

July 20, 2004

Held _____

Special Meeting of the Board of Trustees

OPENING OF MEETING

Mr. Corman called the meeting to order at 4:35 PM with all Board members and Clerk Heather Harlow in attendance

HERITAGE PARK

Mr. Foglesong spoke about Phase I construction Heritage Park. He explained that six weeks ago the project went out for bid. Last Thursday, the bids were opened; four bids were received. The base price is for construction and site preparation. It includes such items as the installation of signage, walking trails, service roads, parking lot, Porto let housing, and the disc golf course.

Mr. Foglesong read the bids:

Sunesis Construction	\$2,035,000.00
Jeffrey Allen Corporation	\$1,561,569.00
R.E. Schweitzer Construction Co.	\$1,893,506.00
DER Development Co.	\$2,073,600.00

Alternate 1 includes five exterior luminaries. These solar-powered street lights will give some security. Mr. Foglesong read the bids:

Sunesis Construction	\$38,000.00
Jeffrey Allen Corporation	\$33,325.00
R.E. Schweitzer Construction Co.	\$31,972.00
DER Development Co.	\$34,100.00

Alternate 2 includes four bike racks. Mr. Foglesong read the bids:

Sunesis Construction	\$6,000.00
Jeffrey Allen Corporation	\$4,124.00
R.E. Schweitzer Construction Co.	\$3,673.00
DER Development Co.	\$4,200.00

Alternate 3 includes four exterior bike racks. Mr. Foglesong read the bids:

Sunesis Construction	\$6,000.00
Jeffrey Allen Corporation	\$4,943.00
R.E. Schweitzer Construction Co.	\$4,425.00
DER Development Co.	\$5,400.00

Alternate 4 includes decorative fencing around East Miami River Road. Mr. Foglesong read the bids:

Sunesis Construction	\$30,000.00
Jeffrey Allen Corporation	\$25,201.00
R.E. Schweitzer Construction Co.	\$20,976.00
DER Development Co.	\$10,600.00

Alternate 5 includes asphalt paving on the primitive trails, as an alternative to the crushed stone specified in the base bid. Mr. Foglesong read the bids:

Sunesis Construction	\$15,000.00
Jeffrey Allen Corporation	\$84,700.00
R.E. Schweitzer Construction Co.	\$15,187.00
DER Development Co.	\$3,100.00

Mr. Corman asked Mr. Foglesong about the difference in bids. Mr. Foglesong said that he didn't know.

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Alternate 6 includes off-site soil for the ball fields, if needed. Mr Foglesong read the bids:

Sunesis Construction	\$420,000 00
Jeffrey Allen Corporation	\$59,400 00
R E. Schweitzer Construction Co	\$363 000 00
DER Development Co	\$238,000 00

Mr. Foglesong read the alternate totals:

Sunesis Construction	\$515,000 00
Jeffrey Allen Corporation	\$211,693 00
R E. Schweitzer Construction Co	\$439,233 00
DER Development Co.	\$295,400 00

Mr. Foglesong read the base and alternate totals:

Sunesis Construction	\$2,550,000 00
Jeffrey Allen Corporation	\$1,773,262 00
R E. Schweitzer Construction Co	\$2,332,739 00
DER Development Co.	\$2,369,000 00

Mr. Foglesong welcomed the Board's questions. He said the bids are within estimates. It is up to the Board to decide which alternates to include in phase 1.

Mr. Fiedeldey asked about the budget for the project. Mr. Foglesong said there was a \$2.3 million appropriation approved in January. The first estimates were for \$2,013,000. This was revised to \$1.7 million.

Mr. Fiedeldey asked about what was included in the \$2.3 million estimate. Mr. Foglesong said that was the utilities and ancillary costs. At best, it was an estimate. Water was included in that estimate, but not in the project as bid because of expense.

Mr. Corman asked if the \$2.3 million was in the bond. Mr. Foglesong said that part of it is in the bond. Just less than \$2 million is available now, since some was spent on Colerain Park. The balance will come from general fund money.

The Board looked at the park drawings with Mr. Foglesong and Greg Snyder.

Mrs. Rielage asked about the asphalt. She wondered how important this is on the paths, especially the primitive parts. Mr. Snyder explained that the asphalt would be easier to clean up after a flood. The primitive trail would need to be re-graveled.

Mr. Corman had some reservations about the fill-dirt. Mr. Foglesong agreed because of the diversity of the numbers. We can not ask the engineer and can not tell how the numbers were arrived.

Mr. Fiedeldey said it was disturbing to have 200 calls with questions. Mr. Foglesong said that an addendum was faxed out on July 8. This was in addition to the legal notice, not on the drawings. Mr. Fiedeldey asked if there were questions on 200 calls. Mr. Corman said that seemed excessive and wondered if the engineer was speaking figuratively.

Mr. Corman suggested that we could award alternates one through four and wait for clarification on five and six. Mr. Fiedeldey said that we have 60 days to award the bid. He suggested that we award the base bid and look at the alternates within 60 days.

Mr. Foglesong said that if we award the base and hold off on the alternates, the alternates would fall as change orders.

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Mr. Fiedeldey feels the alternates would not change the outcome of the bidder. He also suggested that we should look at the cost for light poles and "real" electric. Mr. Corman said he would like the electric to be underground. Mr. Fiedeldey said that would be expensive. Mr. Fiedeldey wants to pick and choose the alternates later. Mrs. Rielage said that we need lights, but we have sometime on that.

Mr. Fiedeldey suggested that we accept the base bid and decide on the alternates within 60 days. Mr. Foglesong suggested that the fencing in alternate 4 might be an issue.

Mr. Reuter suggested the Board have a contract prepared for Jeffrey Allen Corporation, with acceptance of the base bid and alternate 4.

Mrs. Rielage made such motion and Mr. Fiedeldey offered the second. With no further discussion, the roll was called:

Mr. Corman. "Aye"
Mr. Fiedeldey. "Aye"
Mrs. Rielage. "Aye"

Mr. Foglesong said that we can now ask questions about the bids, including whether or not we can get the fencing and bike racks cheaper. Mr. Fiedeldey asked about running power and would like a clarification on the available topsoil. Mr. Foglesong said there is sufficient amounts of topsoil on the site, but the topsoil might not be of sufficient quality for the ball fields.

TURNER CONSTRUCTION ADDITIONAL COMPENSATION

Mr. Corman said that representatives from Turner Construction were in attendance for discussion.

Mrs. Rielage said she reviewed the original contract and feels that Turner is entitled to further compensation, but not sure of the amount. She is not willing to give \$40,000.

Mr. Fiedeldey asked about how we advertised the bid. What was the basis of the bid? It was based on "time is money." This is a far cry from a pre-engineered building. This is quite a building to get done in a year. The time is not excessive, about right.

Mrs. Rielage said that the Board should have been alerted sooner.

Suzie Thomas and Shawn Jones from Turner approached the Board.

Ms. Thomas said she has been involved since day 1, back in February. She worked a logn time on programming for the Public Works building. It was from a 30,000 square foot building to a 42,000 square foot building. They are working on a time scale - not what, but how long.

Mr. Corman asked if the Board gave permission for the programming. Ms. Thomas said, "no," but the department heads did. She did not talk them into this.

Mr. Corman said he has a problem with the 10% additional cost. He asked if something can be negotiated. Ms. Thomas said \$44,000 will make Turner whole on the building. The fire project manager should have been gone in June, but is still there. She can ask for \$76,000 per contract, based on monthly cost.

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Mr. Fiedeldey said he got involved in mid-April. It did not change too much, but discussions went back and forth each week. We ended up with a lot of building. This was the most economical among the variety of things looked at. It was value engineering. For \$3.1 million, we got a tremendous building. We saved more than \$44,000 by the value engineering.

Mr. Corman said that is part of the job Turner was hired to do.

Mrs. Rielage said they are working longer than they planned. If we signed a contract, we should hold-up in good faith. She asked Mr. Foglesong if he had questions on some of the figures. He said he had questions on the starting dates. He thought they started sooner than July. There were some delays from Public Works. There were some discrepancies in the time-line, but it started later. It took four months longer than anticipated. He supports an increase.

Mr. Fiedeldey asked if by bidding both jobs together, we saved. Ms. Thomas said that we did, but did not have that figure with her.

Mr. Fiedeldey asked her if she would accept \$40,000. She said that was fine, but she would have to absorb the project manager's time for the next two months.

Mr. Fiedeldey motioned to give Turner \$40,000 in additional compensation. Mrs. Rielage offered the second. With no further discussion, the roll was called:

Mr. Corman. "Nay"
Mr. Fiedeldey. "Aye"
Mrs. Rielage. "Aye"

DARE PROGRAM RESOLUTION

Mr. Foglesong read resolution #24-04b, "Resolution Supporting the D A R E Program."

Mrs. Rielage motioned to approve the resolution and Mr. Fiedeldey offered the second. With no discussion, the roll was called:

Mr. Corman. "Aye"
Mr. Fiedeldey. "Aye"
Mrs. Rielage. "Aye"

OEPA HEARING

Mr. Foglesong reported that he was unsuccessful in changing the Ohio EPA hearing on the Rumpke permits, scheduled for August 5, 2004, at 7:00 PM in Chambers. He suggested the Board hold a special meeting at the same time and location. Mrs. Rielage made such motion and Mr. Fiedeldey offered the second. With no further discussion, the roll was called:

Mr. Corman. "Aye"
Mr. Fiedeldey. "Aye"
Mrs. Rielage. "Aye"

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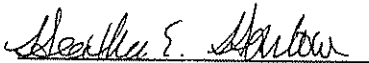
ADJOURNMENT

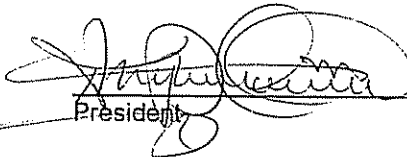
With no further business to come before the Board, at 6:00 PM, Mrs. Rielage motioned for adjournment. Mr. Fiedeldey offered a second

Mr. Corman. "Aye"

Mr. Fiedeldey. "Aye"

Mrs Rielage "Aye"


Clerk


President