

TOWN OF FREDONIA / VILLAGE OF FREDONIA
SHARED HALL COMMITTEE MINUTES

June 11, 2007 Meeting

A meeting of the Fredonia Shared Hall Committee (Town of Fredonia and Village of Fredonia members) was held on Monday, June 11, 2007 at the Waubeka Firehouse meeting room, located at W4114 River Street. Leider called the meeting to order at 7:00 p.m. with the Pledge of Allegiance.

Present:

Members: Lance Leider, Larry Palm, James Stemper, Larry Waskiewicz

Deputy Clerk: Dave Gorton

This meeting was held in compliance with the Open Meeting Law. Copies of the agenda were posted in three public places in the Town and three public places in the Village.

Previous Minutes: No action

Public Comments: None

Architect Interview: Mike Muller and Michael Ehrlich from Haag Muller, Inc., Port Washington.

Personal background of each presented.

History of firm reviewed – previously Haag Design Associates.

Approach to project – interviews with people involved, study and investigate special needs to be considered in design, develop preliminary design ideas (conceptual ideas), carry through with bib specs, ratings and rankings of bids, and follow up through construction. Does not do design build but has designed and hired general contractor to build.

Discussed “needs assessment” being up to date.

Reviewed schedule – expect construction time to be about 5 months, 3 months before enclosed. Prior to start expect to take 5-6 weeks for design; 2 weeks for bids; 1 week for bid review and 1-2 weeks for contracting. This makes required start date of 6/18/07 to make construction start of 9/4/07.

Cost approach - two basic alternatives:

Time & material – estimates about 10 to 12 man weeks at \$92 to \$120 per hour (approximately \$50,000) for their costs which includes architectural, structural and interior design plus bid process and follow up on construction.

Second alternative: Charge 9% of construction costs everything except survey costs.

A common amount for a general contractor will be about 10% of construction costs. Muller will provide budgetary cost estimates.

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Bidding process – key is to include in bid specs items to ensure qualified bidders – size of firm, financial stability, suitable references, correct handling of “additions” and “subtractions” to base specifications.

An initial conceptual sketch, potential floorplan and aerial view of site were presented and discussed.

Adjourn: Motion: Stemper to adjourn; second Waskiewicz; carried. Adjourn 8:35 p.m.

Dave Gorton
Deputy Clerk
(approved 6/18/07)