

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, March 18, 2009 @ 8:00 A.M.

Nederveld Conference Room - County Services Building

CALL TO ORDER:

Commissioner Butler called the meeting to order at 8:02 a.m.

ROLL CALL:

Commissioner Bob Wakeman
Commissioner David Vanderroovaart
Commissioner Steve Sedore
Commissioner Brett Butler

ABSENT:

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 SEDORE SECONDED THE MOTION. THE MOTION CARRIED.

APPROVAL OF MINUTES:

Tabled February 18, 2009 meeting minutes until next meeting.

PUBLIC PARTICIPATION:

None

DISCUSSION ITEM:

Medical Care FIDS Project - Update

Dan Rathburn provided the following cost issues for review and approval:

Cost Issue 59/Bulletin 10 work revised piping to add 3-way valves with bypass to keep the motors from burning up; \$2,616

Cost Issue 60 provided 3 new replacement sinks since the original sinks were too small. This was not due to code just allows for better use; \$260

Cost Issue 65 provided additional LPDA work; totaling \$5,328.

Cost Issue 66 was additional work required by the Health Department; \$8,758. Bill Hekker commented all three of these areas should have had architect attention.

Dan Rathburn reviewed the project summary sheet, which reflected contingency over by **(\$9,435)** if the cost issues are approved.

Rathburn updated the cost issue summary sheet for review. Bill Hekker recently met with David Daining, C2AE Architect when they discussed briefly the issues with the project. David stated C2AE would assume liability for 10% of faulted work minus added value to the project. The question remains what defines "added value"? Does it mean added operational value? Commissioner Butler mentioned the AIA contract addresses when an architect has to fix problems with a project, they do need to be compensated for that. Commissioner Wakeman replied the architect does carry general errors and admissions coverage, which these problems fall under. Bill Hekker stated the move in date was originally set for January 1st and now we are looking at April. What about those costs? He mentioned the architect stated that C2AE has experienced these same problems in other projects. Commissioner Butler recommended contacting Karen Custer from Miller Johnson to discuss what an errors and omissions claim looks like and what position the County is in. What types of matters will the claim cover and what value is attached? Dan stated the total value; at 10% of all the cost issues is approx. \$10,000.

Dan Rathburn expressed that once the project is over, general conditions will have another \$25,000 which will need to be added into the **(\$9,435)**.

Commissioner Vanderoovaart recommended having figures to review before calling Miller Johnson; we need to know how much we are looking at. Bill mentioned not all of the cost issues resulted in the delay. Bill will provide loss of revenue figures for just one month.

WAKEMAN MOTIONED TO AUTHORIZE COMMISSIONER VANDEROOVAART TO CONTACT MILLER JOHNSON REGARDING GENERAL ERRORS & OMISSIONS WITH AN AMOUNT NOT TO EXCEED \$500 ATTRIBUTED TO BUILDING PROJECT. COMMISSIONER SEDORE SECONDED. MOTION CARRIED.

COMMISSIONER VANDEROOVAART MOTIONED TO REQUEST FROM THE BOARD OF COMMISSIONERS ON APRIL 9, AN INCREASE TO THE PROJECT BUDGET OF AN AMOUNT NOT TO EXCEED \$100,000. COMMISSIONER WAKEMAN SECONDED THE MOTION.

COMMISSIONER BUTLER - YES
COMMISSIONER WAKEMAN - YES
COMMISSIONER VANDEROOVAART - YES
COMMISSIONER SEDORE - YES
COMMISSIONER HINZ - ABSENT

COMMISSIONER SEDORE MOTIONED TO APPROVE COST ISSUES 59, 60, 65, 66 CONTINGENT UPON BOARD OF COMMISSIONERS APPROVAL TO INCREASE THE PROJECT BUDGET. COMMISSIONER WAKEMAN SECONDED THE MOTION. THE MOTION CARRIED.

Human Services HVAC Project - Update

Commissioner Wakeman reported the project is going well. RW Lapine has completed their work and Grand Valley Automation has everything done except demographics. Balancing is scheduled for first week of April. Another balancing test will take place six months later before results are completed. An update on this project will be provided to the Board of Commissioners on April 9.

Bylaws - Revision

Commissioner Butler tabled revised bylaws until next meeting.

EXPENDITURES:

Medical Care FIDS Project OAK Application #8

COMMISSIONER WAKEMAN MOTIONED TO APPROVE OAK'S APPLICATION #8 FOR \$218,813.72 IMMEDIATELY AND APPROVAL OF OAK'S APPLICATION #9 FOR \$38,728.23 CONTINGENT UPON COMMISSIONER HINZ'S RECOMMENDED APPROVAL. COMMISSIONER SEDORE SECONDED THE MOTION. THE MOTION CARRIED.

Human Services Project GVA Progress Payment #3

COMMISSIONER SEDORE MOTIONED TO APPROVE GRAND VALLEY AUTOMATION INVOICE FOR \$11,078 AND RW LAPINE INVOICE FOR \$5,102.40. COMMISSIONER WAKEMAN SECONDED THE MOTION. THE MOTION CARRIED.

OLD BUSINESS:

None

MISCELLANEOUS:

None

ADJOURNMENT:

COMMISSIONER VANDEROOVAART MOTIONED TO ADJOURN THE MEETING AT 9:15 A.M. COMMISSIONER SEDORE SECONDED THE MOTION. THE MOTION CARRIED.

Next regular meeting Wednesday, April 15, 2009 @ 8:00 A.M. in the Nederveld Conference Room (unless notified otherwise).

Minutes submitted by Becky Blaine, Recording Secretary via email on 3/27/09 for review and approval at a future meeting.