

At 9:05 a.m. Public comment. - None

IN THE MATTER OF TRAVEL

Harry Brady moved to approve the following travel request this day. Bruce Wilde seconded the motion. The roll being called upon its adoption, the vote resulted as follows:

Absent – Terry Boose
Aye – Harry Brady
Aye – Bruce Wilde

Roland Tkach & Stephanie Dendinger-Auditor-Mt. Gilead- County Auditor District Meeting- March 25, 2022
Roland Tkach-Auditor-Dublin/Columbus-CAAO Executive/Legislative Meeting & OCCO Reception- April 06, 2022
Bruce Wilde, Terry Boose & Harry Brady-Commissioners-Columbus-CCAO/OCCO Legislative Reception- April 06, 2022
Tacy Bond-EMA/911-Louisville, KY-NENA 911 National Conference- June 12 thru 16, 2022

SIGNINGS

Award of Special Distinction is hereby presented to Ken Wilde, a/k/a Martin Davis for 50 years of dedicated Service with WLKR Radio

At 9:10 a.m. County Project updates:
Joel Reidy, Network Administrator.

Department	Project		Status	3/16/2022		
Common Pleas	Install new switch, install new Wi-fi		equipment on order	eta april		
Common Pleas	Install new wireless phones in courtrooms		equipment on order	eta april		
Juvenile Court	Install new network switches		50% complete	equipment on backorder	eta april	
Juvenile Court	Server upgrades for courtview system		50% complete, work needs to be completed after hours.			
JFS	Install new router,firewall and router		Project is complete			
Office Building	New Fiber Switch install		in progress			
MHAS	Server grant		75% complete. Xerox is installing Portal on server.			
MHAS	Technology grant		Approved Funds to be received in March			
Fairgrounds	Wi-Fi install		Starting 4/1/22			
Admin building	Router, firewall upgrade		equipment on order			
Admin building	Wi-Fi upgrade		Gathering quotes for materails			
Law Library	Switch upgrade		equipment on order	eta april		
IT	Configure Intrusion Prenvention System		Complete			
IT	NTIA Broadband Grant		Application is submitted, NTIA is reviewing challenge data			
Recorder	Staff PC Upgrades and repurpose compute		75% complete, 1 pc is on backorder			
IT	Syslog Server		Operational reviewing performance.			
IT	Electronic Information Storage center		equipment on order			
Adult Probation	Network upgrades/recable		started/some equipment still on order			
Recorder	Switch upgrade		equipment on order	eta 3/28		

Received Fiber optic switch for Main St. Office Buildings. Configuring it now and hope to have the 1st department on it next week.

Mr. Brady asked if Mr. Riedy had been able to talk with Board of elections about the climate-controlled room to use for data center. It has access to the hallway and to an office in the back that could be used for the IT office. Mr. Riedy said that he was able to see the room and feels it would work well. He would like to have access to their server room as well. Need to get moving on this.

Peter Welch, Director of Operations –

PROJECTS March 17, 2022						
	Architect/Eng.	Contractor	Est. Cost	Award/Start Date	Completion Date	Comments
Ad Building Roof	Garmin Miller					Proposal to design and prepare bid specs submitted to Board on 1/27 for review. Also, researching TIPS Program.
Downtown Office Complex Roof	Garmin Miller					Proposal to design and prepare bid specs submitted to Board on 1/27 for review. Also, researching TIPS Program.
						Advance Construction is providing cost estimate to replace.
JFS Roof	Garmin Miller	Advance Const.	\$390,369	6/8/2021		Work in progress. See Field Report. Advance submitted a proposal to repair and plant damaged EFIS for \$22,330.
						CORSA to look at boilers on 3/17/22.
Jail Sewer/Grinder	Garmin Miller					Meeting held with Architect, Jail Personel, and City on 1/20. Researching options and what other jails have implemented. Contacted J&H for help.
Courthouse Lighting	Garmin Miller		\$50,000			Received quotes from All Phase and Stively. Waiting for third quote from Firelands Electric. Fixtures are 8 to 10 weeks out.
Administration Elevator	Garmin Miller		\$300,000			Proposal to design and prepare bid specs submitted to Board on 1/27 for review. Garmin Miller to discuss with Board on 3/17/22.
UST Shady Lane	BJAAM		\$33,980	5/20/2021		Remediation Plan submitted on 12/2/21. Waiting for BUSTR'd approval.
Admin Bathrooms		Legends	\$46,463		2/22/2022	Project started 2/22. Floor and painting has been completed. Waiting for fixtures. CO for \$3,600.
Courthouse Ramp		RMH Const.	\$22,401			PreContrustion mtg held 2/16. Work to start mid April. Waiting for Change Order for steps.

A change order was submitted by EFSI for JFS roof, the bottom trim needs to be repaired and re-painted. Mr. Welch thought the price of \$22,000.00 was high.

CORSA sent their engineer to look at the courthouse boilers. Will see if there is a possible insurance claim. Mr. Welch would like to have Garmann Miller look at the boilers during their assessment to try to determine what did happen to them and try to prevent anything in the future.

If Mr. Welch does not receive the 3rd quote for the Courthouse lighting by Friday, he will submit with just the 2 quotes already received. We need to have a contractor before we can order the lights.

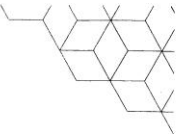

The bathrooms on the 2nd floor of administration building are almost done. Will do a walk thru with them to point out items that need to be fixed.

	Architect/Eng.	Contractor	Est. Cost	Award/Start Date	Completion Date	Comments
Jail Roof	Garmin Miller	Chaney Roofing	\$366,140	6/8/2021		Contractor's waiting for materials. Some materials have been delivered. Hoping for a start date in mid-April.
Building Assessment	Garmin Miller		\$24K - \$48K			Proposal provided to Commissioners mid-December. Garmin Miller to discuss with Board on 3/17.
Courthouse Security			\$47,500			Ohio Supreme Court Technolgy grant submittted on 2/14/22 for \$123,000. State awards grants in June.
Courthouse Floor		Midstate				Midstate (Doug) assessed floor on 1/22. SOQs submitted to county for review. We need to decide if we are requesting advertise for SOQs.
Law Library Doors		Koch	\$7,112			Law Library Board is re-elevating project due to costs.
Old Jail						
	Garmin Miller					
Performing Arts Door		Koch	\$4,750	3/3/2022		Awarded project to Koch Aluminim on 3/3/22 for \$4,750. Doors are 4 weeks out. Electical Panel door is on order.

Mr. Welch stated that the law library board was going to re-evaluate the law library project, they did not like the pricing on the doors. There are 4 doors, each with different measurements, so will need to be custom made. The electrical panel door ordered was wrong, so reordered. Mr. Brady suggested having David Price Metals make it if they could not find one to fit.

Mr. Brady asked Mr. Welch how soon did he think we could move on the carpeting at JFS. Mr. Welch told him that it would have to go out to bid; he thought this would be a good question for Garmann Miller as to how to bid this and could you tie in the auditor’s floor. Mr. Welch said that the hardest thing about doing the carpet/painting jobs is that the offices want to stay open. We then have to pay more on the jobs if they are working nights and weekends. Mr. Welch felt that the department heads should figure out how to stay open while the work is being done. Mr. Welch said that Ms. Minor has a plan in place.

At 9:30 a.m. Garmann Miller, **Chris Monnin, PE Principal/COO** and **Jim Turissini, AIA**. Discussed Assessment and Budgeting for County Buildings and current buildings.



December 15, 2021

Huron County Commissioners
180 Milan Ave., Suite 7
Norwalk, OH 44857

Re: Planning Services for Assessment and Budgeting for County Buildings

Commissioners Brady, Boose and Wilde:

Jim Turissini met with Commissioner Brady, Pete Welch and members of the building and grounds department recently to discuss Huron County's future projects. The tour of your buildings was most informative, and we understand your requirements. Garmann Miller is pleased to submit this proposal for planning services to meet your needs.

Discovery

Establish Project Goals & Collect Facts/Data – Garmann Miller will meet with the Commissioners to understand your overall goals, objectives, budget, and timeline for the project.

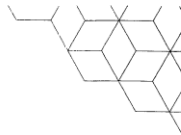

Assessment

Facility Assessment – For each building, Garmann Miller will conduct an assessment of the existing building to better understand and document its current condition. Once evaluated, recommendations will be made on the existing conditions. The three classifications used in our analysis are the following: "satisfactory", "needs repair", or "needs replacement". A recommended budget will be established to cover the short and long-term needs of each assessed item.

The buildings and systems that will be evaluated will vary by location and will include:

County Courthouse - 2 East Main Street, Norwalk
Scope of work - Partial assessment. Items include repair of mosaic floors (lobbies and corridors) electrical, and plumbing.

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Minster, OH | Columbus, OH | Indianapolis, IN



Huron County Office Building/Huron County Treasurer - 12 and 22 East Main Street, Norwalk
Project - 12 and 22 East Main are connected structures, a 4-story former bank and a 3-story former retail space.

Scope of work - Partial assessment. Items include electrical, and plumbing.

Norwalk Arts Center - 22 East Main Street, Norwalk
Project - Former Woolworth's department store. The Commissioners have recently acquired this building that is occupied by a community theater.
Scope of work - Full assessment. Items include HVAC, electrical, lighting, plumbing, life safety, exterior doors and windows and architectural features.

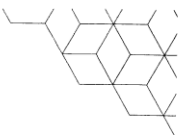

Huron County Administration Building - 180 Milan Avenue, Norwalk
Former trucking company offices. The building does not function well or meet code and is inefficient.

Scope of work - Full assessment. Items include HVAC, electrical, lighting, plumbing, life safety, exterior doors and windows and architectural features.

Senior Enrichment Services - 130 Shady Lane, Norwalk
Removal of 4 of 5 connected buildings on Shady Lane, the remaining structure will require design, site planning and MEPT services for the remaining building since utilities are provided by the facilities being removed.

Scope of work - Full assessment Items include HVAC, electrical, lighting, plumbing, life safety, exterior doors and windows and architectural features.

Opinion of Probable Cost Budget - For each building Garmann Miller will create an opinion of probable cost budget for you to understand the associated costs with the renovation of each building.




Compensation for Services

Our fee of \$24,000 is based on evaluating the five buildings concurrently and providing the Commissioners with a summary report with an opinion of cost for the Commissioners to implement any or all the referenced projects. If a full assessment of the Courthouse and the Huron County Office Building is required, Garmann Miller's fee will increase to \$48,000.

Garmann Miller appreciates this opportunity to work with Huron County again and looks forward to working with you on this project. If you have any questions or require any additional information, please contact me. If you find this proposal acceptable, we will then prepare a contract for your review and approval.

Respectfully,



Chris Monnin, PE
Garmann Miller

Mr. Brady asked Mr. Turissini about his thoughts on the 2 carpeting projects that he and Mr. Welch just talked about. Mr. Turissini said it depends on the needs for each location. If the type of carpeting was similar and the job timing was close, then yes, it's plausible. Carpet squares can be an option, but the proper solvent needs to be used so you don't get gases that cause people to get headaches. Getting materials could also be an issue. Mr. Turissini said that, yes, there were some economies of scale by combining the bids.

Mr. Brady asked Mr. Turissini about his proposal range of \$28,000.00 to \$48,000.00 in the assessment bids. If we go to \$48,000.00, what do we get.

Mr. Turissini told him we have a number of buildings and they vary in what needs to be assessed. There are 2 types of assessments: the first type is a warm, safe, dry- walk through or drive by of premises and note that the carpeting is shot and will need to be replaced, etc. A team is sent out with architects, engineers, designers, flooring for the second type of assessment. They nitpick at everything. Look at materials that have been used, equipment aging, capacity, energy conservation, lighting, etc. The second type is what they will be doing here.

The county courthouse scope was originally limited to a partial assessment. Looking at mosaic floors and select plumbing. Typically, when they go through a courthouse, they look at everything because all of the systems are interconnected.

Mr. Turissini said that based on the scope of work listed on the proposal, the courthouse partially doing, partial assessment on 12 and 22 E Main St. office buildings, Norwalk Arts Center- full assessment, but it is an open building, so should not be difficult to assess. Administration building, full assessment and Senior Enrichment Services group of buildings, partial assessments on some buildings, engineering on some, if you demo some of the buildings, the services may be coming from them, so would have to figure that out.

If you do a full assessment on the county courthouse and the administration building, that is when it will end up costing the \$48,000.00.

They end up with a road map for the commissioners to go forward. It fits into several buckets of requirements. Code issues which are things you have to deal with legally. Normally year 1 or 2, some can be pushed out a little further if they are part of another project. 5-year program is next, things that are needed operationally which you need to plan for and provide funding. Last is further that 5 years out, things that would aid the county in future development. Example would be a boiler that may need to be replaced in 15 years.

Mr. Brady asked about what might be included in a full assessment of the courthouse. Electrical, plumbing and floor were included in the partial assessment. A full Assessment would add HVAC, roof (if it had not already been done). Mr. Brady asked if outside lighting could be included and was told yes. Mr. Turissini also mentioned they would have their people look at the outside of the building to make sure that there were no areas of water infiltration. Mr. Brady then mentioned that we had discussed painting outside trim and possibly caulking. He asked if these would be included in a full assessment. Mr. Turissini told him yes, they had 23 points that they look at. Items looked at include roof, structural issues, exterior façade, but are only a few of the points.

The assessment of the courthouse and the administration buildings will be a lot more intensive. These buildings have a lot of hidden items.

Mr. Brady talked about some of the building issues that are not mentioned on the initial proposal, such as, separating the old jail building from the courthouse. Since we are currently looking at building a new building for the Senior Enrichment Center, we will no longer need a full assessment of the Shady Lane complex. Just specifics to demo some or all the buildings.

Mr. Turissini told the commissioners they begin an assessment by meeting with us to prioritize the items needed most. He said they contract for a pod of hours. The commissioners can spend those hours on whatever they want and if they don't spend them all, we won't be charged for them.

Mr. Turissini had the opinion that the 2 buildings he had marked for full assessments were the most important. He told the commissioners that when his people get into a building they may say there is very little to assess. These are the things that should be replaced, very little assessment is required. Prioritize what the commissioners are looking for in the future and where you want to spend your dollars.

Mr. Turissini said when they come out here for the assessments, they would like to get most of the facilities done in 1 or 2 long days. The commissioners will get many reports from the assessment. These will be used to come up with a plan for implementation, based on what the commissioners tell Garmann Miller that their budget/finances can absorb. Will look at needs – wants - requires.

Mr. Brady told him that we have some ARPA funds and some of the findings from the assessment may help us determine how to best use the funds. Mr. Wilde stated that we had hired a consultant to help us determine how the ARPA funds can be used; and feels that this is an opportunity to make upgrades with one-time money. This money is not sustainable. Mr. Wilde is big on LED light bulbs and believes they can help with lighting maintenance, by not having to switch out bulbs as frequently and should save on electricity. Mr. Wilde would like to do things now to help in the future.

Chris Monnin- mechanical engineer

Full assessment – timeframe – may walkthrough and report early June.

Goal to save county money over time.

Mr. Wilde asked if they had heard of SAFEbuilt to see if they had an opinion. They had not heard of them, but will ask around.

Mr. Welch asked them about the administration building elevator. He told them that we had received a quote of about \$300,000.00 a few years back and wanted to know if that number was way off now. Mr. Turissini said that they had done an elevator not to long ago in Mercer County and had estimated \$400,000.00, but the low bid was \$344,000.00. Davis and Newcomer Elevator Company got the low bid.

Mr. Welch asked about the TIPS Program. The program is supposed to give minimum pricing for materials. Mr. Turissini told us that there was a program near them that was similar to the TIPS Program called State firm pricing. He believed this pricing was slightly higher. Others in his area feel that the public bidding process is the best way to make sure you are getting the best price and getting the best for the taxpayer's money. Mr. Wilde told them that we had a vendor that was pushing the TIPS Program. Roofing contractors and water pad companies tend to push the TIPS Program.

Mr. Welch asked if they had ever worked with a design/build contractor called Midstate out of Marion, Ohio. The commissioners have been looking at them for the courthouse floor. Mr. Turissini told him that with a design build firm, you would hire an architect to do a preliminary plan and specs, then the design builder takes over. They hire another architect to move forward. It is not appropriate in Ohio for the same entity to do design and construction. Mr. Turissini said that they could self-perform. Midstate has self-performed for several projects including Wyandot's roof and Logan County Courthouse. Mr. Wilde stated that they make all of their own parts.

Mr. Turissini said they have 2 options; they can design build or be a subcontractor and self-perform. He felt that Midstate had a nice shop.

Mr. Brady stated that he was not a fan of design /build in the public realm because you have to hire an architect to develop and get a price, then you turn over to a design/build, who then has a staff architect or hires another architect.

Mr. Turissini told them that one of the things they would do in the assessment is tell us what delivery methods are most appropriate for various places. Some projects do better with design/build, some do better with construction management at risk (which is bidding out packages), others are hard bid jobs, these are the majority. Garmann Miller has a matrix on size of jobs. Design/build is designed to get jobs done quicker. If you have a schedule to meet it is quicker.

Mr. Welch asked about getting the courthouse floor done. Will look at this during assessment, then figure out what is the best option. Mr. Welch asked if the commissioners were going to approve the proposal for the assessment on Tuesday, March 22, 2022.

OLD BUSINESS / NEW BUSINESS

TIRC meeting in Willard

CCAO meeting @ 1:00pm

LEPC – 1:00 p.m.- Skip Wilde

EMA – 7:00 p.m. -Harry Brady

The commissioners had received an e-mail about Solar fields on landfills – Mr. Brady would like to more some information about this.

SAFEbuilt – Lisa Hivnor sent an e-mail out all of the cities and villages to see if they had any questions. Tom Gray had some questions. Will find out which communities would like to participate, then ask how to set this up. There are also some legal questions which Mr. Wilde sent to Mr. Strickler to review.

Mr. Wilde will talk with Lisa Hivnor. Need to have all questions answered before moving forward. Mr. Wilde would like to have a learning session on their portal.

Ms. Ziemba told them that it costs \$50,000.00 for the initial costs. This is for the programs and licenses and the commissioners have not budgeted for this amount. Will need to have Auditor involved.

Bellevue Historical Society – held at Providence Baptist Church on 1000 W. Gardiner St., Thursday, March 24, 2022 @ 7:00 p.m.

Henry Timmons Day – April 6 – 10:30 a.m.-2:30 p.m. Presentation at Chamber @ 11:00 a.m.

Legislative Day – April 06, 2022

Will walk thru basement/1st floor to get ideas for moving IT and BOE.

At 10:30 a.m. Harry Brady moved to Enter into Executive Session ORC 121.22 (G)(1) to consider the appointment, employment, dismissal, discipline, promotion, demotion, or compensation of a public employee or official, or the investigation of charges or complaints against a public employee, official, licensee, or regulated individual. Bruce Wilde seconded the motion. The roll being called upon its adoption, the vote resulted as follows:

*Absent – Terry Boose
Aye – Harry Brady
Aye – Bruce Wilde*

At 11:13 a.m. Harry Brady moved to end Executive Session ORC 121.22 (G)(1). Bruce Wilde seconded the motion. The roll being called upon its adoption, the vote resulted as follows:

*Absent – Terry Boose
Aye – Harry Brady
Aye – Bruce Wilde*

**No action taken*

At 11:14 a.m. Harry Brady moved to adjourn. Bruce Wilde seconded the motion. The meeting stood adjourned.

IN THE MATTER OF CERTIFICATION

The Clerk to the Board does hereby attest that the foregoing is a true and correct record of all actions taken by the Board of Huron County Commissioners on March 17, 2022.

IN THE MATTER OF ADJOURNING

The meeting was called to order at 9:00 a.m. With no further business to come before the Board, the meeting was adjourned at 11:14 a.m.

Signatures on File

*The following bids were opened for the Huron County Pavement Marking Project – Phase 2 on Friday, March 18, 2022 at 9:00 a.m.

Huron County Pavement Marking Project - Phase 2									
Bid Opening: Friday, March 18, 2022 9 a.m.									
ITEM	QTY	UNIT	DESCRIPTION	AMERICAN ROADWAY LOGISTICS		GRIFFIN PAVEMENT STRIPING		OGLESBY CONSTRUCTION	
642	25	Mile	Center Line 4", Type 1, as per plan	\$ 800.00	\$ 20,000.00	\$ 895.00	\$ 22,375.00	\$ 963.00	\$ 24,075.00
642	50	Mile	Edge Line, 4", Type 1, as per plan	\$ 500.00	\$ 25,000.00	\$ 550.00	\$ 27,500.00	\$ 796.00	\$ 39,800.00
TOTAL =					\$ 45,000.00		\$ 49,875.00		\$ 63,875.00