

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

Friday, June 13, 2008 @ 8:00 A.M.

Board Conference Room - County Services Complex

CALL TO ORDER:

Commissioner Butler called the meeting to order @ 8:00 a.m.

ROLL CALL:

Commissioner Butler
Commissioner Van de Roovaart
Commissioner Hinz
Commissioner Wakeman
Commissioner Sedore

OTHERS:

Bill Hekker, Medical Care Facility Administrator
Dan Rathburn, Owen Ames Kimball
Becky Blaine, Recording Secretary

APPROVAL OF AGENDA:

COMMISSIONER HINZ MOTIONED TO APPROVE THE AGENDA AS PRESENTED.
COMMISSIONER SEDORE SECONDED MOTION. THE MOTION CARRIED.

APPROVAL OF MINUTES:

COMMISSIONER HINZ MOTIONED TO APPROVE THE MINUTES FROM MAY 20,
2008. COMMISSIONER SEDORE SECONDED THE MOTION. THE MOTION
CARRIED.

DISCUSSION ITEM:

Ebels Construction - Medical Care Facility FIDS

Dan informed the members that Ebels Construction who was awarded general trades was sent a letter of intent which required the contractor to provide a performance bond within 10 days of receiving it. Ebels sent two e-mails stating that they were having troubles obtaining a performance bond. Dan stated that the contractor has not shown the initiative to start on shops and had not performed any work onsite. Commissioner Sedore questioned the duration of time between contacts. Dan replied three weeks. Commissioner Butler questioned if Dan conveyed to them the intent of going with the next lowest bidder. He wondered if Ebels would submit bills for their troubles. Dan replied that they have not discussed discontinuing service and he does not believe they would send bills. Commissioner Sedore questioned the price increase of \$36,840 from Bultsma Construction. Dan stated that Ebels was using Grand Valley Wood and Double

O on their bid. Bultsma is using Grand Valley Wood and Pella for the windows which is only \$1,000 difference. He stated that there is no evident reason for the difference. Commissioner Sedore stated that approving Bultsma would eat up half of contingency. Dan has talked with Bultsma with back charging to make sure more of Kelly's time and skills can be used to reduce costs. Dan stated that he will have to stay on Grand Valley since Owen-Ames-Kimball Co. has had delivery issues with them in the past.

Commissioner Butler questioned how other things are going with the project that may impact contingency. Dan stated that the kitchen will not meet fire code as originally designed. He stated that C2Ae has gone to the State with a resolution of the problem but has not received a response. Commissioner Butler suggested that we inform C2Ae to offer alternative drawings for the kitchen and we pick one. Dan is setting up a meeting with the architect next week to determine a direction to take with this issue.

Commissioner Butler commented that since they messed up they will need to address the problem. This mishap could result in about \$30,000 additional work. Commissioner Butler suggested consulting Fire Chief Bruce Hoyer for suggestions. Dan will include Bruce in the meeting next week for consultation. Bill commented that a smoke curtain was mentioned as a possibility. He further stated that from C2Ae's drawings the floor drains were missing which makes him think what else is missing. Dan clarified that the piping was present however the fixture was not included. Commissioner Butler stated that he is surprised that Lapine did not bid with that included. He would recommend that Dan review their documents for verification. Dan stated that as the fire wall issue approaches he suggests catching cost savings by addressing case work issues. We need to maintain \$40,000 in contingency for a little while longer. Commissioner Sedore questioned what should we do about contingency now. Bill stated that there are more areas he can see to cut costs. Commissioner Van de Roovaart recommended having Bill and Dan make up a list of those items for review. Dan will schedule a post bid interview with Bultsma after award to address cost issues.

Dan stated that members have an option of staying with Ebels by waving the performance bond or switchover to Bultsma Construction. Commissioner Butler requested that we keep the security check from Ebels of \$6,000. Dan would like to research whether it is legal to keep it since the documents states failure based on no signature on the contract. Commissioner Butler stated that the bidding process requires contractors to submit a security check based on this type of situation and that we should cash it. Dan commented that he would cash the check and if Ebels wishes to disagree they can reply accordingly.

COMMISSIONER WAKEMAN MOTIONED TO WITHDRAW EBELS CONSTRUCTION'S GENERAL TRADE BID DUE TO NONPERFORMANCE AND FAILURE TO PROVIDE NECESSARY DOCUMENTATION. THEREFORE PROCEED WITH AWARD OF BULTSMA CONSTRUCTION BID FOR \$161,340. COMMISSIONER HINZ SECONDED. THE MOTION CARRIED.

COMMISSIONER HINZ MOTIONED TO SURRENDER EBELS CONSTRUCTION SECURITY BID CHECK FOR \$6,000. COMMISSIONER WAKEMAN SECONDED THE MOTION. THE MOTION CARRIED.

Commissioner Van de Roovaart stated that he is not comfortable with cashing the check. To him the amount of money it is not worth a potential disagreement. Commissioner Sedore received clarification from Dan that the money will go directly to this project therefore we are not violating any policy or legal document.

ROLL CALL VOTE:
COMMISSIONER HINZ - YES
COMMISSIONER BUTLER - YES
COMMISSIONER VAN DE ROOVAART- NO
COMMISSIONER SEDORE - YES
COMMISSIONER WAKEMAN - YES

Project update - Medical Care Facility FIDS

Dan presented Cost Issue 8 which covers GVL Excavating's request to add sales tax to their site work contract in the amount of \$275 and covers Choice Concrete's deduction at -\$1,800 for using Van Laan Resteel and not having a performance bond.

OLD BUSINESS:

As information only cost issues 6 & 7 related to the FIDS project were approved and authorized by Commissioner Hinz. Commissioner Hinz also informed committee members that the following agreements have been executed:

Cost Issues: #5 Shareco & #7 GLV Excavating

AIA Contracts: Pro Services \$77,749, Crown Glass \$12,963, JR Bouwkamp & Associates \$167.448

MISCELLANEOUS:

Commissioner Butler reminded members that there is an existing form that was created for the purpose of scheduling meetings in the absence of the Chairman. The requirement is that two members would need to sign the form to hold a meeting. Becky will obtain a copy for record.

ADJOURNMENT:

COMMISSIONER HINZ MOTIONED TO ADJOURN THE MEETING AT 8:50AM.
COMMISSIONER VAN DEROOVAART SECONDED MOTION. THE MOTION CARRIED.

Minutes respectfully submitted and distributed by Recording Secretary Becky Blaine via email 06/16/08.

Next regular meeting Tuesday, July 15, 2008 @ 8:00 A.M. in the Board Conference Room (unless notified otherwise).