



Building Committee Meeting Minutes
Monday, November 13, 2014 – 10:00 a.m.

Call to Order – Scott Coleman

In attendance for the meeting was: Scott Coleman, Dave Gulden, Steve McCall, Heather Martin and Warner Bowling from Unibilt. Absent member was Paul Hammersmith.

New Business:

1. Warner spoke in regards to what Unibilt can offer. The size of a facility they're currently working on is a 40x60 size, which is close to the maximum size they can do. They may be able to get another foot in width for square footage.
 - a. Scott – So this would come in three pieces, with a maximum of 60 feet?
 - b. Warner – 60 feet is the maximum length we can go.
 - c. Scott asked about having a clear area for a conference room.
 - i. Warner – I'd have to check and see but I think we could do a conference room at 25 x 36.
 - d. Warner – you'd have a 43 x 60 plan; then we'd come back the 25 feet.
2. Discussion was held in regards to the number of offices needed and space.
3. Scott – Do you have an idea of cost per square foot?
 - a. Warner – The one we're working on is roughly \$78 square foot, the current price is \$203,000 total. This was a preliminary price with the possibility of coming down a little in price. We would not need a third party architect with Unibilt which will save money.
4. Scott – How would you feel about site prep and demo?
 - a. Warner – We do offer that, we'd need to a little research and talk to a person about doing the demo and doing the back fill with your direction.
5. Scott – Obviously have a different product because you can be building before demoing. What kind of timeline would we need for temporary housing?
 - a. Warner – My estimate would be about 3 months.
6. Dave – Winter doesn't stop you?
 - a. Warner – Last winter stopped us, there were several weeks we didn't do anything.
7. Dave – Would the outside be vinyl?
 - a. Warner – We use a dimensional roof shingle and vinyl siding
 - i. Dave – Are there other siding options?
 1. Warner – Along the line of siding we offer a shake siding.
8. Scott – What kind of ceiling heights?
 - a. Warner – They're 8 foot, we possibly can go 9 foot but not sure we can in the style you would need.
9. Warner – The floor and crawl space is conditioned.



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10. Dave – What about sustainability? Is this made from recycled materials?
 - a. Warner – There is some recycled materials but very few.
 - b. Dave – Solar panels on the roof in your experience?
 - i. Warner – We've had some homeowners that have added them after the fact. We're working with a family in Darke County that will be having a solar grid.
 - c. Warner – What kind of floor coverings do you have in mind? Light fixtures are included, all exterior lighting; double hung windows.
 - i. Scott – Windows and doors are a residential type?
 - d. Scott – What is the trim?
 - i. Warner – The standard is a painted white pine; we can do a stained poplar.
 - ii. Scott – Could you upgrade to a stained oak trim?
 1. Warner – Yes you can.
 - e. Scott – What office in Preble County is this for?
 - i. Warner – It's kind of an engineering/landfill area; it's an office that they're using a couple of different areas to work out of.
 - f. Warner – Do you need some kind of a sprinkler system?
 - i. Scott – I don't think that's required.
 - ii. Steve – When we did our new building we didn't need one.
 - iii. Scott – We can check with Doug today but I don't think it's required for a single story.
 - g. Warner – Would you require prevailing wage?
 - i. Steve – Yes, because of the cost it would be required; because we're a government agency and with the counties being involved.
 - h. Warner – Would you be permitted through Logan County?
 - i. Scott – It would be through the State, Logan County doesn't have a commercial building department.
 - i. Warner – What do you see your timeframe being?
 - i. Scott – I think based on this conversation and knowing what happened last winter. Our best bet realistically is to work on the design details over the winter and look for construction over spring and summer and depending on how it fits on your schedule. I think that would be ideal.
 - ii. Warner – We're pretty flexible, they now have a backlog through the first of January but that's not saying they can't fit something into the schedule. Schedule isn't a problem at all.
 - iii. Scott – If we can find a temporary location and get moved to vacate the building six months would be reasonable; and that would get you into a timeframe that for construction would be doable.
 - iv. Warner – If we were to bring together a new preliminary drawing based on what we discussed to where we can have our guys put together another plan and then we could look at that. At that next

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- meeting we could work it that Doug who runs the factory and handles the commercial part can attend; we can get a drawing together and can have another meeting and have him come along.
- v. Scott – For the executive Committee, we could really use a better lay-out in the conference room; just being able to maximize the available space for a projection screen.
 - 1. Dave – Can you wire the AV into the ceiling?
 - a. Warner – Yes we can do that.
 - vi. Warner – What was included in the price was a package for wireless and technology as well.
 - j. Scott – If we decide to move forward, have Dave and Heather work with Unibilt to design the building, we as the Committee are just here to make sure you have an appropriate office to work in.
11. Once Warner left the meeting discussion was held in regards to the benefits of stick build versus Unibilt.
12. Heather will contact Golden Giant out of Kenton about meeting with the Building Committee to discuss stick build options.

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