be placed on the National Register of Historic Places.

Directories for the outside entrances were discussed. Gary stated Dave Hillier, Maintenance Engineer, has been working on the directories and has had difficulty in finding the type he wants. This matter was tabled until the next meeting. Linc Poley left the meeting.

An invoice from Daverman Associates for architectural services connected with Contract Interiors was presented in the amount of \$205.09. This has been approved for payment by the Controller. It was moved by Commissioner Krook and supported by Commissioner Bollero to approve payment of the bill to Daverman Associates.

A Certificate of Payment was received from Contract Interiors for \$13,180.30; this is a final payment. The Controller will check to be sure all items contracted for have been completed. It was moved by Commissioner Bollero, supported by Commissioner Steele and carried unanimously to approve payment of the bill.

A communication was received from the Department of Labor regarding the Tom Shaw labor dispute. The Regional Office informed the County that the case has been referred to the Office of Government Contract Wage Standards, Washington, D.C. Tom Shaw informed Gary Yoder that that office is in the process of formulating a letter on this matter. Commissioner May stated the County had been informed by phone from the office in Washington, D.C. that the Tom Shaw labor dispute does not affect his eligibility to bid for County projects.

In regard to snow removal for the County, the Controller stated an individual has been contracted with on a hourly basis to provide this service. Gary noted the County did not receive responses to their request for bids for this service.

A letter from Poy Heath was read stating County land may be of interest for the Olympic Training Site depending on the outcome of the preliminary plans for the site. Should County lands be included, a representative from the County will be included on the Site Planning Committee, according to Mr. Heath. A related letter from Burt Boyum stated references made to County land in the Mount Marquette area for inclusion in the training site have been mentioned in terms of possible use only. Mr. Boyum noted that Lyn Johnson, County Planner, has been asked to work with them on the planning of the site.

Gary Walker entered the meeting to discuss various items with the committee. A communication from William Jackson on his request to lease one acre of land in Forsyth Township to construct a cable T.V. antenna was read. Sketches of plans for the antenna and photographs of similar antennas to the one proposed were also supplied by Mr. Jackson. Gary Walker stated there isn't a reverter clause in the property deed which would not allow this type of lease.

Commissioner Farrell felt public land should not be leased to private enterprises. It was moved by Commissioner Farrell, supported by Commissioner Bollero and carried unanimously to recommend to the Board that the request by Mr. Jackson be denied as the committee opposes the use of public land by private enterprises. Mr. Jackson will be informed by letter of the committee's action.

Gary Walker also discussed a hearing on the Tom Shaw arbitration case held December 6, 1977. Items being arbitrated are as follows: a) Additional work by subcontractors, \$520.30; b) Additional vinyl material, \$271.00; c) Identifying devices, \$291.51; d) Extended overhead and general conditions, \$8,843.29; e) Concrete walk, \$4,207.38; f) Insurance claims, relief sought to be determined; g) Landscaping contract, relief sought to be determined.

Gary Yoder stated he received an estimate from Clossner Construction Co., Inc. to divide the District Court waiting room in half to be used as a waiting room and library for the Prosecutor. The cost is estimated at \$1,900.00. To divide the present Prosecutor's library into two offices would cost an additional \$1,400.00. Gary Walker stated he would like a hallway constructed between the two offices. Walker then left the meeting.

Ken Saari, Michigan Power Company, was present to discuss contracting with the County for uninterruptable gas service. He submitted data based on the County's last twelve months of fuel compensation, ending October 24, 1977. The information included cost of gas to the County, and the cost under the new interruptable and firm rates. Firm gas would increase the cost to the County but service would not be curtailed as often as in the past.

Mr. Saari stated the County may be cut off from natural gas next winter for various periods of time, up to a total of 45 days, if they remain on interruptable gas service. Mr. Saari said if gas is not available in this area because of an emergency situation the first to be cut off would be large industrials followed by customers who can convert to an alternate source of fuel, such as the County. Mr. Saari left the meeting.

It was moved by Commissioner Bollero, supported by Commissioner Farrell and carried unanimously to recommend to the Board that the County go with firm gas service because of the possibility of having natural gas curtailed which would require the County to use oil for a possible 45 days. Gary Yoder stated the County had to convert to oil for a total of three weeks last year at a cost of \$7,500 because of curtailments.

An advertisement from ADT Security System on electronic protection devices for the Courthouse was noted and referred to the Controller with a copy going to Linc Poley, Architect.

A communication from Alger-Marquette Community Mental Health Center proposing alterations at Brookridge was read. The Center would like to put in three small partitions in the boys' dorm. Commissioner May noted a needs assessment report has not yet been submitted by the Community Mental Health Center. The Executive Director of the Center has indicated, however, that there is a need for such a facility in the area.

It was moved by Commissioner Farrell and supported by Commissioner Bollero to recommend to the Board that they approve the request by the Alger-Marquette Community Mental Health Center to put in three small partitions in the living quarters of the boys' dorm with the stipulations that: 1) The Fire Marshall approves the changes; and 2) The proper building permit is obtained. The motion carried unanimously.

Commissioner May read a work program presented by Lyn Johnson to the Budget and Executive Committee on the Carp River Forge Park Project. A recommendation will be going to the Board for action needed to further develop the park.



Commissioner May noted the Parks and Recreation Commission wishes to discuss the proposed new Parks and Recreation Commission at the January Budget and Executive Committee meeting.

Re the Harbor Commission's long range capital outlay project at the Harbor Refuge. John Beerling stated the harbor is owned by Marquette County and the County and State shared the cost of construction. The County agreed to maintain the refuge. She stated a request should be submitted to the State Waterways Commission for work that needs to be done. The request will be placed on a priority list for 50-50 funding. Additional funding is possible from the Bureau of Outdoor Recreation which would cut the County's share to 25%. Commissioner Farrell suggested having someone from the Harbor Commission attend a meeting to discuss the project request.

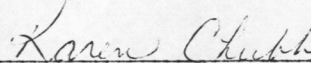
In regard to replacing defective chairs from Brower Furniture, Gary stated U.P. Office Supplies contacted the company and they claim the County is at fault.

Commissioner May noted the State Police inspected the Jail for recommended changes. The Controller is pursuing estimates of the cost of these recommendations.

The committee viewed the District Court waiting area and the Prosecuting Attorney's library. Following the inspection, it was moved by Commissioner Farrell, supported by Commissioner Steele and carried unanimously to table action until January in order to obtain additional estimates, including the cost of installing windows in the library, and compliance to building code requirements.

As there was no further business to attend to, it was moved by Commissioner Bollero, supported by Commissioner Krook and carried unanimously to adjourn at 10:10 p.m.

Respectfully submitted,

  
\_\_\_\_\_  
Secretary