## Building Committee Meeting Minutes

Thursday, May 15, 2015 – 1:27 pm

**Call to Order** – Scott Coleman

In attendance for the meeting was: Scott Coleman, Paul Hammersmith, Steve McCall, Jeff Stauch, Dave Gulden and Heather Martin.

**New Business:**

1. Dave shared information from Thayne Gray, Union County Prosecutor Office in regards to RPC, the bidding process and legalities.
2. Dave shared information from Link Construction Group regarding land and building options.
   1. Scott – With the options we’ve been given, it makes me think we should buy the land and just build it ourselves.
3. Steve – Can the recycling center be relocated somewhere else to give us more room for an office on the Commissioners property?
   1. Discussion was held regarding the Logan County Commissioner property and elevations on the land.
   2. Paul – For me the place to be is where the recycling pad is, instead of putting the building at the corner of the property.
   3. Steve – If you did that, you’d be able to put your building up by the street and use the rest for parking.
   4. Paul – I like this site because of access and location but to have only what’s left and to have the recycling center in front of the building.
4. Jeff spoke to Caroline about partnering but they also have issues with enough space for conferences. The committee isn’t going to follow up with any further discussions.
5. Jeff – What about on State Route 287, were there any parcels around there?
   1. Scott – There’s another factory planned there which pushes you down to the river in unusable land.
6. Steve – I think those two sites are the best we have available.
7. Scott – If we did buy the Link property, there’s no reason that we couldn’t subdivide it and sell it ourselves.
8. Scott – If we did get the six acres, we’d have more control as to what comes in by us and could control screening.
9. Paul – If we spent $50,000 buying land or spend about the same thing to relocate the recycling facility. We need to know how much the Commissioner’s want for the property before a decision can be made.
10. Jeff – Looking in the future, the site that’s going to be the better value is the Logan County Commissioner property because of location.
11. Paul – In terms of going through this process, I’m more inclined to go through it traditionally and have design work done and bid it. I’d rather have good estimates and you’re not going to have that design build.
12. Scott – if we go with Unibuilt or someone else, they can do the basic design.
13. Jeff – Are we comfortable that $600,000 is reasonable? Why was it so high?
    1. Dave – It was high.
14. Steve – I think the next step is talk to the Logan County Commissioners and see if we could adjust the lot like we’d want and the cost.
15. Paul – We need to come up with a cost; we know we need to finance a part of this; that’s a step that’s unknown to us. We need to sort that out, knowing we want to make progress of this. Is a mortgage backed by the county, all three counties?
16. Dave will work on information about what the options are for lending.
    1. Scott – The best bet is to borrow the money from one of the counties.
17. Jeff – We do the design, bid, built route we need to come up with a cost for everything; do we need to further refine it.
18. Scott – Dave should talk to the Commissioners and let them know there are problems with that site, a lot of fill to bring in, want to reconfigure on the site the recycling center, there are springs, it’s limited because of easement and shape, what are you wanting out of it? To Link, give us a firm quote for the property and we can compare the two properties.
19. Scott – What do you think about if we hired a project manager to oversee the design, build process?
    1. Paul – I’d be fine with that.
    2. Steve – My experience when we did our building was it more the value, the project manager was their everyday overseeing the builders. If you have certain buildings going up, they should be familiar with it. It’s the other part dealing with the heating, septic, etc.
    3. Scott – Our Commissioners have done something similar with the Courthouse, there’s a project manager working with them to oversee everything.
    4. Paul – How would we select, put it out for proposal? Someone has to put the package and putting the specs together.
    5. Jeff – We do all of our bridges this way; could we hire an architect to do a preliminary plan?
20. Jeff – Can you hire a construction company to be the project manager and put the specs together and pay them, have them put it out to bid?
    1. Paul – I would say yes.
    2. Jeff – We were going through a renovation with an architect, and several updates later not everything made it in the plan. We have a guy that isn’t an architect but he does plans, he’s probably capable to bridge that gap.
    3. Scott – I know Golden Giant does it, I think we can just say this what we want and they take care of working with clients to develop it.
    4. Paul – What I like about that is it’s a package, and once it’s agreed upon, they take care of it.
    5. Scott – What if we got someone like Mike Bowe?
21. Jeff is going to reach out Steve Bell and Scott is going to reach out to Mike Bow.
22. Scott – Do we want to counter offer Link’s proposal?
    1. Dave – I’m waiting on drawings from them which I can forward to the group. Are you ok with e-mail communication?
       1. The group was fine with this.
23. Dave – Do we want this building to come to LUC or wait?
    1. Scott – Let’s just wait.

**Action Items:**

Dave will:

Contact the Logan County Commissioners about their site.

Determine financing capabilities for LUC RPC

Work with Prosecutor to determine changes necessary to LUC RPC bylaws

Get more definitive answers from the Prosecutor about LUC RPC bidding/procurement requirements

Jeff will:

Contact Steve Bell re: project management/construction management

Scott will:

Contact Mike Bowe re: project management/construction management