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Bear Creek Township Special Board Meeting
August 22, 2022

Called to order at 2:00p.m.

Roll Call: Hoffman, Urman, Keiser, Golding, Radatovich

Click Rd Fire Station

Keiser shared that Fred Campbell is here and did the engineering for the additions on the existing hall. In the last few months, Radatovich, Keiser, and Welsheimer have met with Ironwood Construction to see what it would cost to build a pre-engineered building. They started with the drawing made by Radatovich and gave us this basic concept and cost estimate today. Campbell also designed the Blair Township fire hall as well as Cleon Township.

Fred Campbell explained that this plan is slightly further than schematic design, in order to provide more accurate pricing. The estimated cost is based on the proposed plan, rather than being based on an average price per square foot. The goal is to review this plan and decide where to go from here. He noted that Blair Township's new fire hall is about the same square footage and price.

Dan Steffes from Ironwood Construction explained that they reached out to subcontractors and suppliers to provide us with the most accurate pricing possible.

Serenity Dankert from Ironwood Construction explained that they focused on the footprint of the building. There are two wells proposed, one 15 gallon/minute domestic well and one 100 gallon/minute well for filling fire trucks. They have added masonry on the north and west side of the building where it can be seen. This proposal is for a pre-engineered metal building with a column line down the middle. There will be metal panels lining the walls in the apparatus bay. The interior walls are metal studded walls with an acoustical ceiling. The main entrance has glass doors and the windows are proposed to be Anderson fiberglass windows. The cabinets and countertops are proposed to be laminate, which is easy to clean and durable. The garage doors are proposed to be a Haas series with lift operators. Appliances will be standard with the exception of the washer and dryer, which are specialty for the fire department. They have included pricing for a fire suppression system, which is quoted from John E Green. There will be in floor heat in the apparatus room as well as heated aprons around the garage. The main hall will be forced air. The budget numbers are pretty accurate and include the pricing for architectural services. This would be a design build and they would go through room by room with us.

Keiser noted that we will have to discuss how many parking spaces are needed, knowing that some can be grass parking. Dankert noted that they listed the major allowances in the estimated cost.

Urman asked about plumbing and HVAC. Dankert noted that they will bid it out and choose whatever contractor can give us the best value. For budgeting purposes, they only got a quote from one contractor, just to give us an idea of cost.

Keiser asked what the next steps would be if the board decided to proceed. We will need a cost estimate. Dankert explained that there is an AIA contract that the board could sign to move onto preconstruction services. That would get us to the point where we could put it out to bid. We could then amend that design build contract with an Exhibit B, which would move us into the construction phase. She agreed that this is the most economical way to complete this project.

Hoffman asked about the timeline and noted that we will need a good visual to share with the public. Dankert noted that they can do some renderings as we move forward. Because they just went through the process with Lake Charlevoix EMS, she has a good grasp on preconstruction costs and can send them to the board.

Campbell explained that the first step is here at the board level and it will come down to timing and funding. We will need to discern how much to ask for in a millage. We will also need to establish a firm budget, which will include soft costs, equipment, furnishings, etc. In Blair Township, the building cost was \$4.2 million and they asked for a \$6.1 million bond sale to cover the total costs. Campbell will print whatever renderings we need to educate the public.

Dankert noted that there is currently a 22-26 week lead time for a metal building.

Keiser remarked that we will be meeting with a bond company for counsel. Interest rates have changed so much.

Campbell noted that we will have to have our cost estimate complete in time to put a bond proposal on the ballot. Radatovich noted that our other township millages are up August 2024.

Urman asked where in the plan we cut square footage. Campbell explained that he started with Radatovich's plan and reconfigured it as well as manipulated the circulation.

Keiser noted that this building has the capacity to expand in the future if needed. Steffes noted that the end wall of the structure is built to be extendable.

Urman asked about insulation in the columns. Dankert explained that there are metal straps, fabric will go down next and then the insulation on top of that. It looks similar to an acoustical ceiling. Steffes noted that the columns are square, which allows for more room.

Urman asked about adding overhangs 2ft all the way around. He thinks it would help the longevity of the building. Campbell noted that pre-engineered buildings don't normally have them, but it is something that can be added. They can estimate the price based on the additions. He noted that we will need to establish a budget to see if the cost presented is too high.

Radatovich feels that the proposed cost is do-able. Hoffman and Keiser agree. Urman noted that the cost will probably be closer to \$5 or \$5.5 million by the time we add on to the this plan and cover our fees.

Keiser asked where the board would like to go with this plan. Radatovich, Hoffman and Golding all like the plan and want to move forward. Urman agrees but thinks the plan needs some tweaks. He thinks that the architectural look of the building needs to be nice, is it will be important to that neighborhood.

Dankert will email a copy of the design build contract and proposal. Urman asked if we can increase the pitch of the roof because we have added columns. Steffes noted that it is possible.

Welsheimer noted that he reached out to Ironwood and Harbor View at the same time and has not heard from Harbor View, although he did reach out again.

Urman asked about the time frame of the project. Dankert noted that construction drawings can be ready for bid in May 2023. It will take about a month to get the bids, and then the time to order a building. Keiser asked about construction time. Dankert estimated 10-11 months.

Public Comment:

Karla Buckmaster is concerned about the water level. Does the earthwork cost take this into consideration? Steffes noted that the cost estimate came from Harbor Springs Excavating and they are fully aware of the water table there. Their numbers also reflect the time it will take them to remove the top soil and bring in sand fill. If they were to run into water above the foundation level, they can put limestone in.

Buckmaster asked about the pricing of the raised mound system. Dankert explained that the cost will cover everything. The second field that is shown is for possible future growth.

Mitch Brown thinks the plan looks good and appreciates that it accommodates future growth. Keiser noted that the end mainframe will allow for future growth for the garage.

Buckmaster noted that it is an expense to haul top soil away. Can the township use that top soil on the property across the street? Keiser explained that in the cost, the contractor likely factored in that they will be able to sell that top soil.

Buckmaster asked if there will be extra underground or drainage? Dankert noted that it will be considered in the design. Steffes explained that there will be retention areas on site, based on the drainage calculations.

Urman remarked that this plan will have to go through the permitting process. Keiser noted that we do not want to ask for any variances. We are going to build within the code and within the zoning.

Adjournment: 3:10p.m.

Respectfully submitted,

Emma Radatovich

Emma Radatovich, Bear Creek Township Clerk