



COUNTY OF OSCODA

Board of Commissioners
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Oscoda County Courthouse Annex 105 S. Court Street, P.O. Box 399, Mio, MI 48647

Official Minutes

May 7, 2019

“A Special Oscoda County Board of Commissioners” to discuss the new Government Building was held on Tuesday, May 7, 2019 at 9:00 a.m. in the Commissioner’s Room, Courthouse Annex Mio Michigan 48647.

Chairman Yoder called the meeting to order at 9:00 a.m.

Pledge to the Flag

Roll Call of Members:

Members Present: Commissioners Yoder, Varner, Bondar, McCauley, and Marsh.

Members Excused:

Others Present: 15 members of the public were in attendance.

**The B.O.C approved the Agenda for May 7, 2019, “Special Meeting”.

Varner/Bondar to accept the Agenda for May 7, 2019 Special Meeting, to discuss the New **2019-107** Governmental Building.

5 yes: 0 no: **Motion Carried.**

Appointments:

**Mr. Luke Gerhart, Project Manager from Wolgast Corporation presented the up-dated design of the new Government Building, which included the 2019 price structure, and answered B.O.C questions. The pricing reflects a 2% overall increase from July 2018 pricing. Mr. Gerhart reviewed the design which primarily stayed the same. The partition wall was removed. The type of construction changed from steel to wood structure that allowed some changes with fire suppression but added fire sprinklers throughout the building, due to a wood structure which is code; the vaults will be revisited. Mr. Gerhart explained that pricing was based on 2019 contractor bids including new contractor’s with bids coming in lower than in 2018 and others a little higher; no local contractors bid however there is a local supplier. For example, the changes in the mechanical system did not include mechanical drawings in 2018 but are now included, which was the biggest increase, however Mr. Gerhart stated there is some opportunity for some future savings. Mr. Gerhart stated that contractors are ready to begin. Mr. Gerhart explained furnishings are anything attached to walls for example counters and cabinets. Commissioner Bondar asked about the handicap ramp at the front entrance of the building if it was necessary since there is no handicap parking there. Mr. Gerhart stated that the handicap ramp was left in the design to allow residents that maybe handicap in the building in case of an emergency for handicap access; this could be a future change. Commissioner Bondar asked about the parking lot. The parking lot has been left in the design except a few curbs have been removed. The parking lot can be reviewed and possibly changed in the future. Mr. Gerhart did state the new Government Building was designed for future expansion. Commissioner Varner

asked if the County is going to be able to make changes as this projects moves forward. Mr. Gerhart stated that yes some changes can be made and that Wolgast would review and work with the County. Commissioner Varner stated he sits on several Boards and has heard only good things about Wolgast and looks forward to moving forward and keeping open communications. Commissioner Yoder stated it is his understanding that the County will not receive any more insurance money until the rebuild project begins. It is important to know that some of the changes in the design and the price increases should be covered by insurance, especially those that are required by code. Mr. Gerhart reassured the Board that Wolgast would continue to work with the insurance company and the County throughout the rebuild project. Mr. Gerhart will send a copy of the new design and pricing to the insurance company. Mr. Gerhart stated that Wolgast will hold regular meetings and will assist the County throughout this project. Commissioner Yoder stated that all questions or suggested changes should be addressed to the rebuild committee and they will address and review them with Wolgast; however the entire B.O.C will be kept informed. Mr. Gerhart continued to answer more questions. Commissioner Bondar asked Mr. Gerhart to address why a partial basement was not considered and to explain the heating system. The previous Board of Commissioners and Wolgast did discuss several options including a partial basement, however after review of the required codes for public access including handicap assessable and a required elevator it was a significant added cost to the project, therefore the previous Board of Commissioners made that decision not to include a partial basement. At this time, if the B.O.C was to change the design Wolgast would have to redesign of the building again delaying the project and the County would be financial responsible. The heating system is overhead, it is a cost savings, the heat supply and return will circulate and keep the building temperature adequate from the ceiling to the floor; plus the building insulation will assist. Commissioner Yoder thanked Mr. Gerhart for his presentation and answering the B.O.C questions. The B.O.C then went on and discussed the invoice submitted by Wolgast. The County Treasurer, Bill Kendall, questioned the invoice #6 and its carry-over amount. The County never received invoice #5. It appears that invoice#5 was submitted by Wolgast for the trailer, which was not covered under the contract, and was rolled into invoice #6. The invoice was discussed thoroughly and it was agreed that Mr. Gerhart would review and resubmit a corrected invoice for payment. The B.O.C discussed the "Single Point of Contact". Commissioner Yoder stated that Mr. Will Olsen, Contract Manager, has been working with the County to this point and now that the County is ready to move forward and start the new Government Building project it is important to have a "Single Point of Contact" available locally for Wolgast to call upon and make decision as needed; Mr. Olsen job does not allow him to be available as needed. It was recommended that Commissioner Marsh be appointed as the "Single Point of Contact". The B.O.C discussed their options and Commissioner Bondar offered to stepdown and allow Commissioner Marsh to take her place on the rebuild committee. The B.O.C made the following motions regarding today's meeting; voting unanimously to move forward on the new government building.

Varner/Bondar 2019-108 a motion to authorize the County Treasurer's Office to process and the County Clerk's Office to issue a check payable to Wolgast Corporation, within (30) days of receipt of the application for payment, as reviewed and approved by our "Single Point of Contact" and Building Committee (Commissioner Yoder and Bondar) and authorize the Treasurer's Office to move County funds, as deemed necessary, to cover County financial obligations out the General Fund (101-371) for the "Rebuild Project", and so amend the Budget.

Roll Call Vote: McCauley, yes; Varner, yes; Marsh, yes; Yoder, yes; Bondar, yes. **Motion Carried.**

Varner/McCauley 2019-109 a motion to rescind the previous motion (2019-108).

5 yes: 0 no: **Motion Carried.**

Varner/Bondar a motion to change the Rebuild Committee and appoint Commissioner Marsh
2019-110 replacing Commissioner Bondar.

5 yes: 0 no: **Motion Carried.**

Varner/McCauley a motion to authorize the County Treasurer's Office to process and the County
2019-111 Clerk's Office to issue a check payable to Wolgast Corporation, within (30) days of receipt of the application for payment, as reviewed and approved by our "Single Point of Contact" and Building Committee (Commissioner Yoder and Marsh) and authorize the Treasurer's Office to move County funds, as deemed necessary, to cover County financial obligations out the General Fund (101-371) for the "Rebuild Project", and so amend the Budget.

Roll Call Vote: Bondar, yes; McCauley, yes; Varner, yes; Yoder, yes; Marsh, yes. **Motion Carried.**

Varner/Bondar a motion to officially notify Wolgast Corporation and Mr. Will Olsen, Contract
2019-112 Manager, that Oscoda County Board of Commissioners has appointed Commissioner Marsh as the "Single Point of Contact" for the duration of the "Rebuild Project" for the new Government Building, effective May 7, 2019.

Roll Call Vote: Yoder, yes; Bondar, yes; McCauley, yes; Varner, yes; Marsh, yes. **Motion Carried.**

McCauley/Varner a motion to approve the design of the new Government Building, as presented on
2019-113 May 7, 2019, by Wolgast Corporation, Luke Gerhart Project Manager and authorize Wolgast to move forward and authorize the Chair to sign.

Roll Call Vote: Varner, yes; Marsh, yes; Yoder, yes; Bondar, yes; McCauley, yes. **Motion Carried.**

Public Comments & Matters:

**Question was asked if Mr. Will Olsen was still the Contract Manager. Commissioner Yoder stated nothing has changed.

**Wolgast was highly recommended.

**Wolgast will host a ground breaking ceremony in the near future.

**Chairman Yoder called for a motion to adjourn.

Bondar/McCauley a motion to adjourn today's meeting (10:05 a.m.).

2019-114 5 yes: 0 no: **Motion Carried.**

The next Regular B.O.C Meeting is scheduled for **Tuesday, May 14, 2019. A B.O.C Work Session will be held at **9:00 a.m.** and the Regular B.O.C Meeting at **10:00 a.m.**

**Kyle Yoder, Oscoda County
Board of Commissioners Chairman**

**Jeri Winton, Oscoda County
Clerk & Register of Deeds**