

CHARTER TOWNSHIP OF WHITE LAKE
DRAFT Minutes of the Special Board of Trustees Meeting
March 14, 2023

CALL TO ORDER

Supervisor Kowall called the meeting to order at 5:00 P.M. He then led the Pledge of Allegiance

Clerk Noble called the roll.

Present: Rik Kowall, Supervisor
 Anthony L. Noble, Clerk
 Mike Roman, Treasurer
 Scott Ruggles, Trustee
 Andrea Voorheis, Trustee
 Michael Powell, Trustee
 Liz Smith, Trustee (Late arrival at 5:09 P.M.)

Also Present: Sean O'Neil, Director Community Development
 Daniel Redstone, Redstone Architects
 Stu Pettitt, Straub Pettitt Yaste Architects
 Hannah Micallef, Recording Secretary

APPROVAL OF AGENDA

It was **MOVED** by Clerk Noble, supported by Treasurer Roman, to approve the agenda as presented. The motion **CARRIED** with a voice vote (6 yes votes).

PUBLIC COMMENT

No public comment.

NEW BUSINESS

A. CONSTRUCTION MANAGER AT RISK INTERVIEWS-PRESENTATIONS WITH Q & A

Director Sean O'Neil briefly went over the interview process during tonight's meeting. 25 minutes for a presentation, 30 minutes for questions and answers, and a 5-minute wrap up.

1. AUCH

Danielle Eschner, Auch Senior Project Manager and Gerry McClelland, VP & Project Director, 65 University, Pontiac, were presenting on behalf of Auch. Mr. McClelland had experience with pre-construction and planning, and Ms. Eschner was on the execution side of the company. She had recent experience working with Dublin Elementary in the Township. Mr. Jim Shankin would be the Chief Estimator on the project. There would be two teams for each of the buildings, a Township Hall Team and a Public Safety Team. Each team would consist of a Superintendent and a project engineer. The Superintendent would be ensuring the project ran efficiently and effectively.

Ms. Eschner said Auch understood the importance of both buildings, and two teams were proposed so each project would receive individual attention. Ms. Eschner said the highest priority for the project was communication, and good communication throughout the projects would lead to success.

She then presented the complete teams for each building including the Township and Redstone Architects/Straub Pettitt Yaste Architects. In regards to formal communication, there would be recurring meetings with formal minutes and phone calls, as well as emails for informal communication. The Superintendents would have "daily huddles" every day on site with their tradesmen, as well as formal meetings.

Trustee Voorheis asked Ms. Eschner if more women would be involved in the process. Ms. Eschner said in a trades perspective, there were more women out in the field than before and the men in the field are embracing it.

Trustee Voorhies asked Ms. Eschner if she foresaw complications with constructing the two buildings concurrently. Ms. Eschner said building both was a challenge the Auch team was looking forward to overcome.

Trustee Powell asked Ms. Eschner how the teams would be sharing subcontractors between the building. Ms. Eschner said the teams would not be independent where there wouldn't be communication, and consistency would be across both projects. For example, the site work would be one package across both buildings. Mr. McClelland added that the Auch team saw both buildings on the same timeline, and the same bid time. He said smaller contractors could tackle smaller elements, and that possibility could be evaluated through the bid market. He added that the intensity of work at the Public Safety building would be more than the Township Hall, and staggering of work was a possibility.

Treasurer Roman asked Ms. Eschner about the purchasing and ordering of major materials like steel, roofing, and brick. Ms. Eschner said each individual trade would order and purchase the materials for their bid scope that would be written by Auch. The bid scope would consist of compound markups, and there would be separate contractors for masonry, drywall, roofing, etc. The design teams would work together to price certain things at an economy scale. The current market had a lead time on materials that was longer than normal. Early procurement of certain items like steel, mechanical and electrical equipment would be considered.

Trustee Smith apologized for being late. Trustee Smith asked Mr. McClelland there was experience with a municipal board giving input. Mr. McClelland said it was normal for his company to deal with municipalities, and they were comfortable dealing with the Board. The design team would aid in communication with the Board as well. Trustee Smith asked Mr. McClelland what Auch had that competitors did not. Mr. McClelland said the team, their experience, and Auch's focus in public construction being their core market. Trustee Smith said the Board had a vision for the project and she specifically was looking for quality,

uniqueness, and cost savings. Mr. McClelland answered that the experience of the Superintendents had by looking at the materials and costs, and Mr. Shankin had 25 years in cost estimate, and had an eye for cost analysis. Ms. Eschner said the team presented tonight would be the team for the project, and Auch did not switch teams.

Trustee Ruggles asked Mr. McClelland how many active jobs Auch had at this time. Mr. McClelland said about 60-85. Trustee Ruggles asked how long it would take for the buildings to be constructed. Mr. McClelland estimated 17 weeks.

Clerk Noble asked Mr. McClelland if there was a plan for site work. Mr. McClelland wasn't certain at this time, and acknowledge the site was challenging but nothing the Auch team couldn't handle. It would take time for the grades on the site to be final. Clerk Noble asked Mr. McClelland how the team would handle manpower shortage. Mr. McClelland said it would be considering the right trade contractors with enough manpower to complete the work according to the timeline. He added that Auch was active in recruiting to the industry.

Supervisor Kowall asked Mr. McClelland about environmental awareness. Mr. McClelland said there were several LEED accredited professionals on the team, and their own building was LEED certified. Supervisor Kowall asked if there were best practices in place to get the buildings as close to LEED standards as possible. Mr. McClelland said yes, and it would involve encouraging the use of sustainably responsible products, and it wasn't necessary to go over the top.

Treasurer Roman asked Mr. McClelland if Auch had worked with Guaranteed Maximum Prices (GMP) before. Mr. McClelland confirmed, and said there would be contingencies and allowances. A component would come together providing those items prior to bid. Mr. Shankin's team would be involved with the process. Auch would typically look to control hard costs.

Treasurer Roman asked Mr. McClelland if a cost breakout outside the buildings were be possible. Mr. McClelland said that was a reasonable request. Trustee Powell said the site work was a separate entity outside of the buildings, and the Board considered the site work as a "third project".

Trustee Powell asked Ms. Eschner how the Auch team would select the subcontractors, and added local contractors shouldn't be excluded. Ms. Eschner said in the past, local outreach meetings were held to talk about the project, and let the local contractors become a part of the process. She added that the individual work scopes were written, and Auch had a database of over 2,000 vetted contractors that they would personally invite to bid for the work. Auch would also advertise publicly to recruit local contractors.

Trustee Ruggles asked Ms. Eschner if the Township Board would see the subcontractor bids once they were received by Auch. Ms. Eschner said the team would look at costs and hold

interviews with the subcontractors. The review process for the subcontractors would be through the Auch team, and the bids and bid tabs would be provided to the Board.

Trustee Powell asked Mr. McClelland about tax exemption. Mr. McClelland said when Auch purchased materials, it would be taxed. If the Township ordered materials, it would be tax exempt.

Supervisor Kowall asked Mr. McClelland what were the smallest and biggest projects that were active. Mr. McClelland said the smallest would be a door in a hospital somewhere, and the biggest was Walled Lake Western High School.

Treasurer Roman asked Mr. McClelland if Auch had done any police projects. Mr. McClelland said yes, Oakland County Sheriff, Northville, and was in preconstruction in Monroe for their public safety building.

Mr. McClelland thanked the Board for considering Auch, and stated that municipal work was what Auch was passionate about. He added that Auch highly valued their relationship with Redstone Architects.

2. BRIVAR

John Schwartz, 9325 Maltby Road, Brighton, was present to speak on behalf of Brivar. He thanked the Board for their consideration of Brivar. Brivar specialized in being a "design build" contractor. He identified several of Brivar's projects, such as two Brighton fire stations, and one fire station in Fenton. All of the fire stations had been completed in the past three years. In addition, Brivar completed the Presque Isle Electric and Gas building, which was similar in scope.

Brivar would establish goals with the Township to understand the outcome the Township was looking for. Brivar would integrate with the design team with items such as material availability. Meetings would be held on a weekly basis, or several throughout the week if needed to make sure the goals of the Township were being met. No less than three estimates would be provided through the design process. Brivar would present the Township options for value and value engineering for items or materials that would be more beneficial for the project. A risk matrix would be developed and maintained for continual review through pre construction and construction. Risks such as safety, supply chain, budget and unforeseen risks would be included.

Brivar would integrate with the architectural and civil firms to establish the GMP. There would be three budgets: Initial, Progress, and the Final GMP. The GMP would be executed through standard processes and procedures at Brivar. Brivar would undergo a Subcontractor Proposal Review to validate proposals. The architectural teams would be included during the proposal reviews.

Safety was a core value of Brivar. A specific safety plan would be put in place for the project. The onsite team would be vetted and initially directed by Brivar. Construction Execution would consist of both civil and foundation together. Superintendents would execute daily "trade huddles" on site for all foremen. There would be weekly subcontractor and owner meetings with formalized meeting minutes. Bi weekly schedule updates would be provided. Autodesk Build would be a tool to hold project information.

A baseline schedule was provided, but Mr. Schwartz said his team did not see a completion date in 2024, the completion date would be in 2025. He provided alternative, split options that would possibly provide a sooner completion date.

Open communication and procurement of qualified sub-contractors were identified key items. The Brivar team would ensure success by selection the right team with experience, open communication, and establishing common goals.

Trustee Ruggles asked Mr. Schwartz how many future projects Brivar had scheduled. Mr. Schwartz said 12 projects within the next year and a half.

Trustee Powell asked Mr. Schwartz how the Brivar team would coordinate the site work for the buildings and the rest of the Township property. Mr. Schwartz said he felt it would be prudent for White Lake to hire one civil site contractor to do the site work needed. Trustee Powell asked Mr. Schwartz how Brivar would prevent major clashes in concepts in regards to finishes, for example. Mr. Schwartz said the Township would have the final say over the design, and Brivar would provide suggestions as well as working with the design teams.

Trustee Smith asked Mr. Schwartz if Brivar had completed any municipal buildings. Mr. Schwartz said Brivar did not have any municipal or police buildings in it's portfolio. Trustee Smith asked Mr. Schwartz if the team he brought with him would be the team for the project. Mr. Schwartz said confirmed. Trustee Smith asked Mr. Schwartz what made Brivar different from its competitors. Mr. Schwartz said Brivar was a design build contractor, and helped clients procure land, complete design, and working through the entire construction process in house.

Clerk Noble asked Mr. Schwartz which building would Brivar start first. Mr. Schwartz said Township Hall would go first, but both basements would be done at the same time. Clerk Noble asked Mr. Schwartz which of the buildings he thought would be more complex to construct. Mr. Schwartz said Township Hall because of it's stories and wall designs.

Trustee Voorheis asked Mr. Schwartz in what capacity would women employees be involved. Mr. Schwartz said there was a female controller and project coordinator.

Treasurer Roman asked Mr. Schwartz if Brivar would utilize one team for both buildings. Mr. Schwartz confirmed. Treasurer Roman asked Mr. Schwartz how he would propose the bidding. Mr. Schwartz said he would present both buildings as a joint build package.

Rick Shrank, Senior Estimator for Brivar, said when the project was put out of bid, he would want to see the bids for the buildings individually and combined.

Treasurer Roman asked Mr. Shrank if materials would be a component of the subcontractor's bid. Mr. Shrank confirmed. Treasurer Roman asked Mr. Schwartz about tax exemption for purchasing. Mr. Schwartz said only materials purchased directly by the Township would be tax exempt, and some elements could be pre purchased directly by the Township to utilize tax exemption.

Supervisor Kowall asked Mr. Schwartz about advertising to local contractors. Mr. Schwartz said Brivar had a large number of qualified subcontractors, but were open to reaching out to local sub-contractors. Supervisor Kowall asked if Brivar was environmentally certified in any capacity. Mr. Schwartz said no. Supervisor Kowall asked Mr. Schwartz if Brivar was LEED certified. Mr. Schwartz said the company wasn't, but they would seek the best possible practices to make the buildings as environmentally conscious as possible.

Clerk Noble asked Mr. Schwartz if coordination would be possible with a subcontractor for the site work. Mr. Schwartz confirmed.

Trustee Powell asked Mr. Schwartz at what point would the Township receive a GMP. Mr. Schwartz said the designs would be brought the trades to estimate accurate budgets. The trades would want to be involved early. Mr. Schwartz said he believed it would be best that one civil and foundation contractor was contracted for both, but was open to two contractors. The marketplace would dictate.

Mr. Schwartz introduced his team. Greg Boyle would be the project manager; Pete Risman would be the general superintendent. Brian Rossbury would be another superintendent.

3. MCCARTHY & SMITH

Bill McCarthy, 24317 Indoplex Circle, Farmington Hills, was present to speak on behalf of McCarthy & Smith. McCarthy & Smith believed in valued minded leadership and integrity. The company's focus was placed on publicly funded projects. Doug Underwood introduced himself as the project director; Aaron Phillips was introduced as the team's Senior Project Manager. Lisa Bondy was a civil engineer and would be the project manager under Mr. Philips. Noah Steiner was the project engineer; Jeff Robinette would be the Field Superintendent along with Bill Butka.

Mr. McCarthy said the project was a collaboration between his firm, the design team, and White Lake Township. Mr. Underwood gave examples of McCarthy and Smith's projects: a fire station in Madison Heights, Westland's City Hall, multiple projects at Saint Patrick's Parish in White Lake, the Clinton-Macomb Library, and White Lake Library.

Treasurer Roman asked Mr. Phillips how the bid process would work. Mr. Phillips said a couple different formats were utilized to get many qualified bids. He said a program called Building Connected was utilized for bids, and it was a nationwide distribution. He also added that phone calls to contractors were made, and paper drawings would be provided for contractors. He said ideally if the scopes of work were small enough, one company could realistically bid both.

Trustee Powell asked about staggering the construction of the buildings. Mr. Underwood said there was a number of current projects with several buildings within their bid packages. He added there were bidders that would bid buildings individually and combined. There were ways to attract bidders, set up the best bid possible, and to save costs. Mr. McCarthy said his team would write the scope of work custom for the buildings.

Trustee Powell asked Mr. Underwood how pre-bid estimating was determined. Mr. Underwood said a program schedule and estimate would be developed alongside a design and development estimate. Estimates would be shared with the Township, and were meant to let the Township make informed decisions. Mr. McCarthy added there was a mechanical/electrical estimator on staff, and they were always checking in with subcontractors about material pricing.

Trustee Powell asked Mr. McCarthy how would the site work bid package be included. Mr. McCarthy said his team does this often, and preferred to do it earlier for coordination purposes.

Trustee Ruggles asked Mr. McCarthy how many active projects his company had. Mr. McCarthy said he had several continuous projects, but several projects had been completed recently. He estimated about 8 programs, and the staff presented today would be the staff on the project.

Trustee Smith said she had previously worked with McCarthy & Smith in the past for the new Library, and attested to having a wonderful experience with them.

Clerk Noble asked Mr. McCarthy about their flexibility and speed. Mr. McCarthy said if a client needs something, they would work to meet the need. Execution was planned, and the timeline would be vetted out in a program schedule. As an example, the team was used to working under deadlines for the school year.

Trustee Voorheis asked Mr. Philips what form of communication would be used to give updates. Mr. Philips said communication would be done through weekly progress reports, and the progress reports could be used to update residents on the project's progress. Meetings with the whole team would be held, and the team would attend Township Board meeting for additional engagement. Informal communication would be done through telephone and email.

Trustee Voorhies asked Ms. Bondy how women would be integrated into the project. Ms. Bondy said there were several females in the company in leadership roles.

Supervisor Kowall asked Mr. McCarthy what practices would be taken to be environmentally conscious. Mr. McCarthy said he was used to working in environmentally sensitive sites, and that care was taken into consideration. Supervisor Kowall asked Mr. McCarthy if his company was LEED certified. Mr. McCarthy said no, but had worked LEED practices in the past.

Trustee Powell asked Mr. McCarthy about how the team would deal with long lead materials. Mr. McCarthy said for example the big issue now was transformers, and pre bid on them months ahead of time to guarantee the materials.

Treasurer Roman asked Mr. McCarthy if materials could be bought by the Township for save money with tax exemption. Mr. McCarthy said he was open to it.

Trustee Powell asked Mr. Phillips if there was a workforce problem. Mr. Phillips said during the post bid interview, crew size was researched to make sure that a subcontractor had the proper staffing. In the field, manpower would be tracked with a daily log on who was on site.

Trustee Powell asked Mr. McCarthy how stormwater would be managed. Mr. McCarthy said that would be done through the earthwork contractor, and that contractor would be responsible for the permitting as well.

Mr. McCarthy said what differentiated McCarthy & Smith from competitors was the knowledge of White Lake Township and its processes, as well as the working relationship with White Lake Township. In addition, the company's cost control system and their advocacy for their client set them apart.

Trustee Powell asked Mr. McCarthy what their construction timeline would be. Mr. McCarthy said they targeted 18 months from start to finish.

Trustee Smith asked Mr. McCarthy if there was a preference on which building to start construction first. Mr. McCarthy said he ideally thought of a simultaneous project.

Supervisor Kowall asked for thoughts from the rest of the Board.

Trustee Ruggles said all three did a great job, and was familiar with McCarthy and Smith. He personally thought Auch had too many projects, and he was the most impressed by Brivar.

Trustee Smith said since the agenda did not have an action item on it to vote or discuss, she wanted more time to give more thought and consideration to the projects. She said she found it interesting that McCarthy & Smith had never worked with Redstone. Mr. Redstone said McCarthy & Smith primarily did work in schools, and that wasn't Redstone's market. She said she was not prepared to vote this evening.

Trustee Voorhies said she didn't like that Brivar didn't introduce the team until the end of their presentation. She liked McCarthy & Smith's energy and Auch's diversity.

Treasurer Roman said there was three different styles of presentations, and all three companies were very capable. He liked the idea of one team for both buildings.

Trustee Smith said at the time the library was looking into the property it was currently at, other sites were considered, including the future Township property, and McCarthy and Smith were familiar with it.

Trustee Powell said Auch's size was a pro, but he hadn't made up his mind yet.

Clerk Noble said he took several items into consideration, and thought Brivar was too small of a company for this project. He said he ranked Auch and McCarthy & Smith similarly. He said his pick would be McCarthy & Smith.

Treasurer Roman said it was not any easy decision, but he felt the best service would come from McCarthy & Smith.

Trustee Smith said the Board was lucky to have good options to choose from.

Trustee Ruggles said the Board had been through the process before, and it was a swing and miss. He said he felt Brivar was straight forward, but felt McCarthy & Smith would do a great job too.

Clerk Noble thanked Director O'Neil for scheduling the interviews.

Mr. Pettit said he looked at the presentations differently. Brivar was a contractor, not a construction manager, which is what the Township needed. He said the other two firms were good, and pointed out the idea of having two teams at two buildings was a fantastic idea based on how big the project was. He said he went through the proposals on his own and scored them. He said the costs for Auch and McCarthy & Smith were the same, but Auch presented the best work plan and schedule.

Mr. Redstone said the final decision was up to the Board, but he had a previous working relationship with Auch. He said he was impressed by McCarthy & Smith's enthusiasm and credentials. He concurred with Mr. Pettit regarding Brivar.

Mary Earley, 9525 Pineridge Court, said Auch was overloaded with jobs, but was impressed with the length of service their employees had. Brivar was a "design conflict" and she was not impressed. She said she attended the library board meetings and was impressed with McCarthy & Smith's engagement. She liked McCarthy & Smith best. John Earley concurred.

Supervisor Kowall said time was of the essence, and the matter would come before the Board next week for a decision.

ADJOURNMENT

It was MOVED by Supervisor Kowall, seconded by Treasurer Roman, to adjourn at 9:03 P.M. The motion CARRIED with a voice vote: (7 yes votes).

Rik Kowall, Supervisor
Charter Township of White Lake

Anthony L. Noble, Clerk
Charter Township of White Lake