

SHARED BUILDING COMMITTEE
November 8, 2007

The meeting was called to order at 6:30 p.m. at the Fredonia Fire Department Meeting Room, 201 South Milwaukee Street, Fredonia, Wisconsin. Members present: Larry Waskiewicz, Lance Leider, Larry Palm, and James Stemper. Also present: Town Chairman Richard Mueller, Village President Joseph Short, Kevin Parker, Al Krier, and Jo Ann Wagner. Arriving later: Bill Hamm, Jill Bertram, and Ed Oehme.

Pledge of Allegiance

All stood and recited the pledge of allegiance.

Approve Minutes

Minutes of the October 30, 2007, Shared Building Committee meeting were approved as presented on a MOTION by Stemper, seconded by Palm, and carried.

Public Comments

No comments were received. (Bill Hamm arrived.)

Review Bids

The letter from Jeff Smies regarding the two low bidders was reviewed. Mike Koenig Construction had a base bid with the selected alternates of \$779,238. WB Corp had a base bid with the selected alternates of \$789,400. Stemper questioned if they should consider doing the second parking lot at this time. He also questioned the big difference between the alternate bid for the parking lot as both contractors were using Payne and Dolan. Stemper also noted that WB Corp has more local subcontractors. Consideration was then given to adding the second parking lot at this time, debating if a more competitive bid would be received in the future if prevailing wages would not need to be paid. The consensus remained that the second parking lot would not be constructed at this time.

- To add the additional sidewalk required by the state will add an additional \$1,500 to Mike Koenig's bid and \$1,100 to WB Corp's bid.
- The sub-contractor list for both entities has been approved by the architect.
- Mike Koenig Construction bid Romanite for the solid surface counter tops and WB Corp bid Wilson Art Gerbrator. (Jill Bertram arrived).
- Slim shades can be added at any time as both low contractors bid Pella windows.
- Koenig did not include the rough-in cost for the light pole west of the building in the alternate bid. To add this would cost \$1,725. The rough-in cost is included in the WB bid.
- There was no additional cost from either contractor for changing nail patterns or anchor plates as required by the state.
- There was no additional cost from either contractor for moving one bathroom wall two inches as required for ADA accessibility.
- Both contractors could start the week of November 11th.
- The cost to run the gas and electric from the street to the building was included in the Koenig bid but not in the WB bid.
- Koenig will change his markup to 10% for change orders.

Stodola Maas has a reduction of \$4,072 to their bid because of an error in their bid bond. Although this would reduce their price to \$785,228, and with the alternates chosen \$795,528. Because this bid was still higher, additional information was not requested from them.

Discussion followed on the two low bidders. Hamm stated that if the conduit to the second parking lot was included in the bid document as part of the base bid, the contractor should have to do this as part of his bid. Stemper noted that the letter from WB Corp seems to indicate that they do have an allowance in the base bid for installation of gas and electric to the building, but do not have an exact price. (Ed Oehme arrived) A MOTION was made by Stemper, seconded by Palm, to recommend to the town and village board acceptance of the low bidder Mike Koenig Construction at a cost of \$779,238 plus \$1,500 for the additional sidewalk required with the letter of intent to service until the official contract is signed. Motion carried. Waskiewicz thanked Lance Leider, James Stemper, Bruce Paape, Bob Lederer, Dave Gorton, and Janis Stemper from the town and Larry Palm, Joe Short, and Don Dohrwardt from the village for their work on this project and a special thanks to Rich Mueller, town chairman, and Bill Hamm, former village president, for the working together to make this project happen.

Discussion followed on procedures to follow for project management, change orders, and final decisions on interior and exterior finishes and colors. A MOTION was made by Leider, seconded by Stemper, to recommend to the town and village board that the Shared Building Committee be given authorization to make final decisions on interior and exterior finishes and colors, and project management responsibility, with Change Orders authorized by Shared Building Committee co-chairs Lance Leider and Larry Waskiewicz and town chairman Richard Mueller and village president Joe Short. Motion carried

Financing

Al Krier, from Port Washington State Bank, stated that each municipality will take out a separate loan for their portion of the building project. Each draw for building construction will be divided 47% to the town and 53% to the village. Furnishings could also be included in the loan amount. The construction loan would be a nine month loan with no prepayment penalty at an interest rate of 4.85%. The interest will accumulate and be due at the maturity date. Draws could be run through a title company or someone assuring the lien waivers are accounted for and everyone has been paid along with approval from someone who knows that the work has been completed. Any purchases made entirely for one community (office furniture, etc.) would be added 100% to that communities' loan. Waskiewicz recommended that Leider, Waskiewicz, Short, and Mueller be given the authority to approve draws on the construction loan. A resolution will need to be approved at the next board meeting authorizing the borrowing of funds through Port Washington State Bank. Krier noted that Port Washington State Bank is here to help the community. He does not see any closing costs. Ground breaking was tentatively set for Thursday, November 15, 2007, at 3:00 p.m.

The meeting adjourned at 7:25 p.m. on a MOTION by Palm, seconded by Stemper, and carried.

Respectfully Submitted:

Jo Ann Wagner
Clerk-Treasurer
(approved 12/18/07)