

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

Wednesday, December 17, 2008 @ 8:00 A.M.

Nederveld Conference Room - County Services Building

CALL TO ORDER:

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

ROLL CALL:

Commissioner Bob Wakeman
Commissioner William Hinz
Commissioner Steve Sedore
Commissioner David Vanderroovaart

Commissioner Brett Butler - ABSENT

OTHERS:

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

APPROVAL OF AGENDA:

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

APPROVAL OF MINUTES:

COMMISSIONER SEDORE MOTIONED TO APPROVE THE NOVEMBER 20, 2008 MINUTES AS PRESENTED. COMMISSIONER WAKEMAN SECONDED THE MOTION. THE MOTION CARRIED.

PUBLIC PARTICIPATION:

None

DISCUSSION ITEM:

Medical Care FIDS Project - Cost Issues

Dan Rathburn presented a project summary sheet which reflects only \$11,868 left in contingency after the latest series of cost issues. Cost Issue 46 addresses owner requested security work in addition to Midstate Security's original bid; \$5,481. Dan clarified that the approval will only be contingent upon legitimate claims. He has called a meeting with Jim Brandsma to discuss the maglocks and whether Midstate is installing

or supplying them. This work has already been completed; however, the meeting will determine if payment is found acceptable.

Dan mentioned that the only left unknown item regarding this project is under the floor. Once the floor is worked on the plumbing left under the concrete will be exposed. Hopefully, there will be no more surprises. The plumbing work is part of the project; however, something unanticipated may surface with regard to code.

Cost issue 47 deals with adding trim pieces for the ceiling radiant panels; \$1,101. This is a cosmetic issue to cover up exposed piping. Commissioner Vanderoovaart stated that this item should have been included in the drawings. Dan clarified that the architect did not call for the end caps.

Cost issue 48 addresses the sidewalk for temporary egress; \$1,639. The work for this has already been completed. Commissioner Vanderoovaart questioned why we are receiving the cost issue after the work has been performed. Dan replied that we knew about the work; however, the contractor just now submitted the invoice.

Cost issue 49 deals with fencing around the unit that was pulled from the project to make sure the project was within budget; \$4,485. Bill Hekker stated that the fencing has to be installed to meet state regulations.

Cost issue 50 adds extra coiling doors in the kitchen that had to be included as part of Bulletin 1; \$2,919.

Cost issue 51/Bulletin 7 has been added to the discussion list for the upcoming meeting with Midstate; \$2,802. This adds a fire alarm strobe to toilet room 112 and a remote enunciator for the fire alarm system to Nurses Room 127. Commissioner Sedore questioned if we were comparing the prices to Midstate's original bid. Dan replied that they will be checking. Dan reported we are currently experiencing problems with the installed fire panels.

Cost issue 52/Bulletin 9 adds an insect screen over the continuous soffit vent; \$2,214. Commissioner Vanderoovaart questioned why this was not originally called for. Dan replied that this was later called for by the owner after the install. The work for this has already been completed.

Cost issue 53 requires additional furring for mirrors on angled walls; \$541. Work already performed.

Cost issue 54 requires shoring of docks plank and demo of masonry wall; \$567. Work already performed.

Cost issue 56 addresses closing unused allowances; **(\$5,625)**.

COMMISSIONER WAKEMAN MOTIONED TO APPROVE COST ISSUES 46, 50, 51, NOT TO EXCEED \$11,202 PENDING REVIEW AND AUTHORIZATION BY

COMMISSIONER HINZ. COMMISSIONER SEDORE SECONDED THE MOTION. THE MOTION CARRIED.

COMMISSIONER SEDORE MOTIONED TO APPROVE COST ISSUES 47, 48, 49, 52, 53, 54, 56 TOTALING \$4,922. COMMISSIONER WAKEMAN SECONDED THE MOTION. THE MOTION CARRIED.

Dan presented the cost issue report, which was requested by Commissioners at a previous meeting. The list specifies which cost issues were architect related. After review cost issues 3, 15, 18, 41 were added to the list. Commissioner Sedore stated that Bulletin 1 should be bundled up and added as one discussion item for the architect.

Dan updated on the situation with the shower membranes. He spoke with Bill Schooveld and the contractor was right directing Great Lakes to perform the work. OAK will take the responsibility. Under the showers the membranes were spec. under the tile. It was not listed on the drawing. The contractor was told to put it in; however, the architect missed it. OAK took the expense out of the construction fees; (\$845). Cost issue 39 addresses this matter.

COMMISSIONER SEDORE MOTIONED TO APPROVE COST ISSUE 39 FOR \$0. COMMISSIONER WAKEMAN SECONDED THE MOTION. THE MOTION CARRIED.

Human Services HVAC Project - Update

Commissioner Wakeman reported once R.W. Lapine finishes up on the VAV boxes Grand Valley will begin work. Total project completion anticipated for end of January. Commissioner Vanderoovaart questioned what the benefits will be for the residents. Commissioner Wakeman replied the basement will have software programmed heating coil with a dehumidifier for the floor making it more comfortable. The County will also receive about 20% in savings on utility costs for the building.

EXPENDITURES:

Medical Care FIDS Project OAK Payment Application #7

Commissioner Hinz tabled this invoice for review at the next meeting.

Human Services Project GVA Progress Payment #1

COMMISSIONER WAKEMAN MOTIONED TO APPROVE GRAND VALLEY AUTOMATION'S INVOICE FOR \$24,538. COMMISSIONER SEDORE SECONDED THE MOTION. THE MOTION CARRIED.

ADJOURNMENT:

COMMISSIONER SEDORE MOTIONED TO ADJOURN THE MEETING AT 9:06A.M. COMMISSIONER WAKEMAN SECONDED THE MOTION. THE MOTION CARRIED.

Next regular meeting Wednesday, January 21, 2009 @ 8:00 A.M. in the Nederveld Conference Room (unless notified otherwise).

Minutes respectfully submitted and distributed via email on 1/6/09 by Recording Secretary Becky Blaine.