

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

BUILDING AUTHORITY MEETING—Minutes

Tuesday, September 16, 2008 @ 8:00 A.M.

Board Conference Room - County Services Complex

CALL TO ORDER:

Commissioner Butler called the meeting to order 8:03 a.m.

ROLL CALL:

Commissioner Brett Butler
Commissioner Bob Wakeman
Commissioner David Vanderroovaart

EXCUSED:

Commissioner Steve Sedore
Commissioner William Hinz

OTHERS:

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

APPROVAL OF AGENDA:

COMMISSIONER WAKEMAN MOTIONED TO APPROVE THE AGENDA AS PRESENTED. COMMISSIONER VANDERROOVAART SECONDED THE MOTION. THE MOTION CARRIED.

APPROVAL OF MINUTES:

August 19, 2008 will be placed on the next meeting for approval.

PUBLIC PARTICIPATION:

None

DISCUSSION ITEM:

Medical Care FIDS Project - Status Update

Dan Rathburn presented a budget summary sheet for review, which reflected only \$8,655 left in contingency. Dan submitted Change Order #2 for the record. In addition, the following cost issues for review and approval:

- Cost Issue 15/Bulletin #2, Additional structural steel for 20ton condenser - \$7,770
- Cost Issue 19, Add weatherproof duplex outlets - \$1,880
- Cost Issue 20, Erection of 12'-16' channel jambs - \$525

- Cost Issue 21/Bulletin #3 Reconfiguring counter top to support sink - \$1,717. Dan reported that the original design for a sink called for a carrier for support. However, since a carrier was not possible a counter top is needed for adequate support off the existing wall. The new design calls for an increased depth of 12". According to the RFI the design is handicap accessible. Commissioner Butler questioned the design for handicap accessibility. He does not approve the plan presented. Dan will check the RFI again for further information to clarify. Bill Hekker will check make verify that the design holds practical purpose for the facility before approving.
- Cost Issue 22 Eliminate casework, fireplaces, and stone work - (\$10,432). Bill Hekker clarified that the items listed will have flexibility to be added later on in the project without any complications.
- Cost Issue 23 Credit for hand and crash rail in corridor 110 - (\$465)

COMMISSIONER WAKEMAN MOTIONED TO APPROVE COST ISSUES 15 - \$7,770, 19 - \$1,880, 20 - \$525, 21 - \$1,717, 22 - (\$10,432), 23 - (\$465) FOR THE MEDICAL CARE FIDS PROJECT. COMMISSIONER VANDEROOVAART SECONDED THE MOTION. THE MOTION CARRIED.

Dan Rathburn reported a problem with a couple shower stalls that were ordered for the project. The stalls will not work for the original design. The vendor was contacted since the items have not been shipped, however, they will not accept a return. Commissioner Vanderoovaart questioned why the product was ordered if they not going to work for the design. Bill Hekker stated that the architect was responsible for specking the product for the design. The product was designed to fit but the way they were originally designed was incorrect.

Chairman called a 10 minute recess at 8:30 am; meeting reconvened at 8:40 am; all members present.

Dan Rathburn inquired on whether the Building Authority needs a contract with Partition Systems to order the fire doors (Bulletin #1). Commissioner Butler suggested having OAK order them as part of general conditions as long as the warranty is listed under the County. Consensus by all members present for OAK to contract directly with Partition Systems for this purchase.

Medical Care FIDS Project - Purchase furniture, window treatments and appliances

Bill Hekker presented the furniture proposal. Commissioner Butler questioned if the blinds were fire rated. Bill Hekker replied that they were acceptable for the building. He further stated that Morgan's Appliances will be selling the products at cost with donation of the installation costs. Total furniture plan - \$77,437.62. Bill commented that the plan is under by \$6,062.38, therefore, we may be able to purchase from Haworth items that were subtracted to meet budget. Bill provided a solution to the financial strain of the project by purchasing these items through the Medical Care Facility budget. He would comment to reimbursing the County back the additional \$77,437.62 on top of the 2.1 million. Bill stated that he is not comfortable with the project having very little left in contingency with only 50% of the project complete. The project is going to run out of

money soon. Commissioner Vanderroovaart recommended that the furniture proposal stay as part of the project and if finances run out the problem can be addressed at that time.

COMMISSIONER WAKEMAN MOTIONED TO APPROVE THE FURNITURE PROPOSAL FOR A TOTAL NOT TO EXCEED \$83,500 TO BE PAID OUT OF PROJECT FUNDS. COMMISSIONER VANDERROOVAART SECONDED THE MOTION. THE MOTION CARRIED.

Human Services Building - HVAC Modifications award bid

Commissioner Wakeman presented three bids for recommendation pertaining to the HVAC modification project. R.W. Lapine would handle the mechanical portion of the project for \$25,512. The testing portion would be awarded to Technical Energy Solutions for \$4,200. Grand Valley Automation would handle the HVAC control upgrade not to exceed \$117,870. Commissioner Butler commented that Technical Energy Solution will need to be watched carefully on their follow through. He suggested having the Tower Pinkster contract template be used as a contract with the company. This contract holds necessary additional language addressing their work performance. Commissioner Wakeman reported that the project was approved for \$225,000 and about \$53,000 has been expended.

COMMISSIONER WAKEMAN MOTIONED TO AWARD THE FOLLOWING BIDS FOR THE HUMAN SERVICES HVAC REMEDIATION PROJECT: R.W.LAPINE FOR \$25.512, GRAND VALLEY AUTOMATION NOT TO EXCEED \$117,870, AND TECHNICAL ENERGY SOLUTIONS FOR \$4,200. COMMISSIONER VANDERROOVAART SECONDED THE MOTION. THE MOTION CARRIED.

EXPENDITURES:

Tower Pinkster Titus Invoice#0041026

COMMISSIONER WAKEMAN MOTIONED TO APPROVE TOWER PINKSTER TITUS INVOICE #0041026 FOR HUMAN SERVICES MECHANICAL REMEDIATION \$1,092.15. COMMISSIONER VANDERROOVAART SECONDED THE MOTION. THE MOTION CARRIED.

OLD BUSINESS:

FIDS Documents received into record:

- Change Order #2
- McCarthy & Sons Painting AIA Contract

MISCELLANEOUS:

Notice of Furnishing/Proof of Service received into record. Commissioner Butler suggested providing a copy to OAK.

ADJOURNMENT:

COMMISSIONER VANDEROOVAART MOTIONED TO ADJOURN THE MEETING AT 9:14 A.M. COMMISSIONER WAKEMAN SECONDED THE MOTION. THE MOTION CARRIED.

Next regular meeting Tuesday, October 21, 2008 @ 8:00 A.M. in the Board Conference Room (unless notified otherwise).

Minutes submitted and distributed via email on 9/22/08 by Recording Secretary Becky Blaine.