

Minutes
LAFAYETTE TOWNSHIP BOARD OF TRUSTEES
Special Meeting
Monday, July 19, 2010

Meeting called to order: 6:15 p.m.

Members Present: Trustee Lynda Bowers, Trustee Donald Butler, Trustee Nanci Shanley.

The Board consensus was to have summary minutes for the R. P. Hughes Presentation.

Mr. Rich Hughes reminded the Board that his company had done some existing building reconnaissance and prepared some existing building drawings. They have a good handle on what the construction of all the current Township's building are. Programs were written for all three building types: the Fire Stations, the Service Center, and the Township Meeting Hall. Revisions have been talked about and were made and they have new tabulations, but they are not here to talk about those this evening. Those will be in the final report. The numbers are not much different from the previous totals.

The charge was to determine what are the options for solving those programs on this site, Wedgewood Road, for the Meeting Hall, Fire Station 1, and the Service Center and then how best to deal with First Station 2 in Chippewa Lake. Five master plan options have been prepared for this evening. Fifteen ideas had been discussed, but five have been prepared with full cost estimates. If the Board would like R. P. Hughes to consider a different plan, they asked to be notified and they will do that. The most cost effective version was developed further with a floor plan and some elevation concepts. After tonight, the drawings will be left with the Township, however they are in progress. If the Board does like the master plan and the drawings, they are 90 to 95 % in having them done. They would like to do some tweaking, have a detailed estimate done, and then write a final report that would have reduced versions of all these drawings.

The Cost Estate Numbers are rounded up to the nearest five square feet or \$5,000 for costs. They forgot to bring the site plan for Fire Station 2 but will send a PDF in the morning. Mr. Hughes explained the current existing site. Several parking layouts were examined and the most efficient layout for the current site plan would have 72 parking spaces. This will be compared with the other five plans.

Scheme A – Township Hall (Administration Building) stays the same with renovations, existing Community Center would stay the Meeting Hall, Existing apparatus bays would be renovated into a portion of a new Service Center addition, and construct a new Fire Station on the west side of the property. A new salt dome would be in the back. There would be 132 parking spaces. There are advantages and disadvantages to each of the plans that are printed on each plan.

Mr. Hughes explained how the Estimates were worked up. The numbers are the costs for the renovations of the buildings, with furnishings, parking lot, security, sidewalks. In Scheme A, the cost for the Community Room would include taking off the flat roof and adding a sloped

roof, brick the exterior, renovating the Fire bays into a portion of the new Service Center, New Service Center, new salt dome, new Fire Station. The Training Tower was relocated to Station 2 due to architecture. Each building has parking associated with it and is figured into that buildings cost. The leftover parking spaces (60 in Scheme A) are listed as a separate item. A 10% contingency has been listed for unknowns, since there is no survey or geotechnical investigation. In the next phase, when there is a project ready to go to bid, 5% will be used as the contingency amount and it would be utilized only for construction unforeseens. The total construction cost for Scheme A is \$7,320,000.00. The soft costs were explained. Mr. Hughes explained that in any of the schemes, if R. P. Hughes does the work after the feasibility study, their fees would be 7% +/-, not 8%. 8% was used in case any other architects were to be utilized.

The Site Engineering Survey is an engineering survey for the entire site, topographic, utility boundary, etc. The Geotechnical Investigation is a soils report for all of the new building subsurface area. Construction Testing & Inspection is testing concrete, soil bearing capacity, steel connections, mortar, etc. This is a cost incurred during construction. Public Utility Tap Fees are non-applicable. Typically Townships are able to get some or all of their tap fees reduced through the Counties. Private Utility Connection Fees are fees that the utilities (electric, gas, telephone, fiber optics) charge for their connections. Telephone, Data & Networking System are the wiring, conduit, devices specified except for the actual telephones and panel boards. Audio Video Equipment would be put into the Meeting Hall and the Fire Safety Training Room. Loose Furnishings is all new furnishings for all the buildings per the program. Fitness Equipment is for the Fire Station Fitness room. And finally there are Building Permit Fees. A grand total number is listed at the bottom of each Scheme. These costs do not include LEED or the sanitary sewer extension, which are listed on the last page of the estimates.

Scheme B – Expand existing Meeting Hall per the program, 80 people auditorium style & renovate the offices. Demolish the existing Community room. Existing apparatus rooms converted to support spaces for service center along with new building for Service. New salt dome. New Fire Station. A big disadvantage is the driveway is too close to the intersection. A question was raised about the leach / septic system towards the corner of 162 and 42. R. P. Hughes did not prepare plans that went into that area. The parking lot is for 32 cars.

The plans were prepared objectively, and coincidentally, the plan they like the best happens to be the least expensive (Scheme E).

Scheme C – Township Hall / Administrative Building would be located at the current Town Hall and Fire Station in the front of the property. Service Complex is in the back of the property, adding onto the existing Administrative Building. Salt dome in the back. Fire Station is towards the front. Disadvantage: Service Department has to go through all of the parking to get to salt dome. Circulation not desirable. Less Parking, 26 cars.

Scheme D – Expand existing Administration Building with meeting hall. Expand current Fire Station by renovating current spaces into other uses. New Service Complex, salt dome. Provides direct access. Disadvantage: Service Department does not have ideal traffic circulation. 60 parking spots.

Scheme E – Modified scheme D. Fire and Service are connected. Desirable because they can now share a driveway, more space on west side for bins, quick access to salt dome, good site circulation. Only disadvantage is a long street elevation. 114 parking spots with 78 available for ball fields.

Ms. Bowers asked Mr. Hughes for the record if she had spoken with him regarding the buildings connecting. Mr. Hughes replied no.

Page 8 of the packet lists all five Schemes and the total costs for construction. Combining the Fire and Service buildings was the least expensive choice because the economy of scale kicks in. There is one electric service, one gas meter, one water heater, one emergency generator; these cost cutters make this version desirable.

The figures for the sewer extension and LEED Certification were not included in the presented costs of the various schemes. The Engineer's estimate is approximately \$750,000.00 for the sewer extension. There are different levels of LEED – Platinum, Gold, Silver, Certified or simply doing "green" things. A silver rating would add approximately 5%. Oberlin is acquiring gold status and it is running about 7%.

Scheme E was developed further and explained by Mr. Hughes. Administration Building - The beige areas are circulation corridors, the blue is the meeting room, storage, conference room, public toilets, purple is administrative offices. A concept rendering of the building was handed out. It was noted that there is only a public restroom at this point. Mr. Hughes replied it was programmed as one restroom, but it is not built yet.

Fire Station / Service Center – Purple areas are administration, green is living spaces, pink is apparatus support. The Town hall would be converted to the Fire Station Training Room. There is a separate door for the training facility which is secured from the rest of the building. A patio is included. The Service Center was explained. There is an optional door to connect the two sides of the building. The main storage area would house twelve vehicles. The apparatus room and vehicle storage room are pre-engineered metal buildings, sides, and roof. The columns would be wrapped in masonry. They typically install an eight foot high masonry wall so it feels like a masonry building. The insulation and steel would be protected. A concept rendering of this building was distributed. The concrete blocks that would be used will look like brick. The flat roof of the current building would be changed to a pitched roof. Concrete block would be added to the exterior. This building will compliment the Township Hall.

Fire Station 2 – Next to the current Station 2 there is a twenty foot wide sanitary sewer easement which can't be touched. To the right of that is where the new building would be built to within ten feet of the property line. Once the new building is built the existing building would be torn down for parking and grass. The floor plan for station 2 was presented. The program called for two drive-thru bays. This is impossible on this site. The alternative is four back-in bays. This has been discussed with the Fire Chief. The training tower is located here. The tower is four stories high. This building was designed to allow for the living portion to be added later. Ms. Bowers asked if the configuration of the building would change if it were on a different site. Mr. Hughes replied that he felt this building would work anywhere if the department is okay with the back-in bays. The site did drive the footprint of the design. The

historical design was purposeful to the Chippewa Lake area. A small site requires a two-story building and they do not like to do a story over the apparatus room, since they are too high. This is a concrete block building. The front would be authentic brick made to look old. From the front back it is colored concrete block made to look like brick. It is an economical building. Mr. Hughes stated that the possible future lot in the Chippewa Landing area is about a quarter of the size that would be needed. He understands that the Township will be able to approach Chippewa Lake and let them know what the size requirements are for a future station.

R. P. Hughes would like to tweak the drawings. He will be gone until the 1st of August but would appreciate any comments to be emailed or phoned in. The next thing is to finish the report, refine the estimate and refine the drawings.

Meeting adjourned at 6:55 p.m.

Approved: _____

Donald Butler, Trustee

Lynda Bowers, Trustee

Nanci Shanley, Trustee

Shirley Bailey, Fiscal Officer