

**PITTSFIELD CHARTER TOWNSHIP
PARKS AND RECREATION COMMISSION MINUTES
SPECIAL MEETING
JULY 13, 2005
7:00pm**

MEMBERS PRESENT: P. Stanton, K. Brooke, R. Powell
MEMBERS ABSENT: K. Zera, D. Luckey
OTHERS: D. Cooperrider, C. Hill

1.0 CALL MEETING TO ORDER

Meeting was called to order at 7:00pm. A quorum was present.

2.0 OPEN MEETINGS ACT PROCEDURE

An attendance sheet was passed in accordance with the open meetings act.

**3.0 REVIEW & DISCUSSION OF CONSTRUCTION BIDS RECEIVED FOR
PITTSFIELD PRESERVE PHASE I PARK DEVELOPMENT**

Five bids were submitted on June 30, 2005.

- 1) A.Z. Schmina Construction \$870,536.00
- 2) Phoenix Contractors \$873,574.77
- 3) Irish Construction \$895,389.41
- 4) Cross Lake Construction \$927,479.60
- 5) Clark's Construction \$1,017,715.00.

Johnson Hill has not worked with any of the five companies; however, Linc Poley, architect, has worked with Schmina Construction before and said that he thought they did good work. Schmina Construction was the low bidder and all references that were called gave positive comments. Phoenix Contractors had several math errors. Both Schmina Construction and Phoenix Contractors listed Margolis Nurseries as a subcontractor for landscape and trail work. Director Cooperrider said that he had worked with Margolis and was satisfied with their work. It was decided that we would approve Schmina Construction on the contingency that the sub contractor lists were complete and met the satisfaction and approval of Director Cooperrider and Johnson Hill. Chet Hill pointed out that the liquidated damages clause could be a point of contention as well and that would need to be cleared up. Director Cooperrider would like as much of the landscaping in place this fall as possible, including the grass seedings, to help the growth in the spring. This is best done in late August to late September. It will be too early in the project for this to possibly happen, so we hope for a mild late fall and early winter.

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The buildings came in higher than the original cost. This seems to be due to the greater size of the buildings, cost of materials and the cost of fuel in the two years since the original cost was computed. Schmina Construction does have a higher mobility cost. It could be the fact that they are located in Brighton and Phoenix Contractor is located in Ypsilanti. The mobility fee includes power to site, trailer, outhouses, workshop, equipment, familiarity with trail construction, etc.

The asphalt driveway and parking lot was discussed as well. The Parks Commission had wanted a limestone lot and driveway. The Planning Commission and planning department have said it must be asphalt in all new developments. The Planning Commission also wants more trees planted and these will be planted from the Tree Mitigation Fund. This will not be a problem. There are a few technical points and some curb/gutter changes as well. Director Cooperrider and Mark Johnson will attend the Public Hearing on the wetlands permit to answer questions. Director Cooperrider will take our recommendation of bidder to the Board for their approval.

We discussed cost overruns. These are due to cost of materials, cost of fuel, the overlooks and platforms that we wanted included for the disabled park goers, not to mention the sizes of the buildings and prevailing wages.

The alternate bid was then discussed. It was a bid to use a wood/plastic material on the top of all bridges, overlooks and platforms. Discussion followed with the pros and cons of using that type of material. In the end, it was decided that it was too costly and we would not use it. Chet Hill said both last about the same period of time.

**4.0 PUBLIC COMMENTS REGARDING PITTSFIELD PRESERVE PHASE I
PARK DEVELOPMENT**

None

5.0 OLD BUSINESS

None

6.0 NEW BUSINESS

A motion was made by Commissioner Brooke to accept A.Z. Schmira's Construction base bid of \$870,536.00 only, with the contingency of Director Cooperrider's approval of any subcontractor. Commissioner Stanton-Kawalec seconded.

Ralph still has reservations about the total costs of the projects. Dan said that if we change anything that it would probably have to be rebid. This would push us back on our time table and make the project hard to complete in the DNR time frame. We can still

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send out a asphalt parking lot and driveway bid, if we do not like A. Z. Schmina Construction's price, since it was not a part of the base bid. We do have a very good unit price for curb and gutter from them. All voted yes to recommend for approval the low bidder, A. Z. Schmina Construction, to the Board of Trustees and the motion was carried.

7.0 ADJOURNMENT

Motion to adjourn was made by Commissioner Stanton-Kawalec, seconded by Commissioner Brooke. Meeting was adjourned at 8:57pm.

RESPECTFULLY SUBMITTED,

**Hyacinthe Patel, Parks and Recreation Recording Secretary
P. Stanton-Kawalec, Secretary, Parks & Recreation Commission**