



TO: BEN WEHMEIER  
FROM: GENEVIEVE COADY  
SUBJECT: JCEDC OFFICE BUILDOUT  
DATE: MARCH 1<sup>ST</sup>, 2016  
CC: RYAN MUNDT

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Dear Ben,

Enclosed is the requested information for the JCEDC office buildout for the Infrastructure Committee for the March 9<sup>th</sup> meeting. The project will allow the JCEDC to remain in its current space with the addition of the WEDO (Watertown Economic Development Organization) staff members. Ryan Mundt provided these figures. The funds to cover the buildout of the JCEDC space will not exceed \$12,000 (for contingencies) and will be paid for by the current JCEDC reserve fund and ultimately by cash asset acquisition from the WEDO merger – timed to be June of 2016.

Also enclosed is a map of the buildout. The new walls and doors are denoted in orange. The three built-ins to be removed are denoted with orange "x"s. The yellow outline denotes the full area to be re-carpeted.

Scope:

The first portion of the scope of work will be to split the current JCEDC conference room into two spaces. One half will serve as a multifunctional space with copiers, supplies and work stations. The half, newly enclosed, will serve as the existing JCEDC conference room, but newly enclosed (this is the half by the window and where the existing conference table sits). This will require the building of a wall to split the space as well as an additional door into the newly enclosed conference room space. An enclosed conference room space will be critical – both for HUD Homebuyer Certification for the office but also for the confidential nature of business meetings for JCEDC staff.

The second portion of the scope of work will be to enclose the current work space between RoxAnne and Genevieve's office areas. This space will become a new office for one of the new staff. To enclose the space an open doorway will need to be walled in and a second open doorway will need a door installed. The built-in shelving and storage in this space will need to be removed and relocated to the multifunctional room on the other half of the office.

With the new construction and the worn state of the flooring new carpet will need to be installed. Painting will also need to be done to the newly constructed spaces. Ryan will work with MIS on the IT wiring needs as well.

JCEDC REMODEL  
Carpentry/drywall           \$   4,120

Electrical	\$	1,500
HVAC	\$	200
Carpet	\$	3,178
Paint,(new wall only)	\$	500
MIS Data	\$	500
Ceiling Patch	\$	592
TOTAL	\$	10,590



Wifi replacement 2016

Jefferson County Courthouse, Sheriff's, MIS Building, WFD  
2/25/2016

Company	Product	Price	Maintenance	3 yr Maintenance	5 year maintenance	Other Yearly fees	Comments
ESG	Ruckus	\$82,617.60	2880 inc	\$6,726.85	\$9,257.15		On Premise (all 3x3 radios sending and receiving)
ESG	Ruckus	\$30,436.88		2338.75 inc	\$3,247.50		Virtual All 2x2 radios
ESG	Ruckus	\$50,215.63		\$508.75 inc	\$4,872.50		Some 3x3 radios, some 2x2 for low concentration areas
CDWG	Cisco Meraki	\$32,258.72		\$5,184.00	\$7776 inc		Gartner group magic quadrant winner This product does not require rework of existing Category 5e wiring Cloud managed 2x2
Core Vision IT Solutions	Xirrus Sheriff	\$65,137.05			\$8,359.80		
Juniper							Repackaging Ruckus Solutions, no quote
Wiring		10500					
Total							

\$52,461.50  
\$12,675.55

**Jefferson County**  
**Final Non-Lapsing and Carryover of Fund Balances Request**  
**For the year ending December 31, 2015**

Department Name Central Services

Business Unit	Account #	\$ Amount	Reason
1901	594809	\$ 20,000.00	Re-Roof F Section Sheriff Dept
1901	594810	\$ 50,000.00	HVAC-Courthouse
1901	594822	\$ 50,000.00	Re-Roof Sections at Courthouse
1901	594829	\$ 10,000.00	Re-Roof MIS Building
1901	594822	\$ 166,000.00	Boilers-Courthouse
1901	594821	\$ 45,000.00	Parking Lot-Washington Street
1901	594820	\$ 10,500.00	Replace Sally Port Garage Door/Underground Garage
1901	594821	\$ 20,000.00	Replace Approach Apron and Sidewalk-Underground Parking
1901	535247	\$ 11,500.00	Seal Courthouse/Paint County Board room
Total		\$ 383,000.00	
	Revenues		
	Expenses		
	Total		
	Carryover	\$ -	
	Levy w/carryovers		
	Contingency	\$ -	

*Mark Miller*  
 Department Signature

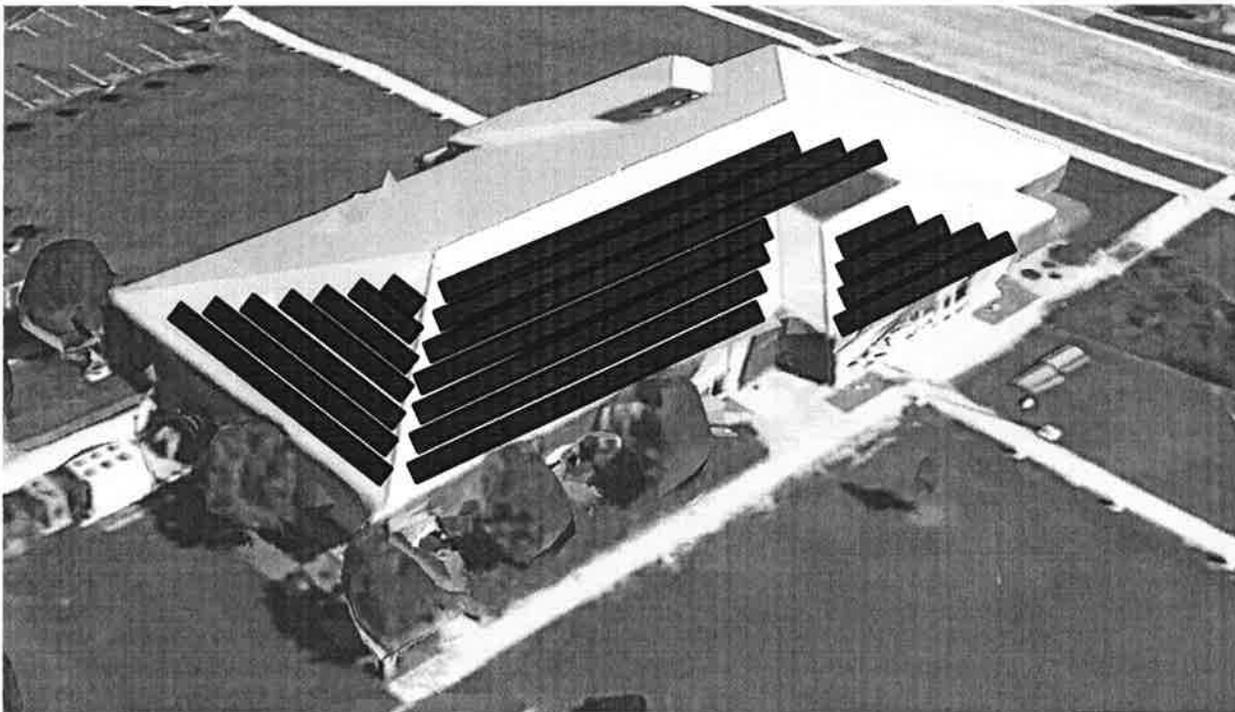
Date

February 15, 2016

### Workforce Development Center PV Project Potential

At the request of Ryan Mundt we are providing some engineering estimates related to the potential for a Solar Electric (PV) system on the roof of the Workforce Development Center. We understand that this is a wood structure (easy to structurally reinforce) under the metal roof (easy to mount panels to depending on seam profile). Our assumption is that the roof is 2:12 pitch (9.5°).

We estimate that the SE and SW roof at WDC could support up to 79 kW of PV. Based on historical electric usage in this building the majority of the energy would be used onsite, but interval data (weekend profile in particular) would have to be reviewed. This could result in a smaller optimized system.



Roof Area 1 (Southwest): 80 ft W x 40 ft H = 1,480 ft<sup>2</sup> = 14.8 kW<sub>DC</sub>

Roof Area 2 (Southeast): 160 ft W x 40 ft H = 6,400 ft<sup>2</sup> = 64 kW<sub>DC</sub>

(Assumes 1 kW<sub>DC</sub> per 100 ft<sup>2</sup>, including clearances around ridges/valleys/eaves)

The system could be interconnected through a panel board or through the switchgear depending on the electrical service size and capacity in the building. A location for inverter(s) would also need to be determined.

Our opinion of installed cost is \$2,800/kW. This system could produce ~1,120 kWh/kW/year offsetting ~\$112/kW/yr in electric costs. Simple payback would be 20-25 years without grants.

Currently WPPI (Jefferson Utilities) offers non-profit grants for the installation of solar electric systems. This grant can pay for up to 50% of the installed cost of the system. A site assessment and two cost proposals from installing contractors must be submitted with the grant application. The next grant application process starts June 1, 2016. This would make payback 10-12 years. See:

<https://wppienergy.org/SupportServices/CustomerPrograms/RenewableEnergyGrantsforNon-ProfitsRFP.aspx>

The next steps would be to complete a detailed feasibility study (which would meet the requirements for the site assessment) and solicit two cost proposals for inclusion with the grant application.