

Allegan County Board of Commissioners



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ANIMAL SHELTER TASK FORCE MEETING – Minutes
Thursday, May 21, 2009 – 7:30 A.M.
Board Conference Room – County Services Building

TASK MEMBERS:

Rob Sarro, Allegan County Administrator (arrived 7:45)
Dean Kapenga, Commissioner
Jim Hull, Undersheriff
Tim Halstead, Animal Control
William Hinz, Env. Health Officer – Health Department
Dr. Jim Connell, Town & Country, Vet.
Denise Wilson, Administration
Bob Wakeman, Facilities Management Director
Mike Larsen, Lt.
Lisa Rector, Volunteer

OTHERS PRESENT:

Commissioner Don Black

CALL TO ORDER:

Bob Wakeman called the meeting to order at 7:30 AM. Rob would be a little late to the meeting, but asked Bob to start without him.

DISCUSSION ITEMS:

1. Review bids
2. Discuss presentation to board of commissioners

There were two days of evaluations. All pointing toward recommending DVK to do the new shelter (drawing provided). They interviewed OAK, DVK and GDK. GDK was lowest bid; however, their presentation was very poor. There were things that were left out; they didn't have answers for anything, but said they would be willing to add items on if needed.

DVK interviewed well; very knowledgeable. They seemed to have the best bid for all three options. Doc outlined his scoring reasoning. Pleased we were able to find someone that could accomplish it well under our \$650,000 cap. Final scores after the meetings on Tuesday: DVK 289.5; GDK 249.5; OAK 238.5. The design-build saved about \$200,000 off the cost of the project.

Mission Statement

"The Allegan County Board of Commissioners shall plan, develop, and evaluate the necessary policies and resources to ensure our county continues to progress and prosper"

There was a concern about the 7.5 ton air handler; it may need to change upward. Key will be factually demonstrating the options to the commissioners how spending \$625,000 is going to be more efficient and less expensive to fix the problem, instead of \$200,000 to just renovate it. Also need to include the cost of boarding animals somewhere else during construction (\$50,000). \$160,000 minimum for renovation. Need to show what square footage is plus important to include the length of life of the building vs. new building life. Dean also said it is important that we show the importance of this building getting built before the jail.

Preliminary Recommendations:

- Design & Build
 - Team was going to recommend DVK.

- Renovation (wo garage)
 - Team was going to recommend Mugen. OAK had a higher price.

- Renovation (with garage)
 - Team was going to recommend OAK.

The task force has to determine what to do with the old building. There would be costs to either maintenance (use as a storage area) or demolition.

New construction is the recommendation; block wall throughout, foam, and then facing. DVK has had a lot of experience on vet buildings, livestock buildings, etc. Rob thought to work in a smaller team to build the presentation, have one last meeting to walk through it as a team and challenge it before we go to board. Feels we need all data in the presentation and then based on that reach a consensus. Make sure to challenge it to what possible questions will be brought up.

Mike said presenting the actual task force would be important also; such a good and appropriate group of individuals that worked on this project. We need to leave a message saying we can't afford not to build a new building. Perception is if we have no money, why are we taking care of dogs if we aren't taking care of people. We have to show how spending the \$650,000 now will save us in the long-run.

Tim mentioned we also have to stress how we have a great volunteer system in place. Rob mentioned also the assistance in operating; we have the possibility of the Wishbone group. Volunteerism is going to be critical to the operation.

Doc mentioned too it is urgent to get the problem fixed according to our situation with the state. There is no option for not taking action at this point. It has been three years since Rob and Mike met with representatives of the state.

The drop dead date to get all materials out to board members would be the June 5th at the earliest, and the 12th the latest. Denise and Bob will work on the presentation. We can seek bid approval at the June 25 board meeting. Include the resolution of how the committee was established as part of the presentation. We should be able to have a copy of the Wishbone presentation at the next task meeting. Don requested that the

information get out well in advance of the meeting. Ideally they'll have it a week before the presentation, and then a week before it comes up for action.

Going to present to build a new; but also need to walk through options, data that prepares the option and then committee recommendation. The main point to walk away today is that given the scenarios even though no formal motion; are there any issues or questions with evaluation of the options and choice of vendors? Need to justify the 5 points difference and the \$50,000 extra. No one had any concerns with who came out on top and why. We didn't interview Lakeview and they were lower in dollar value than OAK; nor did Triangle because they were higher. We have to justify in writing why we went this route. Bill mentioned their design only allowed 20 kennels; triangle had less square foot and would have wound up with less kennels than we have now. We have to get the presentation materials out by the 5th. Bill mentioned the county planning commission should also be involved; they're next meeting is June 8.

RECAP/WRAP UP:

1. Denise and Bob to work on the presentation and have ready for next meeting set for June 4.
2. June 4 meeting to get presentation tightened up and make the recommendation clear.
3. Present at the June 11 board meeting
4. Final approval to award bid at June 25 board meeting.

ADJOURNMENT:

Meeting adjourned at 8:45 AM. Next meeting set for June 4, 2009 @ 7:30 AM in the Board Conference Room.

Minutes submitted by Denise Wilson, Executive Assistant, Administration.

Bid Tab for RFP# 10052

BASE BID - MASONRY

Item: Animal Shelter Design and Build

Bid Deadline: April 30, 2009 @ 3:00pm

<u>Vendors:</u>	<u>Phase I</u>	<u>Phase II</u>	<u>Phase III</u>	<u>Phase IV</u>	<u>Phase V</u>	<u>Phase VI</u>	<u>Phase VII</u>	<u>Other Costs</u>	<u>Grand Total</u>
Bultsma Construction & Latitude Eng 10615 Burlingame Ave SW, Bryon Center, MI 49315	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
DVK Construction 5031 68th Street SE, Caledonia, MI 49316	\$ 7,500.00	\$ 11,100.00	\$ 2,500.00	\$ 10,915.00	\$ 1,260.00	\$ 510,835.00	\$ 2,500.00	\$ 78,890.00	\$ 625,500.00
GDK Construction 12 West 8th Street, Suite 250, Holland, MI 49423	\$ 3,100.00	\$ 2,500.00	\$ 2,500.00	\$ 25,000.00	\$ 2,500.00	\$ 563,000.00	\$ 2,500.00	\$ 22,800.00	\$ 623,900.00
Lakewood Construction & Sluiter Vanden Bosch 11253 James Street, Holland, MI 49424	\$ 5,800.00	\$ 7,600.00	\$ 1,000.00	\$ 10,275.00	\$ 1,975.00	\$ 615,935.00	\$ 1,000.00	\$ 5,400.00	\$ 648,985.00
Mugen Construction, Inc 4151 - 27th Street, Dorr, MI 49323	\$ 5,400.00	\$ 12,000.00	\$ 10,500.00	\$ 16,000.00	\$ 2,200.00	\$ 681,065.00	\$ 2,000.00	\$ 8,300.00	\$ 737,465.00
Pearson Construction 240 W. Britain Ave, Benton Harbor, MI 49022	\$ 3,600.00	\$ 6,600.00	\$ 700.00	\$ 14,200.00	\$ -	\$ 667,400.00	\$ -	\$ 35,000.00	\$ 727,500.00
Pioneer Construction 550 Kirtland Street SW, Grand Rapids, MI 49507	\$ 4,000.00	\$ 4,000.00	\$ 3,000.00	\$ 12,000.00	\$ -	\$ 712,000.00	\$ -	\$ 40,000.00	\$ 775,000.00
Owens Ames Kimball 300 Ionia Avenue NW, Grand Rapids, MI 49503	\$ 4,900.00	\$ 13,600.00	included in I & II	\$ 16,400.00	included in VI	\$ 566,708.00	included in VI	\$ 55,250.00	\$ 656,858.00
The Skillman Corp & Beta Design 4650 N Breton Court SE, Grand Rapids, MI 49508	\$ 5,000.00	\$ 11,000.00	\$ 2,000.00	\$ 15,000.00	\$ 10,000.00	\$ 750,421.00	\$ 5,000.00	\$ 40,390.00	\$ 838,811.00
Triangle Associates 3769 Three Mile Rd NW, Grand Rapids, MI 49534	\$ 5,600.00	\$ 5,565.83	\$ 5,600.00	\$ 11,131.67	\$ 5,565.83	\$ 552,813.08		\$ 77,095.77	\$ 663,372.18

Bid Tab for RFP# 10052

ALTER - VOLUNTARY # 3

Item: Animal Shelter Design and Build

Bid Deadline: April 30, 2009 @ 3:00pm

<u>Vendors:</u>	<u>Phase I</u>	<u>Phase II</u>	<u>Phase III</u>	<u>Phase IV</u>	<u>Phase V</u>	<u>Phase VI</u>	<u>Phase VII</u>	<u>Other Costs</u>	<u>Grand Total</u>
Bultsma Construction & Latitude Eng 10615 Burlingame Ave SW, Bryon Center, MI 49315	\$ 3,600.00	\$ 4,405.000	\$ 1,000.00	\$ 14,540.00	\$ -	\$ 460,200.00	\$ 4,500.00	\$ 10,264.00	\$ 498,509.00
DVK Construction 5031 68th Street SE, Caledonis, MI 49316									\$ -
GDK Construction 12 West 8th Street, Suite 250, Holland, MI 49423	\$ 3,100.00	\$ 2,500.00	\$ 2,500.00	\$ 27,950.00	\$ 2,500.00	\$ 610,300.00	\$ 2,500.00	\$ 22,800.00	\$ 674,150.00
Lakewood Construction & Sluiter Vanden Bosch 11253 James Street, Holland, MI 49424									\$ -
Mugen Construction, Inc 4151 - 27th Street, Dorr, MI 49323									
Pearson Construction 240 W. Britain Ave, Benton Harbor, MI 49022									\$ -
Pioneer Construction 550 Kirtland Street SW, Grand Rapids, MI 49507									
Owens Ames Kimball 300 Ionia Avenue NW, Grand Rapids, MI 49503									
The Skillman Corp & Beta Design 4650 N Breton Court SE, Grand Rapids, MI 49508									

Bid Tab for RFP# 10054
Item: Animal Shelter Garage Addition
Bid Deadline: April 30, 2009 @ 3:00pm

<u>Vendors:</u>	<u>Phase I</u>	<u>Phase II</u>	<u>Phase III</u>	<u>Phase IV</u>	<u>Phase V</u>	<u>Phase VI</u>	<u>Other Costs</u>	<u>Grand Total</u>
Mugen Construction, Inc 4151 - 27th Street, Dorr, MI 49323	\$ 5,635.00	\$ 2,800.000	\$ 4,700.00	\$ 800.00	\$ 147,507.00	\$ 1,000.00	\$ 4,975.00	\$ 167,417.00
Owens Ames Kimball 300 Ionia Avenue NW, Grand Rapids, MI 49503	\$ 1,200.00	\$ -	\$ 1,300.00	included in V	\$ 75,557.00	included in V	\$ 1,750.00	\$ 79,807.00
Triangle Associates 3769 3 Mile Road NW, Grand Rapids, MI 49534	\$ 3,291.96	\$ 3,500.00	\$ 6,583.92	\$ 3,291.96	\$ 178,798.23	\$ -	\$ 35,039.88	\$ 230,505.95

Bid Tab for RFP# 10051
Item: Animal Shelter Renovations
Bid Deadline: April 30, 2009 @ 3:00pm

<u>Vendors:</u>	<u>Phase I</u>	<u>Phase II</u>	<u>Phase III</u>	<u>Phase IV</u>	<u>Phase V</u>	<u>Phase VI</u>	<u>Other Costs</u>	<u>Grand Total</u>
Mugen Construction, Inc 4151 - 27th Street, Dorr, MI 49323	\$ 3,600.00	\$ 2,800.000	\$ 6,200.00	\$ 1,100.00	\$ 140,760.00	\$ 1,000.00	\$ 4,975.00	\$ 160,435.00
Owens Ames Kimball 300 Ionia Avenue NW, Grand Rapids, MI 49503	\$ 2,300.00	\$ -	\$ 2,700.00	included in V	\$ 194,000.00	included in V	\$ 15,000.00	\$ 214,000.00
The Skillman Corp & Beta Design 4650 N Breton Court SE, Grand Rapids, MI 49508	\$ 5,000.00	\$ 8,000.00	\$ 18,000.00	\$ 18,000.00	\$ 371,000.00	\$ 8,000.00	\$ 32,500.00	\$ 460,500.00
Triangle Associates 3769 3 Mile Road NW, Grand Rapids, MI 49534	\$ 4,506.72	\$ -	\$ 9,013.44	\$ 4,506.72	\$ 239,439.85	\$ -	\$ 42,865.15	\$ 300,331.88

Allegheny County PROPOSAL EVALUATION
RFP #_10052 Animal Shelter Design & Build_____
Response Evaluation

SCORES STEP 1

	Bill	Bob	Jim	Tim	TOTAL
Bultsma Construction	76	60	86	62	284
Cornerstone	92	60	68	52	272
DVK	93	63	82	64	302
FCC	60	55	56	52	223
Garrison	70	53	64	48	235
GDK	91	68	80	66	305
Lakewood Const	92	69	94	61	316
Lamar	74	55	62	60	251
Mavcon	70	56	60	56	242
Mugen	100	68	70	75	313
Pearson Const	100	65	83	61	309
Pioneer	94	59	88	65	306
OAK	84	70	99	77	330
Skillman	100	67	91	62	320
Sugar	74	53	46	54	227
Triangle	93	67	94	74	328
Wedeven	83	67	60	57	267
Winberg	54	47	44	39	184

SCORES STEP 2

	step1 score	Bill	Bob	Jim	Tim	TOTAL
DVK	302	71.5	72	73	73	289.5
GDK	305	65.5	68	50	66	249.5
OAK	330	59.5	66	45	68	238.5

Allegheny County PROPOSAL EVALUATION
RFP #_10054 Animal Shelter Garage_____
Response Evaluation

SCORES

	Bill	Bob	Jim	Tim	TOTAL
Lamar	74	51	62	60	247
Mavcon	54	46	63	54	217
MC Smith	74	58	70	62	264
Mugen	100	68	70	75	313
OAK	85	73	99	77	334
Skillman	98	60	91	62	311
Triangle	94	69	92	66	321

STEP 2

SCORES

	step 1 score	Bill	Bob	Jim	Tim	TOTAL
Mugen	313	10	40	15	49	427
OAK	334	50	50	25	50	509
Triangle	321	10	30	5	48	414

Allegheny County PROPOSAL EVALUATION
RFP #_10051 Animal Shelter Renovation_____
Response Evaluation

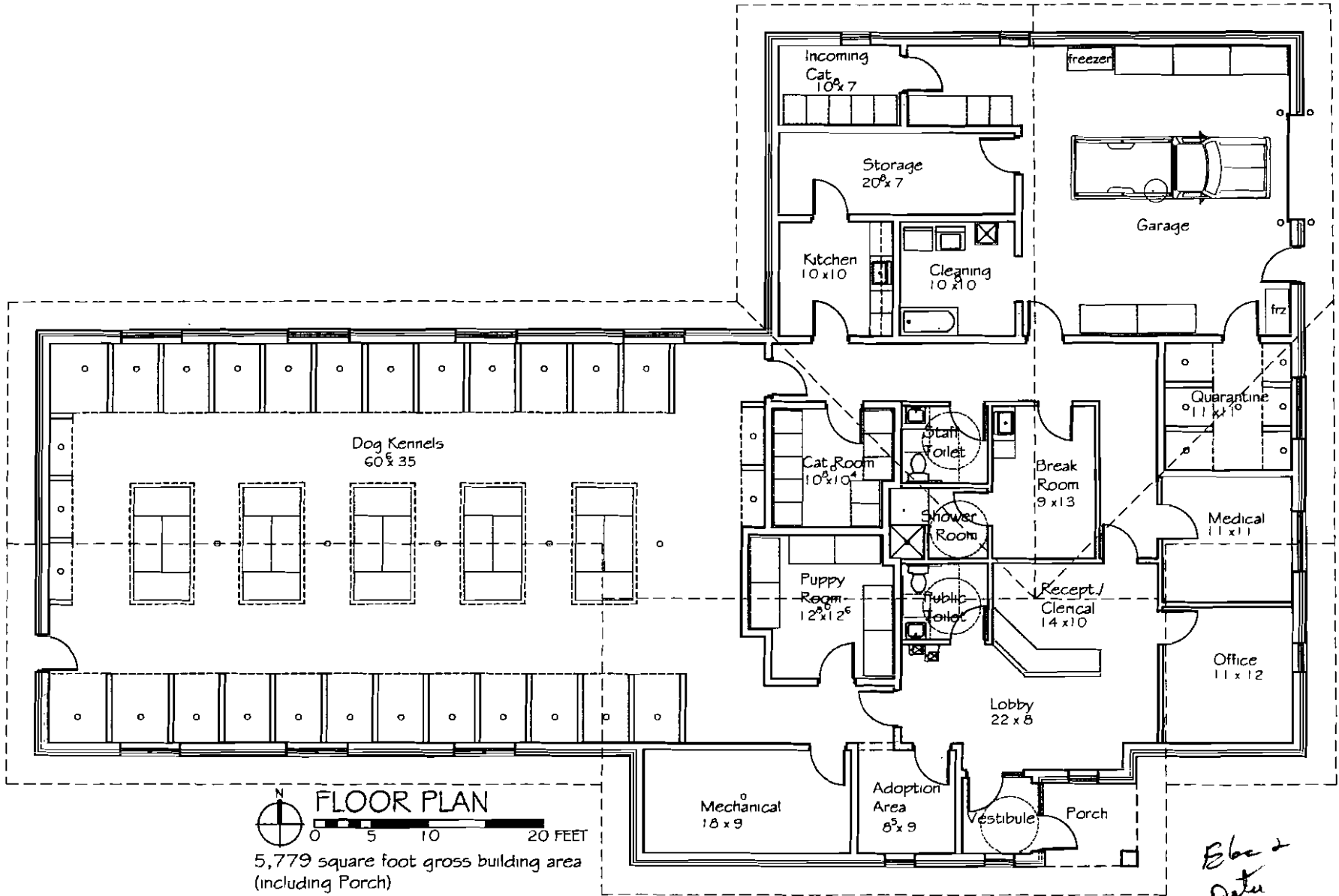
SCORES

	Bill	Bob	Jim	Tim	TOTAL
Lamar	74	51	62	60	247
Mavcon	54	46	63	54	217
MC Smith	74	58	70	62	264
Mugen	100	68	70	75	313
OAK	85	73	99	77	334
Skillman	98	60	91	62	311
Triangle	94	69	92	70	325

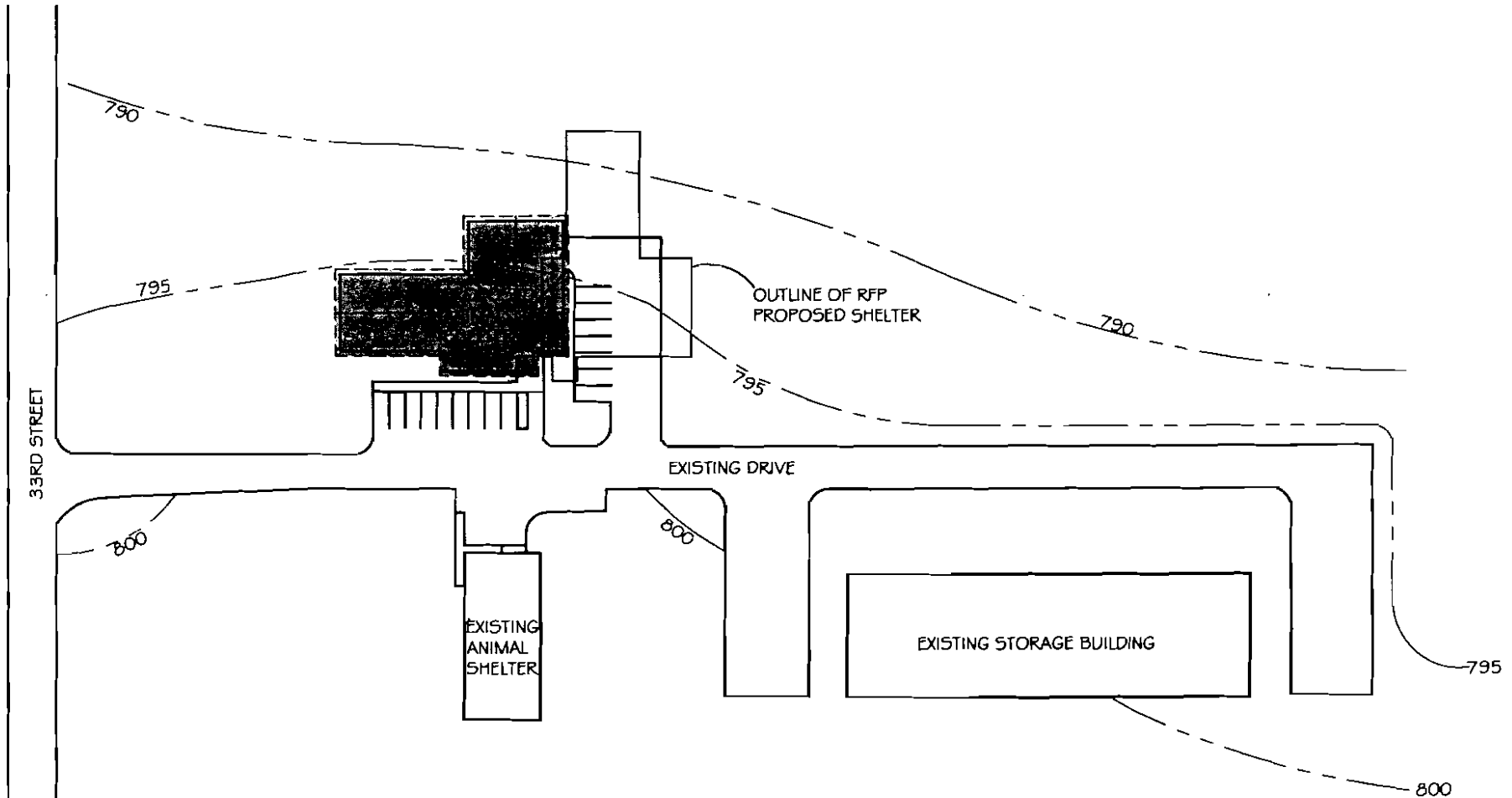
STEP 2

SCORES

	step 1 score	Bill	Bob	Jim	Tim	TOTAL
Mugen	313	40	50	30	50	483
OAK	334	50	45	10	49	488
Skillman	311	5	30	5	40	391
Triangle	325	10	35	5	47	422



Allegan County Animal Shelter
Dumont Lake Campus Allegan, MI



SITE PLAN

0 40 80 160 FEET
 SCALE: 1" = 80'

MAY 19, 2009


 Cox
 Medendorp
 Olson Architects Incorporated


 dvk
 CONSTRUCTION

Allegan County Animal Shelter
 Dumont Lake Campus Allegan, MI