

Allegan County
Building Authority



County Services Building
3283 - 122nd Avenue
Allegan, MI 49010
269-673-0239 Brett Butler, Chairman
269-673-5411 William Hinz, Secretary
269-673-0203 David B. Van de Roovaart, Treasurer
269-673-0203 Steve Sedore, Member
269-673-0220 Bob Wakeman, Member
269-673-0206 Becky Blaine, Recording Secretary

REGULAR BUILDING AUTHORITY MEETING—Minutes

Wednesday, April 23, 2008, @ 8:00 A.M.

Board Conference Room - County Services Complex

CALL TO ORDER:

Commissioner Butler called the meeting to order @ 8:02 am.

ROLL CALL:

Chairman Brett Butler,
Treasurer David Van de Roovaart;
Steve Sedore, Member
Bob Wakeman, Member
Becky Blaine, Recording Secretary

Secretary William Hinz, ABSENT

OTHERS:

Bill Hekker, Medical Care Facility Director;
Dan Rathburn, Owen Ames Kimball;
Kelly Billings, Owen Ames Kimball

APPROVAL OF AGENDA:

COMMISSIONER SEDORE MOTIONED TO APPROVE THE AGENDA AS PRESENTED. COMMISSIONER VAN DE ROOVAART SECONDED THE MOTION. THE MOTION CARRIED.

APPROVAL OF MINUTES:

COMMISSIONER SEDORE MOTIONED TO APPROVE THE MARCH 18, 2008, MEETING MINUTES. COMMISSIONER WAKEMAN SECONDED THE MOTION. THE MOTION CARRIED.

DISCUSSION ITEM:

MCF FIDS Project Bids Phase 2 Review

Dan Rathburn reviewed the bid summary report on Phase 2 of the FIDS project. Total contract cost \$2,264,039. In addition to the bids received OAK has allotted certain amounts for specific tasks; ex: \$5,000 for emergency egress, \$1,635 for waterproofing. They decided on seeding the lawn due to the fact that landscaping would be a \$46,000 increase. Possible donations could be received later for landscaping. Michigan Gas has been out for quoting relocating the utilities they just have not heard back from them. There was some last minute work changes related to the termite protection, site work and concrete bulletins. Commissioner Van de Roovaart questioned what fell under

general conditions. Dan provided examples of trailer rentals and or port-a-johns. Dan informed that there is a vol. alternate #1 under Mikalan Roofing for patching the existing roof to maintain existing warranties. There is a vol. alternate #2 under RW Lapine for a single roof top unit. There is a vol. alternate #3 under RW Lapine to include work on Room 314, serving kitchen. He further stated that there was much confusion from bidders on voluntary alternates. Commissioner Butler asked why the economizer was not listed under the specifications as being included and if the unit was plate to plate. Commissioner Wakeman stated that the heat recovery unit acts as an economizer and the heat recovery units are plate to plate exchangers. Dan informed that voluntary alternate #4 a performance bond from Schrotenboer Electric could be deducted since he felt it was not needed. In addition there was a \$13,350 listed as vol. alternate #5 performance bond from OAK which could also be deducted. Dan commented that he had a problem with the general trade's category bid for \$125,000 from Ebels since he has not been able to confirm if they could meet scope of work. Dan stated that Commissioner Sedore added to the Shareco Communications scope of work and he has not received word back on price. Commissioner Sedore commented that the scope of work left out 50 pair of copper lines being run inside the facility. Commissioner Sedore questioned the contingency for the project. Dan replied that it was lowered to 5% since this project does not pose many unexpected surprises. Dan stated that Shareco's base bid #20 will not affect the bottom line if adjustments need to be made. Commissioner Butler questioned if the abatement quotes were received. Commissioner Wakeman stated that they came in within the \$8,000 for testing and monitoring.

Dan reviewed OAK's recommendation on each bidder under the categories.

- Helms Masonry - No. 3 Masonry. Dropped Elmarde Mason due to no addendums and no bid bond
- P&K Steel – No. 4 Metals
- Ebels Construction Management – No. 5 General Trades
- Reliable Sheet Metal – No. 6 Metal Wall Panels. Bid was not read at time of bid opening due to being dropped off at Co. Administration.
- Mikalan Roofing – No. 7 Roofing
- CJ's Coatings – No. 8 Joint Sealants
- Sahr Building Supply – No. 9 Doors, Frames, and Hardware
- Crown Glass – No. 10 Alum, Glass, Glazing. Lakeshore Glass dropped their bid
- JR Bouwkamp & Assoc. – No. 11 LPDA
- Great Lakes Floor Covering – No. 12 Flooring. Central Tile & Terrazzo dropped bid due to incomplete
- McCarthy and Sons – No. 13 Painting
- SA Morman – No. 14 Toilet Accessories. Angers Equipment dropped bid due to incomplete
- Pro Services – No. 15 Fire Protection. Commissioner Butler stated that he has not heard of this company. Dan will conduct a reference check.
- Grand Valley Automation – No. 16 Temp Controls
- RW Lapine – No. 17 Mechanical/Plumbing. Dan stated that the vol. alternate deduct is \$22,583.

- Tech Energy Solutions – No. 18 Testing Balancing
- Schrotenboer Electric – No. 19 Electrical. Their bid included a large gift of \$18,600. Commissioner Butler questioned if Bill Hekker planned on recognizing the vendors that donated gifts. Bill stated that he was very close to announcing the capital campaign involving the media. They are near the 1 million dollar mark for this project.
- Shareco Communications – No. 20 Communications
- Midstate Security – No. 21 Safety & Security. Bill Hekker stated that he may add cameras in the back parking lot. He stated that he would trim back on the Compass door alarms but not sure on how much.

Commissioner Butler questioned if the authority wanted to make an award on all the bids now or separate out the supplementals. Bill Hekker questioned if the mechanical on the fire suppression included the stove hood in the rehab kitchen. Dan stated that the vol. alternates (on the construction documents) were very vague; he believes that the fire suppression would be about \$5,000. Bill Hekker commented that not having solid surface (counter tops) would be sited by the state. Dan stated that the solid surfaces in this kitchen would be around \$3,000 from Ebels. Commissioner Sedore questioned if we should hold off on the alternates for now. Commissioner Butler stated that now would be the time to act on all of it and the alternates that we would want are included on the spreadsheet presented. Dan stated that there are three kitchen areas but only two are included in Ebels base bid. Commissioner Butler clarified that the \$15,895 from RW Lapine is mechanical work for Room 314, serving kitchen.

Commissioner Van de Roovaart stated that he was not comfortable moving forward with the project when it currently stands over budget. How can we come back to the original budget amount. Dan & Bill are looking at areas to cut. However when they looked at plastic surfaces, state compliance says you have to have solid surfaces. They are looking at cutting ceramic tile from the showers to bring the amount down. Commissioner Van de Roovaart stated that 16 flat screen TV's is excessive. He further stated that without Ebels confirming scope of work he would not precede. Commissioner Butler clarified that we either need to ask for more money from the board or cut back the project and typically you start with equipment. Dan stated that we should get P&K started on the metal. Commissioner Van de Roovaart commented that he is uneasy about reducing the contingency down to 5%. Dan feels comfortable with this project that it should not be a problem. Dan recommended that Commissioner Wakeman set down with Midstate and look at areas to reduce. Bill and Dan will report back once the project has met original budget.

COMMISSIONER SEDORE MOTIONED TO AWARD THE METAL BID TO P&K STEEL FOR \$86,000 PER SPECIFICATIONS AND AUTHORIZE SECRETARY AND CHAIRMANS SIGNATURES. COMMISSIONER WAKEMAN SECONDED THE MOTION. THE MOTION CARRIED.

EXPENDITURES:

TPTA Invoice#0040576 – HSB Mechanical Systems Validation Project #05874.00

Commissioner Van de Roovaart questioned if this invoice closes out the project. Commissioner Wakeman stated that it is done except for copies of prints and testing. Commissioner Sedore would like to see a list of building authority projects with there construction status included. Becky Blaine will work with Commissioner Van de Roovaart and create a spreadsheet listing each project. Commissioner Van de Roovaart asked for an update on this project. Commissioner Butler stated that the County hired TPTA as an engineer. The County will use their specifications and bid the mechanical. Commissioner Butler clarified that testing will take place again within 6 months to ensure no problems arise.

COMMISSIONER WAKEMAN MOTIONED TO APPROVE PAYMENT OF TPTA'S INVOICE FOR \$6,789.41 ON THE HUMAN SERVICES VALIDATION. COMMISSIONER SEDORE SECONDED THE MOTION. THE MOTION CARRIED.

OLD BUSINESS:

Updating ByLaws - Discussion

Commissioner Sedore stated that the retention schedule should go on the next regular agenda for discussion.

ADJOURNMENT:

Commissioner Butler adjourned the meeting @ 9:10 a.m.

Minutes prepared and provided to members via email 04/23/08 by Recording Secretary Becky Blaine.

Next regular meeting Tuesday, May 20, 2008 @ 8:00 A.M. in the Board Conference Room (unless notified otherwise).