

Minutes
LAFAYETTE TOWNSHIP BOARD OF TRUSTEES
Special Meeting
Wednesday, February 28, 2018

Meeting called to order: 4:08 p.m...

Members Present: Trustee Lynda Bowers, Trustee Michael Costello, Trustee Martin Warchola, Fiscal Officer Shirley Bailey, Mr. William Thorne- Legal Counsel, Mr. Ed McCall, Mr. Dale Keeran of McCall Sharp, Mr. Bill McDonald.

Mr. Ed McCall acknowledged receipt of bids, ensuring the following documents were included in each bid submission:

- Receipt of all six addenda's
- Bid Bond Guarantee
- Qualification Statement
- Schedule
- Superintendent Resume

Mr. McCall read the bids off in the following order;

➤ **Lakeland Management Systems, Painesville, Ohio**

Included were 2 copies of financial statement to be opened upon award of job.
Mr. McCall confirmed the above stated necessary documents were received.

General Contract Base Bid of \$4,765,000.00

➤ **RFC Contracting, LLC, Strongsville, Ohio**

Mr. McCall confirmed the above stated necessary documents were received.

General Contract Base Bid of \$4,566,000.00

➤ **Jeffrey Carr Construction, Massillon, Ohio**

Mr. McCall confirmed the above stated necessary documents were received.

General Contract Base Bid of \$4,739,000.00

➤ **Knoch Corporation, North Canton, Ohio**

Mr. McCall confirmed the above stated necessary documents were received.

General Contract Base Bid of \$4,314,000.00

➤ **Dunlop & Johnston Inc., Valley City, Ohio**

Mr. McCall confirmed the above stated necessary documents were received.

***Project Schedule was not included*

General Contract Base Bid of \$4,446,000.00

➤ **SONA, Independence, Ohio**

Mr. McCall confirmed the above stated necessary documents were received.

General Contract Base Bid of \$4,749,000.00

➤ **J. Herbert Construction, Salem, Ohio**

Mr. McCall confirmed the above stated necessary documents were received.

General Contract Base Bid of \$4,500,000.00

➤ **Seitz Builders Inc., Broadview Heights, Ohio**

Mr. McCall confirmed the above stated necessary documents were received.

General Contract Base Bid of \$4,507,000.00

➤ **Budget Blinds of Medina, Canton, Ohio**

Mr. McCall stated the bid is for window treatments.

Bid of \$4,527.00

Mr. McCall thanked those who submitted a bid.

The bids submitted were unexpectedly higher than anticipated and more than the 10% permissible overage. Mr. McCall attributes this to a thriving economy. A quick review of the bids appear that masonry and site work were two of the highest items.

Building plans were reviewed to determine if there were additional areas that could be adjusted to help save funds. Mr. McCall recommended a conventional heating system and installing a six inch floor opposed to an eight inch floor as a cost savings measure. Another option suggested was to reduce the concrete in the aprons and the helicopter landing to a six inch thickness and review the asphalt to see if any changes could be made.

Trustee Bowers requested Mr. McCall review the plans for any additional cost saving options that would not interfere with the functionality and size of the building yet service the townships needs for future decades. The trustees will review all options again for any available funds.

It was discussed to bid the tower and helicopter pad as alternates, excluding the items from the base bid. Mr. McCall informed that if the tower is removed the mezzanine would need modified.

Mr. McDonald recommended only have “add” alternates, no “deducts” if going back to bid.

Trustee Bowers moved to reject all bids submitted for the Lafayette Township Safety Services Building. The basis for the rejection is because the bids submitted are more than ten percent over the estimate of the project which is legally not acceptable. Trustee Costello seconded the motion. All voting in favor.

Trustee Bowers feels it is as important to continue looking for funds as it is to look for cost saving measures and doesn't want to have any regrets in the future if a necessity was cut due to funding. Mr. McCall will continue to review the plans for ideas and options which could lower the cost. He reminded the trustees his fees will be adjusted based off the budget.

Each of the contractors schedule was reviewed to determine an estimated start and completion date. Trustees agreed to meet with Mr. McCall on March 12, 2018 at 6:00 p.m.

Trustee Bowers reported that representatives of the City of Medina informed her they were approached by Stan Sheetz to consider withdrawing 8 acres of land against Dover Highlands from the City's industrial zoning to the township's residential for the development of cluster housing. Ms. Bowers explained when Dover Highlands was approved for development, the township granted the developer, represented by Mr. Stan Sheetz, higher density and a variance. Approval included that Wycliffe connect to Lake Road. One of the benefits of that connection would have been county maintenance because the road would begin and end on a county road. Once the development was underway, Mr. Sheetz informed the township that the option on the property needed to make the connection had lapsed and the township could not require the developer to improve land he did not own or control. No connection was made. The township is responsible for Wycliffe. This eight acre parcel is part of what would have made that connection. Ms. Bowers stated the city suggests a trade for the 26 acres behind the Friedrich farm on Smith Road currently being considered for a type 11 annexation. Type 11 places the property into dual status (both city and township) like the lands around it (old Rabe farm). Unlike other forms of annexation, with type 11, the township still receives half of the inside millage. Once this 26 acres is developed industrial, that one half would be substantial – even the difference between paying off the safety services levy early or not. Trustee Bowers stated that if the city and the property owner wish to succeed the eight acres back to the township for more favorable zoning or convenience because access for the city would be challenging, she has no issue – but is not supportive of a trade for the 26 acres. Ms. Bowers also noted that Mr. Sheetz represented that residents on Wycliffe are supportive. This should be verified. Mr. Thorne will check current statutes to determine if succession is even possible and advise the trustees.

Trustee Bowers moved to adjourn, seconded by Trustee Warchola

Meeting adjourned at 6:06 p.m.

Approved: _____

Lynda Bowers, Trustee

Michael Costello, Trustee

Martin Warchola, Trustee

Shirley Bailey, Fiscal Officer