

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

Thursday, November 20, 2008 @ 8:00 A.M.

Board Conference Room - County Services Building

CALL TO ORDER:

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

ROLL CALL:

Commissioner Brett Butler
Commissioner Bob Wakeman
Commissioner William Hinz
Commissioner Steve Sedore
Commissioner David Vanderoovaart

OTHERS:

Bill Hekker, Medical Care Facility Administrator
Kelly Billings, Owen Ames Kimball
Becky Blaine, Recording Secretary

APPROVAL OF AGENDA:

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

APPROVAL OF MINUTES:

COMMISSIONER HINZ MOTIONED TO APPROVE THE OCTOBER 21, & OCTOBER 28, 2008 MINUTES AS PRESENTED. COMMISSIONER WAKEMAN SECONDED THE MOTION. THE MOTION CARRIED.

PUBLIC PARTICIPATION:

None

DISCUSSION ITEM:

Medical Care FIDS Project - Status Report

Bill Hekker & Kelly Billings presented the following cost issues:

Cost Issue 32/Bulletin 6 is a credit for deleting the drywall bulkhead in kitchen 314
(\$1,122).

Cost Issue 33/Bulletin 7 adds a fire alarm strobe & remote enunciator for fire alarm system \$1,346.

Cost Issue 41 has to do with miscellaneous electrical changes \$6,870. These changes were a result of architect error, Fire Marshall and/or owner requests. Commissioner

Sedore requested that each change directly related to the discrepancies with the architect plans should be listed out. He requested that Dan Rathburn draft up the list for review before meeting with architect. Commissioner Butler stated that the architect's argument will be that we would have had to pay for these items either way.

Cost Issue 42 is removing fin tubes from room 113 because of the new bathrooms. Kelly reported that this was an oversight of demolition. In addition, relocating existing roof conductor in kitchen 314; cost issue totaling \$4,568.

Cost Issue 43 is adding \$50,000 to the project contingency approved by the Board.

Cost Issue 44 is installing marble thresholds in 22 showers \$3,447. No mud base was used so it was hard to slope. Since the floor slopes away from the point of the shower to the resident room's thresholds will be installed outside of shower stalls. Commissioner Butler stated that the rise should have been included as part of the plans. He also stressed concern about whether the thresholds will work. Water will still exit the shower stalls. Kelly stated that since they are 12" tiles it was hard to work with. Hekker replied that the thresholds do work and the original plans should have included them.

Cost Issue 45/Bulletin 8 from Choice Concrete changing the inner courtyard and looping sidewalks per drawing SW-1 (\$2,394). Hekker stated the fencing will be added later on another cost issue.

Hekker reported that if these cost issues are approved it would leave \$27,105 in contingency.

Commissioner Butler requested Billings check with Rathburn on the pending issue with Great Lakes Flooring on the shower pans/moisture barriers.

COMMISSIONER SEDORE MOTIONED TO APPROVE COST ISSUE 32, 43, 45 FOR THE MEDICAL CARE FIDS PROJECT TOTALING (\$53,516). COMMISSIONER HINZ SECONDED THE MOTION. THE MOTION CARRIED.

COMMISSIONER HINZ MOTIONED TO APPROVE COST ISSUE 33 FOR THE MEDICAL CARE FIDS PROJECT NOT TO EXCEED \$1,346. COMMISSIONER WAKEMAN SECONDED THE MOTION. THE MOTION CARRIED.

COMMISSIONER HINZ MOTIONED TO APPROVE COST ISSUE 41 FOR THE MEDICAL CARE FIDS PROJECT NOT TO EXCEED \$6,870. COMMISSIONER WAKEMAN SECONDED THE MOTION. THE MOTION CARRIED.

COMMISSIONER HINZ MOTIONED TO APPROVE COST ISSUE 42 FOR THE MEDICAL CARE FIDS PROJECT NOT TO EXCEED \$4,568. COMMISSIONER WAKEMAN SECONDED THE MOTION. THE MOTION CARRIED.

COMMISSIONER HINZ MOTIONED TO APPROVE COST ISSUE 44 FOR THE MEDICAL CARE FIDS PROJECT NOT TO EXCEED \$3,447. COMMISSIONER

WAKEMAN SECONDED THE MOTION. COMMISSIONER BUTLER-OPPOSED. THE MOTION CARRIED; 4-1.

Commissioner Hinz signed Change Order 5 which includes the approved cost issues. Commissioner Sedore questioned the status of technology related to the project. Hekker met with Commissioner Sedore following the meeting to review all changes since the beginning of project.

Billings reported that the flooring in the resident rooms will begin next week. Case work will be installed in the kitchens today. Electrical fixtures have not been received. Hekker requested Commissioner Wakeman perform a light level study before fire marshal visit.

Commissioner Wakeman reported that the Human Services Project started yesterday (11/19).

2009 Meeting Dates

Commissioner Butler requested Blaine to post the approved schedule.

Review Bylaws

Commissioner Butler mentioned that based on paragraph F the Treasurer (Commissioner Vanderroovaart) is expected to present a financial report in January. In addition, paragraph E. should be modified omitting "Chairman" from executing checks. Blaine mentioned that a recording secretary has not officially been appointed but the Authority as specified in paragraph J. Commissioner Butler suggested placing this item on January's agenda for appointment and other changes deemed necessary to the bylaws.

EXPENDITURES:

Medical Care FIDS Project - OAK Payment Application #6

COMMISSIONER HINZ MOTIONED TO APPROVE OAK'S APPLICATION FOR PAYMENT #6 TOTALING \$418,225.36. COMMISSIONER WAKEMAN SECONDED THE MOTION. THE MOTION CARRIED.

OLD BUSINESS:

Retention Schedule - State approved

Commissioner Butler tabled this item until January 21, 2009.

MISCELLANEOUS:

Commissioner Vanderroovaart stressed concern relating to number of cost issues for this project. He knows that the architect needs to be held responsible for some, however, shouldn't the construction manager share in that responsibility. Maybe we need to look clearly at the two job roles concerning both of these contracts; defining what constructability is. Commissioner Butler said his concern is warranted and we can discuss this with the construction manager. Commissioner Butler mentioned that the AIA documents have always slanted against the owner. Commissioner Vanderroovaart stated that the contractor is supposed to be our safety net.

ADJOURNMENT:

COMMISSIONER WAKEMAN MOTIONED TO ADJOURN THE MEETING AT 9:10A.M.
COMMISSIONER HINZ SECONDED THE MOTION. THE MOTION CARRIED.

Next regular meeting Wednesday, December 17, 2008 @ 8:00 A.M. in the Nederveld
Conference Room (unless notified otherwise).

Minutes respectfully submitted and distributed via email on 11/25/08 by Recording
Secretary Becky Blaine.