

Allegan County  
Building Authority



County Services Building  
3283 - 122<sup>nd</sup> 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

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**SPECIAL BUILDING AUTHORITY MEETING–Draft Minutes**

Friday, May 2, 2008 @ 8:00 A.M.

Board Conference Room - County Services Complex

**CALL TO ORDER:**

Commissioner Butler called the meeting to order @ 8:04 am.

**ROLL CALL:**

Commissioner Brett Butler,  
Commissioner David Van de Roovaart,  
Commissioner William Hinz,  
Commissioner Bob Wakeman,  
Commissioner Steve Sedore

**OTHERS:**

Medical Care Facility Director Bill Hekker,  
Dan Rathburn, OAK

**APPROVAL OF AGENDA:**

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

**APPROVAL OF MINUTES:**

COMMISSIONER WAKEMAN MOTIONED TO APPROVE THE MINUTES OF APRIL 23, 2008 MEETING. COMMISSIONER SEDORE SECONDED THE MOTION. THE MOTION CARRIED.

**DISCUSSION ITEM:**

MCF FIDS Project Phase 2 - Approve Bids

Dan informed the members that they reduced the budget of the Medical Care Facility FIDS project below the \$2.1m specified by modifying some of the following items under equipment/furnishings: Reuse window treatments/blinds, reduced number of bed side tables, reduced washer and dryer sets by one. Commissioner Butler questioned if Bill had spoken with Haworth on furniture. Bill stated that he has a meeting with Gary Demink from MOE next week. He is not sure what Haworth may donate. The Perrigo Foundation leadership gift will hopefully inspire generosity.

Dan informed that the following alternates were considered: First 6 original alternates; Vol. Alt. #7 deleted video security cameras and DVR. The infrastructure will be installed; Vol. Alt. #8 changed the size of tile in the bathrooms from 13x13 to 20x20; Alt. #3 is added for stove suppression and solid surface counter tops in the SNU kitchen.

Dan is looking for approval of the listed bidders with alternates and two cost issues. The cost issues will be funded out of contingency. Dan questioned who would be the contact for future cost issues that come up. He stated that after eight cost issues he will roll them all into one change order. Commissioner Butler questioned if Commissioner Sedore had any technology needs that would affect Shareco's amount. Commissioner Sedore stated he believes everything is included in the bid, including the racks. Dan stated that they will have a construction meeting later that will address the switches and other items. Commissioner Van de Roovaart questioned whether Dan heard back from Ebels Construction. Dan informed that he finally had an opportunity to speak with Brett Ebel. They had not had a chance to discuss the bid due to an employee injury. Dan stated there is reason to have performance concerns with Ebels. There is a performance bond for this contractor. If there are issues, he would go to the manufacturer regarding deliveries to make sure work gets done. He stated that Kelly Billings will be on site and watching contractor performance. With the amount of money between Ebels and the next lowest bid he believes it is worth taking a risk. Commissioner Butler clarified that OAK would be covering work of this contractor if necessary to maintain timelines. Dan stated that OAK will back charge them if this happens. Dan stated that under the fire protection bid the amount does not cover patching and preparation. Having Kelly on site will help out.

Commissioner Butler stated that he is aware that the Medical Care Facility has contained many surprises in the past and questioned what will we do if contingency is not adequate, where will we cut? Bill stated that he does not foresee that happening however if that is the case then we will reduce funding for furnishings and equipment. Commissioner Butler stated that since the project is so close to budget it will be the understanding of this authority to delay approving equipment and furnishings until the project has shop drawings completed to ensure cost control. Commissioner Butler stated that Commissioner Hinz can authorize work being performed however each cost issue will be presented at these meetings as information only.

COMMISSIONER WAKEMAN MOTIONED TO APPROVE BID AMOUNTS FROM ALL BIDDERS EXCEPT 1, 2, AND 4 IN ADDITION APPROVE VOLUNTARY ALTERNATES 1-9 PLUS ALTERNATE 3 AND AUTHORIZE THE CHAIRMAN AND SECRETARY TO SIGN FOR APPROVAL. COMMISSIONER HINZ SECONDED THE MOTION. THE MOTION CARRIED.

ROLL CALL VOTE:  
COMMISSIONER BUTLER - YES  
COMMISSIONER HINZ - YES  
COMMISSIONER VAN DE ROOVAART - YES  
COMMISSIONER WAKEMAN - YES  
COMMISSIONER SEDORE - YES

COMMISSIONER HINZ MOTIONED TO APPROVE COST ISSUE #1 FOR ADDITIONAL SITEWORK FROM GVL EXCAVATING AT \$5,685. COMMISSIONER WAKEMAN SECONDED THE MOTION. THE MOTION CARRIED.

Commissioner Van de Roovaart questioned the general conditions amount on each cost issue. Dan stated that OAK includes a 5% increase to cover unknowns. The County will not be billed unless these conditions apply.

COMMISSIONER WAKEMAN MOTIONED TO APPROVE COST ISSUE #2 FOR ADDITIONAL SITEWORK FROM CHOICE CONCRETE AT \$3,891. COMMISSIONER HINZ SECONDED THE MOTION. THE MOTION CARRIED.

COMMISSIONER VAN DE ROOVAART MOTIONED TO AUTHORIZE COMMISSIONER HINZ TO APPROVE COST ISSUES UP TO \$5,000 PER ITEM NOT TO EXCEED \$30,000 OF CONTINGENCY FOR THE FIDS PROJECT. COMMISSIONER SEDORE SECONDED THE MOTION. THE MOTION CARRIED.

ROLL CALL ON VOTE:

COMMISSIONER BUTLER - YES

COMMISSIONER VAN DE ROOVAART - YES

COMMISSIONER HINZ - ABSTAINED

COMMISSIONER WAKEMAN - YES

COMMISSIONER SEDORE - YES

Commissioner Van de Roovaart stated that it would be helpful to have a schedule on the cash flow for this project. Dan stated that he will start putting that together and send out soon. Commissioner Butler commended both Bill Hekker and Dan Rathburn for their hard work in reducing the project budget.

**ADJOURNMENT:**

COMMISSIONER SEDORE MOTIONED TO ADJOURN MEETING AT 9:00AM. COMMISSIONER HINZ SECONDED THE MOTION. THE MOTION CARRIED.

Recording Secretary Becky Blaine submitted and distributed minutes to members via email 05/06/08.

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