

Minutes
September 15, 2014
Special meeting on the roof repair project

Present: Mayor Carol Weaver

Trustees: Richard Phillips
Dale Leiser
Robert Puckett
Brian Murphy

Also attending: Marilyn Kaplan

The minutes of this meeting will not be considered official as the requirements to announce the meeting was not done properly.

Mayor Weaver opened the meeting at 5:00 PM.

Mayor Weaver requested this meeting with architect Marilyn Kaplan to review the materials listed in the bid document and to discuss the cost of the project.

Mayor Weaver would like Marilyn to answer the following questions:

Q. Was the mahogany wood included in the bid price received from Debrino's?

A. Marilyn explained that her bid documents stated mahogany was required. It is up to the contractor to fulfill the requirements in the bid. If the contractor did not include mahogany as the wood to supply the cost of the mahogany would be on the contractor not the village.

Q. Mayor Weaver is interested in any cost savings of the project if different materials were used for the project.

A. Marilyn noted there would be an approximate cost savings of \$20,000 if different materials were used. The life of the roof would decrease from a 75-100 year roof to 25-30 year roof if different materials were used. Marilyn believes we did not see more of a cost savings as we thought we would by using a cheaper material as the contractors realized all the carpentry work needed along with the masonry work.

Q. Eight bids were picked up but only three contractors submitted the bids. Mayor Weaver is inquiring if that was due to the way the bid was written.

A. Marilyn felt three bids were very good. She felt the bids were written to give the village a long-lasting roof with options that could be pulled to reduce the cost.

Q. Mayor Weaver is concerned with change orders that would require additional funding. She feels due to the cost of the project the village would not be able to handle any additional costs.

A. Marilyn noted she does not take change orders lightly. If the contractors is requesting a change order for something that was listed in the bid that they did not account for then that would be on the contractor not the village.

Mayor Weaver's having trouble spending \$500,000 on a building that is assessed for \$250,000. She does not feel the cost of a 75 to 100 year roof can be financially handled by the village at this time. She is looking for a simple solid roof that the village could afford that will last 25 to 30 years as there is other work on the Village Hall needing to be done. She believes there would be an outcry from the village taxpayers if the board was to spend over \$500,000 on a roof.

Trustee Murphy felt the village board needs to consider a few things.

Can the bid documents for the project be scaled back to an acceptable cost to the taxpayers? Can the village board live with a shorter life of the roof? If the roof is not done this year are there any immediate repairs required to get through the winter? These individual discussions might be considered collusion.

Personally, Trustee Murphy is having an issue with the individual conversations the contractors have had with Marilyn, the Mayor and the Village Trustees. He stated any conversations should have been in a Question and Answer meeting with all contractors who bided on the project or a walkthrough of the project with all contractors in attendance.

He believes the village hall is the historic nature of the village He believes the village should rebid the project and have the commitment of the village board to have the project done. He feels by rebidding the project the board will be doing their due diligence to the village.

Trustee Phillips feels rebidding the project will not resolve anything he feels the cost of the project is mainly due to the extensive carpentry work needed.

Trustee Puckett stated he knows this is a lot of money but the savings in using cheaper materials will not give the village the long-lasting roof that the village requested. He feels the cost the project is due to the extensive rot underneath the roof. The village received three solid bids and the village should move forward with the lowest bidder. He believes rebidding the project will cost the village additional funds.

Marilyn would like direction from the village board on how they would like to move forward. If the village board will be changing the scope of the project or proposing a change of materials used.

The village board discussed removing several alternatives in the project in order to afford the project. Removal of snow fences, the copula and the flat roof was discussed. Marilyn felt the removal of the flat roof would be shortsighted and the village should consider having the roof done. Depending on the alternatives omitted from the project would determine the amount of money the village will need to bond. At this time the village has saved \$150,000 for this project. A recommendation of a 20% contingency should be added to the project. Marilyn's fee as the architect needs to be considered when finalizing the amount of money the village will need to bond.

Trustee Murphy inquired if the village should or need to hold a permissive referendum for the amount of money the village may need to bond for the project.

Mayor Weaver feels the village board needs to consider the comments made today and would like to hold a meeting on Wednesday, September 17 at 8:00 AM. Mayor Weaver made a motion to adjourn the meeting seconded by Trustee Brian Murphy. All voted "aye."

Respectfully submitted,

Nicole H. Heeder
Village clerk