

BOARD MEMBERS PRESENT:

Anthony Bartolotta, Supervisor
Kim Markee, Clerk
Jeff Gilbert, Trustee
Sam Harris, Trustee
Marie E. Hauswirth, Trustee
Gary Wall, Trustee

BOARD MEMBERS ABSENT:

Steve Thomas, Treasurer

OTHERS PRESENT:

Vaughn Wagner
Ruth Wagner
Mary Bartolotta
Alison Swanson
Tyler Soncrainte

Sharon Thomas
Shelly Schloss
Derek Diederich
Art Frasca
Barb Miller

Donna Wall
Robin McGregor
Marc Russell
Robert Stempien

1. **Supervisor Bartolotta called the meeting to order at 6:00 p.m.**
2. **Supervisor Bartolotta asked for a moment of silence and led the Pledge of Allegiance.**
3. **Roll call vote was taken. All board members were present except Treasurer Thomas.**

4. **APPROVE AGENDA**
4.1 **April 9, 2025**

Moved by Hauswirth,
Seconded by Gilbert, RESOLVED, to approve the April 9, 2025, agenda as printed. A roll call vote was taken.

Motion carried unanimously.

5. **Presentations & Board of Trustees Q&A**
5.1 **6:00 p.m. - 6:15 p.m. - Plante Moran Realpoint Presentation Community Center Construction Manager and Architect/Engineer Bid Process**

Mr. Robert Stempien, Owner Representative of Plante Moran Realpoint, addressed the Board and summarized the bidding process.

Clerk Markee inquired if he has worked with the companies. He stated that these are Tier A companies, all qualified and capable firms.

Plante Moran Realpoint Presentation Community Center Construction Manager and Architect/Engineer Bid Process Continued.

Trustee Harris requested a copy of his PowerPoint presentation to be provided to the Board.

Supervisor Bartolotta inquired if the other firms would be in the auditorium while the interviews were going on. Mr. Stempien stated that they would be coming in for their interview time. While it is a public forum, it is a little bit different.

Trustee Harris inquired if the proposals were available electronically. After discussion, they determined they would provide the Board with a link to the presentation.

Trustee Gilbert stated that this meeting was to discuss the shortlist with the construction team's recommendations of two and two.

5.2 Architect/Engineer Proposals
5.2.1 6:15 p.m. - 6:40 p.m. - IDS Architects

Mark Reisen, Principal in Charge and Vice President of IDS Architects, thanked the Board of Trustees for their time, and the team presented their presentation. They feel that it needs to be more than spaces your community can come to; it needs to be spaces that bring people together to build community. They look forward to working with the board.

Trustee Hauswirth stated that she loves the thought of connecting the spaces and seeing the green space.

Clerk Markee wants it to be a "warm and huggable" building. She inquired about their favorite project and why and a nightmare project and why. The Hawk is their favorite and most stressful as friends and neighbors told him, "You better not screw this up." and the Tom Izzo Football building. The biggest challenge is the changing climate and construction costs.

Trustee Gilbert inquired how they would engage with the community. With the Hawk, they had two major engagement sessions; one was a weeknight, and then one was a Saturday morning; over 250 residents came to participate in four (4) engagement exercises and what the community wanted.

Clerk Markee inquired about the percentages of projects on budget, over budget, etc.

Supervisor Bartolotta inquired about IDS having a blanket contract in Oakland Community College Farmington Hills and Auburn Hills' campuses.

Clerk Markee discussed options for an elevated walkway, and different options were discussed.

Trustee Wall discussed wants, needs, and keeping on budget.

Trustee Harris requested a copy of the PowerPoint presentation. He also inquired about not demolishing Levinson Hall. It was stated that they would look at it. He also asked about laying out the mechanicals with Building Information Modeling (BIM). They said it takes longer upfront but is well worth the time in the long run.

5.2.2 6:45 p.m. - 7:10 p.m. - Neumann/Smith Architects

The Neumann/Smith team thanked the Board of Trustees for their time and presented their presentation. They stated they are working on other projects with Clark Construction and Frank Rewald and Sons. The team is excited about this opportunity for the community and looks forward to working on this job. They would love the opportunity to be part of this legacy. In closing, they said, "We want this job; it fits in our wheelhouse, and we would love to work with you."

Supervisor Bartolotta inquired how Neumann/Smith works with Clark Construction, Frank Rewald and Sons, and storage concerns. They stated they work well together and would incorporate storage into the design so that it's most efficient. They will discuss the storage needs with Parks and Recreation.

Clerk Markee inquired how we would engage our residents or receive their input. They stated they would do it in person and electronically to see how the residents respond to what is being proposed and hold pop-up events.

Trustee Harris inquired about 85% of their work being renovations and confirmed they are actively working with Clark Construction and Frank Rewald and Sons.

Clerk Markee inquired if they primarily use CAD or BIM. They work with both programs but primarily BIM.

Trustee Gilbert stated that Basso and Lindsey bring much knowledge of the MEP system at the campus to the table. It will make a smoother process for this amount of understanding of the infrastructure, tunnels, etc.

Clerk Markee stated that the senior center has been around forever. Residents have told her that the building feels like it gives them a "hug." She wants the residents to feel cozy and welcoming.

The Board took a short break between 7:10 and 7:15 p.m.

5.3 Construction Manger Proposals**5.3.1 7:15 p.m. - 7:40 p.m. - Frank Rewald & Sons**

Jason Rewald thanked the Board of Trustees for their time, and their team presented their presentation. They are working on projects with IDS Architects and Neumann/Smith Architects. They are an Oakland County Company and like to hire local contractors. They discussed quality, timeliness, safety, and housekeeping. They will provide answers and solutions.

Clerk Markee inquired if they would help engage residents for their input. They stated that an in-house Marketing and Community Awareness Director will help inform the public. They will also pre-qualify any local sub-contractors. She continued by asking about favorite and least favorite projects. Frank Rewald answered that the favorite was the OPC in Rochester. It was big in the community; his dad was instrumental in selling bonds and passing the millage. The complex is really cool and very relevant. Mel discussed the Oakland University dorm project with Neumann/Smith. They discovered bad soil that they didn't know about. They moved the building 100 ft. and kept it on time and schedule.

Frank Rewald & Sons Continued.

They stated how vital the pre-construction is.

Clerk Markee inquired about environmentally friendly materials. Typically, it will start with the Architect, and they will follow the design.

Trustee Harris inquired if they would detail the work scope and milestone schedules with the Architect. Yes, they take a lot of pride and effort with them. They are usually 150-page documents and will be broken down into the lowest-tier contractors. It's more work and effort but will pay dividends to the owner. He also inquired where they would advertise the bids and how many of the lowest qualified bidders they would bring in for an interview. They post on Bidnet, Mitten, CAM, and GRBX, etc.

Supervisor Bartolotta inquired about their work for Oakland County. Jason stated they have done Animal Control, a third Courtroom, Children's Village, a Paving Job, and an Evidence Processing Building. They are a pre-qualified contractor for Oakland County and a "Partner" for annual projects.

Trustee Harris inquired how many people they bring in for follow-up. They stated the two lowest qualified bidders. They see very tight numbers with the documents they provide.

Trustee Gilbert explained that Jason was the only group that reached out after the last interview; 79% of their clients are repeat clients, and they have a tariff tracking log. He also stated that they are realistic for allowances. They discussed Tariff tracking; they get updates multiple times daily and understand how they affect the budget. They had a \$220,000 contingency fund that they could return to the owner due to having quality pre-construction documents, build allowances, and identified risk areas.

Trustee Harris inquired how they would handle a significant inflation/tariff on materials. Once the contract is signed, the price will not increase. They are very conscious and will store materials on the property if they need to be ordered immediately.

Frank Rewald thanked the board, saying the job means a lot to them. Having the CEO shows the level of interest in the job; you see 120 projects with multiple repeat clients. They do a good job, treat it like their own job, and when challenges arise, they will bring solutions for you on this job. They hope to work with you on this project.

5.3.2 7:45 p.m. - 8:10 p.m. – Clark Construction

Janice Suchen, Project Executive and Sr. Vice President of Clark Construction thanked the Board of Trustees for their time, and their team presented their presentation. They are a Michigan-based company, with the vast majority in Oakland County. They are a value-driven organization with zero litigation with any project/owners. They have worked on current projects with IDS Architects and Neumann/Smith Architects. They can hit the ground running upon award. They have experience with the trades, treat them fairly, and have great relationships. You will have better bid coverage, which will save you money. Their values drive them to projects they are looking forward to. They know this project will help grow the community.

Clark Construction Continued.

Clerk Markee inquired about community engagement and where their offices are located. Their in-house marketing team will support or create a monthly newsletter. The Main headquarters is in Lansing, and Auburn Hills has a satellite office that they will be operating from for this project.

Trustee Harris inquired if they would develop the work scope and milestones in detail with the Architect, where they will advertise bids after going through the lowest qualified bids, and how many will be granted an interview. Yes, they work closely with the Architect, they will advertise publicly, they would go through a pre-qualification process, and they would bring in 2-3 of the lowest qualified bidders. They will hold town hall meetings to educate the smaller local subcontractors so they are more successful in bidding.

Clerk Markee inquired if their allowances are realistic and what their repeat business is. They are based on past projects and conditions. They didn't have the number, but strategically, they target 3-5% of new clients yearly because so much of their work is repeat clients.

Trustee Gilbert stated that their original hours were low with pre-con hours, but you assured us that it wouldn't change the bid price if more pre-con hours were needed. They confirmed it is a lump sum number, and it will be the same service to get you through the predesign phase at no additional cost.

Trustee Harris inquired about post-bid interviews and holding them to costs and labor. They will go through the trade hours and unit costs, working closely with the team. The meetings last 3-4 hours, so there are no surprises. They invite ownership, and the design team is included to ensure that it is a team effort to hire the right people.

Clerk Markee inquired about in-house Mechanical, Electrical, and Plumbing services. They clarified that they have those for estimating / preconstruction.

Trustee Gilbert asked what percentage of your work falls within the budget. They stated they would have to get back to you. They track it, but they don't have the number. Having the trade partners throughout the design project means you see fewer change orders with their design assist project methods.

Clerk Markee asked what their favorite project and nightmare project were and why. The Flint Public Library was a favorite as they learned what projects mean to the community. It's a hub for the internet, daycare, and meeting rooms. He didn't understand the responsibility until they turned the project over and saw the joy on their faces. While they had challenges, one project didn't stand out as a nightmare.

- 6 **Public Comment:** Non agenda items limited to three (3) minutes per person. The speaker shall go to the podium and provide name and address.

Mary Bartolotta, 2915 Voorheis Rd

She brought concerns about Waterford's breed restrictions at a dog park and that a dog park near a pickleball court might also raise concerns. She also discussed walking trails at OCC, the fact that dogs are not allowed in Hess-Hathaway and specific breeds are not allowed in the township, and they need to consider signage if trails are connected.

Robin McGregor, 2629 Caterham,
She thanked the Board for holding the special meeting, which was very educational. They all did a great job. All of the information available is posted for everyone to see. Everything is there if you want to look at it.

7 Adjournment

Moved by Markee,
Seconded by Wall, RESOLVED, to adjourn the meeting at 8:15 p.m. A roll call vote was taken.

Motion carried unanimously.

Kim Markee, Clerk

Anthony Bartolotta, Supervisor