



Board of County Commissioners Agenda Request

3B

Agenda Item #

Requested Meeting Date: August 22, 2017

Title of Item: HHS Remodel, Relocation & Funding Plan

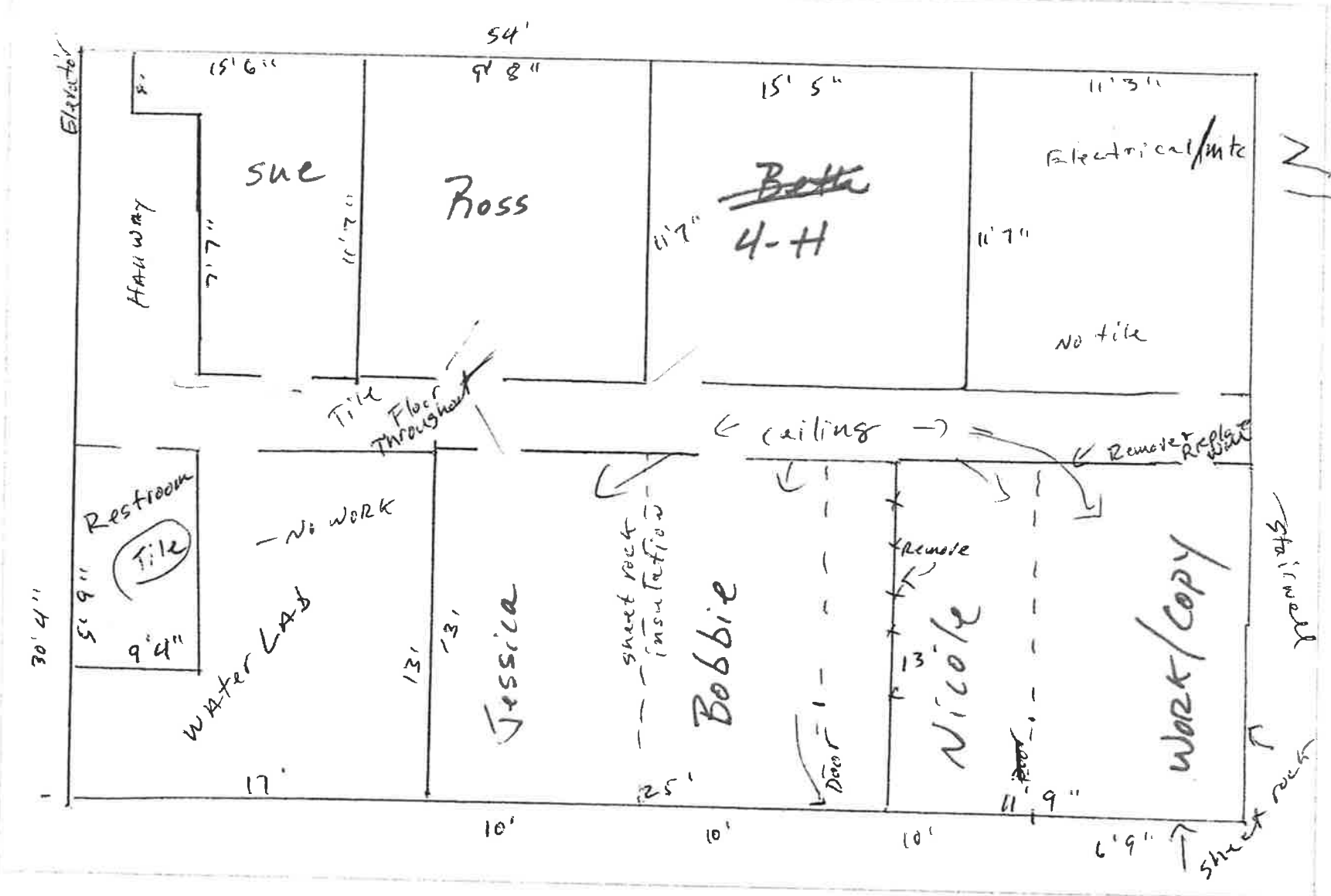
<input checked="" type="checkbox"/> REGULAR AGENDA <input type="checkbox"/> CONSENT AGENDA <input type="checkbox"/> INFORMATION ONLY	Action Requested: <input checked="" type="checkbox"/> Approve/Deny Motion <input type="checkbox"/> Adopt Resolution (attach draft)	<input type="checkbox"/> Direction Requested <input type="checkbox"/> Discussion Item <input type="checkbox"/> Hold Public Hearing* <small>*provide copy of hearing notice that was published</small>
Submitted by: Ross Wagner		Department: Economic Development & Forest Ind
Presenter (Name and Title): Ross Wagner, Economic Development & Forest Industry Coordinator		Estimated Time Needed: 15 Minutes
Summary of Issue: <p>With the new building project moving ahead, we will need to house all employees and functions that are currently in the "Old Jail" Initially, we looked at renting office space in town and other options. One option is converting the basement of the HHS to offices for administration. With the quotes we have received, the conversion estimate is \$35,899.21. Depending on the length of displacement and size of rental spaces, we were looking at costs of nearly double that amount. In addition, the space will be usable for HHS for a variety of functions after the building project is complete. Quotes received are attached. Other costs associated with the transition will be possible on site storage units and providing safe transaction window for Court Administration possible moving and other unforeseen items. To finance the transition/renovation we recommend approval of the use of the remaining balance of the "building-construction" reserve account. The current balance as of 7/31 was \$18,792.20; \$10,000 from HHS will be used and the remainder would come from the operational building fund. A summary of the location for the displaced offices is below;</p> <ul style="list-style-type: none"> - Administration, Economic Development, Human Resources and 4-H to HHS Basement. - Veteran Services Office to Crime Victims office in Jail Hallway. - County Attorney to current Court Administration Offices. - Court Administration to Judges Hearing Room. - Meeting space for County Board, Planning Commission to be determined. 		
Alternatives, Options, Effects on Others/Comments:		
Recommended Action/Motion: Approve quotes, funding option presented above..		
Financial Impact: Is there a cost associated with this request? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No What is the total cost, with tax and shipping? \$ Is this budgeted? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No <i>Please Explain:</i>		

2017

DEC	NOV	OCT	SEP	AUG	JUL	JUN	MAY	APR	MAR	FEB	JAN
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WoodWorks™



CONTACT:

Archie A. Landreman, CSI
 North Central Regional Director
 mobile: 262.497.5550
 email: archie@woodworks.org

WoodWorks provides free one-on-one project assistance related to code-compliant design, engineering and construction of non-residential and multi-family wood buildings.

VISIT: woodworks.org

Bear Creek Builders, LLC. ESTIMATE

Bear Creek Builders, LLC

31010 390th Place
Aitkin, MN 56431

612.810.9919 cell
www.BearCreekMN.com
brian@bearcreekmn.com

Estimate No.

Estimate Date: July 10, 2017

Bill To:

HHS Basement Aitkin

Address:

Phone:

E-mail:

Description	Units	Cost Per Unit	Amount
Demo existing office space No electrical, plumbing or HVAC	1	\$ 745.00	\$ 745.00
Dumpster	1	525.00	\$ 525.00
Labor for insulation and framing	1	1,265.00	\$ 1,165.00
Labor for sheetrocking	1	975.00	\$ 875.00
Labor for taping, sanding, and priming	1	1,660.00	\$ 1,660.00
Labor & material for VCT floor tiles 816 sq ft	1	2,880.00	\$ 2,880.00
Miscellaneous labor	1	450.00	\$ 450.00
			\$ -
Materials			\$ -
Treated and non treated 2x4 studs	1	703.65	\$ 703.65
Foam insulation and sheetrock	1	1,049.15	\$ 1,049.15
Accoustical grid, wire, and tiles 660 sq ft	1	1,489.15	\$ 1,489.15
Flat panel doors, trim, and hardware	1	1,168.26	\$ 1,168.26
Nails, caulk, and misc	1	500.00	\$ 500.00
Estimate Subtotal			\$ 13,210.21
Tax Rate			0.00%
Sales Tax			-
Other			
Deposit Received			
TOTAL			\$ 13,210.21

Thank you for your business!

Kortus Contracting and Remodeling, LLC
37866 309th Street
Aitkin, MN 56431
651-325-6691
License #8C637695

August 16, 2017

Health and Human Services Building
Economic Development and Forest Industry
Coordinator
Aitkin County
217 2nd Street NW
Aitkin, MN 56431
218-927-7305

Basement office remodel

- Frame up 3 offices with 3 5/8" metal track system per specs.
- Frame out wall in front of block foundation wall, using 1 5/8" metal track system.
- Insulate walls dividing offices.
- Drywall walls with 5/8" thick drywall.
- Tape drywall with 3 coats of drywall compound, finish and sand.
- Prime and paint desired color chosen by county.
- Install suspended type ceiling grid. Install 2'x4' drop in ceiling tiles throughout entire space.
- Install 3 flush entire doors matching existing door.
- Trim both sides of door, using 2 1/4" ranch style casing.
- Install hardware on all three doors.
- Stain and varnish wood doors and trim.

Kortus Contracting will clean up our site daily and dispose of all debris.

Cost of Materials: \$3,808.00

Cost of Labor: \$12,416.00

Total: \$16,224.00

Thank you for considering us for this project.

Tom Kortus
Kortus Contracting and Remodeling, LLC
651-325-6691

Ross Wagner

From: Thomas Miller [thomas@crowwingconstruction.com]
Sent: Tuesday, August 15, 2017 12:00 PM
To: Ross Wagner
Subject: HHS Basement Remodel

Ross,

The value to remodel the basement per your plan and per our conversations is \$39,300.

If this amount is competitive and within your budget, specifications can be provided.

Thank you for the opportunity to bid on this project.

Thomas

McGuire Mechanical

PO Box 108
 Aitkin, MN 56431
 United States

QUOTATION

Quote Number: 1327
 Quote Date: Jul 11, 2017
 Page: 1

Voice: 218-927-5400
 Fax: 218-927-5405

Quoted To:

Aitkin County Courthouse Maint
 209 2nd ST NW
 Room 115
 Aitkin, MN 56431

Customer ID	Good Thru	Payment Terms	Sales Rep
aitkin	8/10/17	Net 30 Days	

Description	Amount
New HVAC for basement of HHS building	10,251.00
option for UV light for air purification in system	385.00
option for Lifebreath 155 MAX air exchanger with dehumidistat and timer control	1,950.00
Option for two fire dampers in duct as it leaves mechanical room	360.00
McGuire Mechanical will supply and install one new Goodman model GMSS96060 96% efficient gas furnace with a Goodman model GGSX1403 2 1/2 ton A.C. system. with all ductwork to complete the system. Ductwork includes	
13 supplies with ceiling diffusers	
8 returns with sidewall grilles	
Price does not include any electrical	

Subtotal	12,946.00
Sales Tax	
TOTAL	12,946.00

FERRARA'S HEATING AIR CONDITIONING
& REFRIGERATION INC.

1-800-801-5765 / 1-218-927-4062

42369 DAISY STREET
AITKIN MN. 56431

07/14/2017

FOR: AITKIN COUNTY

FAMILY SERVICES LOWER LEVEL OFFICES

ATT: TOM

PROPOSAL

**WE HERBY SUBMIT ESTIMATES FOR THE
FOLLOWING INSTALLATIONS**

**FAMILY SERVICES BASEMENT LEVEL
HVAC SYSTEM**

1-BRYANT PREFERRED SERIES M# 926TA42060V17 60,000 BTU 96.2% EFF 2-STAGE GAS
W/VARIABLE SPEED ECM BLOWER
1-EXHAUST AND INTAKE PIPES
8-SUPPLY DUCT W/2' X2' DIFFUSER INSULLATED
7- RETURN DUCT INSULLATED
1-SUPPLY PLENUM INSULLATED
1-RETURN PLENUM W/BASIC FILTER RACK 1" X 16" X 25" INSULLATED
1-BRYANT HOUSE WISE DIGITAL WI-FI PROGRAMMABLE THERMOSTAT
1-CONDENSATE PUMP WITH DRAIN LINE
1-GAS LINE FROM BUILDING MAIN
1-BRYANT PREFERRED SERIES M# 127ANA036 3-TON 2-SPEED CONDENSING UNIT
1-BRYANT EVAPORATOR COIL M# CNPV3617ALA
1-3/8" X 7/8" X 50 FT REFRIGERATION LINE SET
1-SET VALVE LOCKS
1-UV PROTECTION KIT
1-CONDENSER PAD
1-RENEWAIRE EVR M#EV-200 AIR EXCHANGE
1-RENEWAIRE PERCENTAGE TIMER
2-FIRE DAMPER 1.5 HR RATED TYPE A 24" X 12" HORZ
TOTAL FOR ABOVE INSTALLATION -----\$21,960.00



42188 336th LN
Aitkin, MN 56431-4709

MN Electrical Contractor #: EA005991

Proposal

Date	Proposal #
6/14/2017	16115

Owner / Customer:

Aitkin County Health & Human Services
Julie Lueck
204 First ST NW
Aitkin, MN 56431

Project Location:

Aitkin County Health & Human Services Bld
204 First ST NW
Aitkin, MN 56431
Aitkin County

Project Description:

2017 Basement Remodel

Antoine Electric respectfully submits this Proposal in conjunction with the electrical work to be performed at the above referenced location and project.

Hallway

- Supply and install (5) LED troffer style fixtures.
- Install (1) general use receptacle.
- Supply and install (2) LED emergency exit combination fixtures.
- Install (2) three way switches for hallway lights.

Stairway

- Retrofit (1) florescent light fixture to LED.

Exterior

- Connect (1) AC condenser unit. (up to 2 ton unit)
- Install (1) ac service receptacle. (code required)

Mechanical Room

- Install (1) 125 amp 120/208 volt main lug load center panel.
- Install (1) 125 amp circuit in main distribution center.
- Connect (1) gas furnace. (20 volt 15 amp circuit)
- Install (1) 120 volt receptacle for furnace condensate pump.
- Retrofit (2) florescent fixtures to LED.
- Remove (1) electric baseboard unit heater.

Room 001

- Supply and install (2) LED troffer style fixtures.
- Install (3) 120 volt surface mounted general use receptacle.
- Install (1) data jack location. Cabling and jack installation to be completed by IT department.

Room 002

- Supply and Install (2) LED troffer style fixtures.
- Install (1) 120 volt surface mounted general use receptacle.



42188 336th LN
Aitkin, MN 56431-4709

MN Electrical Contractor #: EA005991

Proposal

Date	Proposal #
6/14/2017	16115

Owner / Customer:

Aitkin County Health & Human Services
Julie Lueck
204 First ST NW
Aitkin, MN 56431

Project Location:

Aitkin County Health & Human Services Bld
204 First ST NW
Aitkin, MN 56431
Aitkin County

Project Description:

2017 Basement Remodel

Remove (1) electric baseboard unit heater.
Install (1) data jack location. Cabling and jack installation to be completed by IT department.

Room 003

Supply and install (2) LED troffer style fixtures.
Install (1) 120 volt surface mounted general use receptacle.
Remove (1) electric baseboard unit heater.
Install (1) data jack location. Cabling and jack installation to be completed by IT department.

Room 004

Supply and install (2) LED troffer style fixtures.
Install (4) general usage receptacles.
Install (1) single pole switch for lights.
Install (1) data jack location. Cabling and jack installation to be completed by IT department.

Room 005

Supply and install (2) LED troffer style fixtures.
Install (4) general usage receptacles.
Install (1) single pole switch for lights.
Install (1) data jack location. Cabling and jack installation to be completed by IT department.

Room 006

Supply and install (2) LED troffer style fixtures.
Install (1) dedicated 120 volt 20 amp circuit and receptacle for copier machine.
Install (4) general usage receptacles.
Install (1) single pole switch for lights.
Install (3) data jack location. Cabling and jack installation to be completed by IT department.

General Overall

Demo and clean up existing conduits, lighting, and power outlets.



42188 336th LN
Aitkin, MN 56431-4709

MN Electrical Contractor #: EA005991

Contractor:
Ronald "Joe" Antoine
dba: Antoine Electric
42188 336th LN
Aitkin, MN 56431

Proposal

Date	Proposal #
6/14/2017	16115

Owner / Customer:

Aitkin County Health & Human Services
Julie Lueck
204 First ST NW
Aitkin, MN 56431

Project Location:

Aitkin County Health & Human Services Bld
204 First ST NW
Aitkin, MN 56431
Aitkin County

Project Description:

2017 Basement Remodel

Antoine Electric will submit State of Minnesota Electrical Permit and Inspection fees and coordinate Inspections with State Electrical Inspector.

All work shall be completed in accordance to National Electric Codes, State of Minnesota requirements, and all local code requirements.

This Proposal is valid for (15) days, and at our option, this Proposal may be withdrawn or considered void.

Any changes and / or additional work shall be charged as Time and Materials at standard contractor list price.

Proposal Amount: \$9,743.00

(Nine Thousand Seven Hundred Forty Three Dollars and Zero Cents)

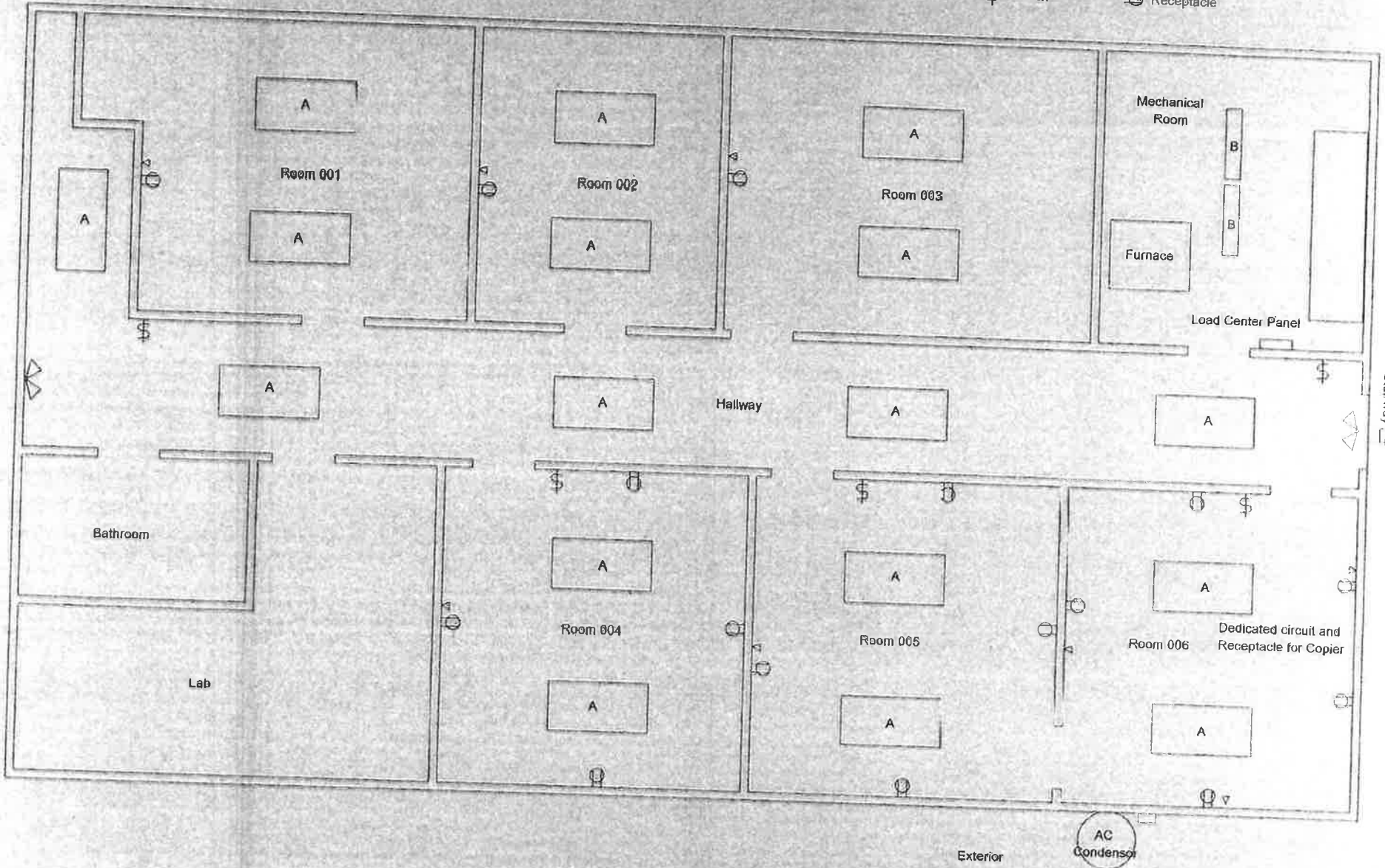
Payment Terms:

Rough In Payment: \$5,750.00

Trim Out Payment: \$3,993.00

A Type = 2 x 4 LED Troffer Fixtures
 B Type = Existing Fixtures Retrofitted to LED

Exit / Emergency Data Jack
 Switch Receptacle



ANTOINE ELECTRIC 42188 336th Lane
 Aitkin, MN 56431

Customer Name:
Aitkin County H. H. S.

Project:
Basement Remodel

Electrical Print Name:

Print #:

Scale: None
 Rev. Date: