

# TODD COUNTY BOARD OF COMMISSIONERS

## *Work Session Agenda*

Date: July 3, 2018

Time: 10:00 a.m.

Meeting to be held at the Historic Courthouse 215 1st Avenue So, Long Prairie, Minnesota

<b>Item #</b>		<b>Approx. Time</b>
<b>1</b>	<b>Deputy Recorder position County Recorder &amp; Registrar of Titles Cheryl Perish</b>	<b>10:00 a.m.</b>
<b>2</b>	<b>Lake Shamineau Lake Improvement High Water Outlet Project Discussion</b>	<b>10:15 a.m.</b>
<b>3</b>	<b>Expo Building Discussion Facilities Committee Members</b>	<b>10:30 a.m.</b>

The County Board Meeting will begin promptly at the prescribed time. The County Board reserves the right to alter the order of the agenda items and the amount of time allowed for an item based on business needs.

# Todd County Expo Building

Todd County Board of  
Commissioners Work Session  
July 3<sup>rd</sup>, 2018



In early March of 2018, Todd County requested and received bids from local contractors to address the leaking roof and failing insulation issues at the expo building.

Multiple inconsistent bids were received that exceeded the municipal contracting threshold for use of quotes.



On April 17<sup>th</sup>, 2018,  
Todd County hired  
WSN to compile the  
attached report.

On May 25<sup>th</sup>, 2018,  
WSN submitted the  
attached report.



## Todd County Exposition Building Feasibility Study

Todd County Public Works

May, 2018



Engineering | Architecture | Surveying | Environmental

# The Expo Building Feasibility Report identified some of the following major issues with the building:

#1 Exterior panels on Lean-to to are buckling.

#2 The grade around Lean-to is high and in contact with siding.

#3 The roof transition seam has and may continue to leak.

#4 Lean-to contains mold in multiple locations.

#5 Existing roof may require additional strengthening to meet snow load requirements.

#6 Ventilation system is poor and may require upgrades.

#7 Structure does not meet ADA accessibility requirements.



# Todd County Expo Building Options Summary

Options	Improvement Description	Cost
A	Lean-to Structure Mold Remediation Only	\$ 45,000
B	Demolition and Replacement Main Building and Lean-To Structure	\$ 2,200,000
C1a	Metl-span Roof and Walls on Main Building and Mold Remediation on Lean-To Structure	\$ 1,009,500
C1b *	New Roof Panels, Metl Span Wall and Mold Remediation on Lean-to Structure	\$ 510,000
C2 *	New Steel Exterior and Liner Panels and Mold Remediation on Lean-to Structure	\$ 554,500
D	Demolition and Replacement of Lean-to Structure	\$ 420,000

*\* Similar cheaper options that address most issues*

Summary of improvement options to address building issues.



# Proposed timeline to immediately address Lean-to mold concerns.

2018 Expo Building Timeline - Mold Remediation Timeline	
Date	Item
6/26/2018	Facilities Committee Meeting - to discuss options to move forward to address mold issue in locker rooms
7/3/2018	County Board Work Session to discuss Expo Building
7/11/2018	Submit County Board packet for inclusion on County Board Agenda to hire WSN to create a RFP
7/17/2018	County Board award WSN contract to create RFP packet for mold remediation construction project
7/31/2018	WSN sends out RFP to contractors
8/14/2018	Quote submittal deadline and open quotes
8/15/2018	Submit County Board packet for inclusion on Board Agenda to award construction contract
8/21/2018	County Board awards remediation construction contract
8/28/2018	Preconstruction meeting with contractor to discuss project
9/1/2018	Mold remediation project start
10/1/2018	Mold remediation project complete

Working with local vendors to provide temporary shower and bathroom facilities for upcoming 2018 Todd County Fair.

