## Building Committee Meeting Minutes

Wednesday, July 15, 2015 – 2:04 pm

**Call to Order** – Scott Coleman

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

**New Business:**

1. Dave shared more information from the Union County Prosecutor Office in regards to RPC, the bidding process and legalities.
   1. Prevailing wage will apply as per ORC if the construction cost is $250,000 or greater.
   2. The project can be bid as “traditional” design, bid, build involving separate primes or a general contractor; bidding in the traditional manner with a Construction Manager; Construction At-Risk (a CM hires the contractors, but is responsible for bringing the job in for the stated price; or Design Build.
   3. If leasing county owned land, the RPC could administer the construction.
   4. It appears that the RPC does not have the authority to borrow money. In response to this, several committee members believed that one of the LUC counties could provide financing if necessary.
2. Scott Coleman introduced Mike Bow and provided him the background of the Building Committee’s work to date.
3. Dave gave an update on the sites.
   1. Logan County owned property: the Commissioners are willing to discuss a long term lease of that land, but the recycling center needs to stay onsite.
   2. Regarding the site owned by Link, the Building Committee has yet to counter their initial land offer.
   3. There continues to be interest in the existing LUC Building.
4. The committee discussed how a project manager or construction administrator could assist with this project.
   1. Mike Bow said that the steps should include a concept plan, specifications and drawings, bidding, final plans, and construction oversight.
   2. Steve asked about septic. Dave pointed out that East Liberty is outside of the rigorous EPA rules for the Darby. Mike said a mound system is possible
   3. Jeff asked about third party inspections. Mike said that building and electrical inspectors cover the code, and the construction administrator monitors the specifics down to the material cut sheets.
   4. Mike will provide a construction administrator proposal.

Meeting adjourned