

Minutes of the Meeting of the Avon Township Supervisors

April 12, 2010

Avon City Hall

Call to Order: The special meeting of the Avon Township Supervisors was called to order by Chairman Gondringer at 1:00 P.M.

Roll Call: Present – Richard Bresnahan, LeRoy Gondringer, John Merdan, and Stephen Saupe. Also present were Dan Tidemann (Architect), Stanley Streit and Eric Linn.

Approval of Agenda: The purpose of this meeting was to discuss the bids for the township facility. Stephen Plantenberg, RA Morton, provided the meeting agenda. Minutes, treasurer report, road report, etc., were not presented at this meeting.

Business:

1. **Overview** – Mr. Plantenberg opened the meeting by reviewing the bidding process. He contacted approximately 126 contractors and listed the project on eight exchange sites. In all, he spoke with 185 contractors about the project. He distributed 82 copies of the plans and received 127 total bids, which he said was a large number. We received multiple bids for all sections except the overhead doors. Three bids were rejected for technical reasons so as to closely follow bid rules/law. The bid coverage was excellent and it was nice that local firms won all but one bid. Mr. Plantenberg re-checked all bid numbers.
2. **Bid Recap** – Mr. Plantenberg went through a Preliminary bid recap. Based on apparent low bids, the total estimated building cost is \$646,694, which includes a 7% contingency (ca. \$35K) for unexpected expenses. This will be returned if not spent. It also includes architectural and engineering costs, site survey and builders risk insurance. It does not include furnishings, fixtures, technology, window treatments, office supplies, or land purchase.
3. **Siding** – The Township needs to decide whether to use steel siding or hardy cement board. The cost for the two is comparable. Mr. Tidemann prefers the cement board. Mr. Plantenberg will prepare a listing of pros and cons of the two materials and the building committee will be asked for feedback.
4. **Windows** – To save money, Thermotek windows will be used. Mr. Tidemann stated that in his experience there was little performance difference between them and more expensive windows.
5. **Radiant Overhead Heat** – this was suggested as a possibility for the maintenance building.
6. **Spray on vapor barrier** – Mr.'s Tidemann and Plantenberg both recommended that it is unnecessary in the maintenance building. It will be eliminated from the plan.
7. **Office Cabinetry** – will be eliminated from the building package to save money and to provide time to see what cabinets we will actually need.
8. **Unit Heater** – will be kept for a backup if other heat fails.
9. **Sewer Pipe Insulation** – Outside pipes will be insulated since the building will not be used extensively. A rigid insulation was also specified for putting over the top of the pipes. The latter will be eliminated to save money.

10. **Adjust Bonding Requirements** – money will be saved here.
11. **HVAC Capacity** – there will be an increase in HVAC capacity to accommodate prolonged visits by larger groups. This will cost ca. \$150.
12. **Generator** – The City has an extra generator that it wants to get rid of. The facility will be ‘generator-ready’ to install wiring, switches, etc. at a later date if desired.
13. **Sheeting in Maintenance Shed** – should be durable, attractive, cost-effective. Possibilities included steel liner panel and CDX sheeting.

Motion – Bresnahan moved to authorize RA Morton to interview contractors with the apparent low bids and to award contracts. Merdan second. All in favor. Motion carried.

Plat – it has been completed.

Address – we don’t have an address yet.

Owner’s Insurance – we should have it in place by May 1st. Bresnahan will contact a local provider. Martini will check with the Association of Townships.

Closing on Land Purchase – Wednesday, April 14th. Gondringer and Saupe will represent the Township.

Building Committee – The building committee will be asked to meet on May 19 at 8:00 PM. They will make decisions about type of siding, colors, etc.

Adjournment: Bresnahan moved to adjourn the meeting at 2:45 PM. Merdan second. All in favor. Motion carried.

Next Meeting: The next meeting is May 5, 2010 at 7:30 PM.

Respectfully submitted,
Stephen Saupe, Clerk

Approved: May 5, 2010