

**MEDINA COUNTY OFFICE OF EMERGENCY MANAGEMENT AGENCY & HOMELAND SECURITY**

**EXECUTIVE COMMITTEE SPECIAL MEETING MINUTES**

**October 4, 2023**

Chairman Carl Deforest called the meeting to order at 8:30 AM.

Roll Call: Brian Guccion – present, Carl Deforest – present, Matt Hiscock – present, Kevin Ross – absent, Aaron Harrison – present, Colleen Swedyk - absent, Larry Walters – present, Marty Warchola – present

Mr. Deforest began the meeting by describing that we are here to talk about the bid opening and the fact that it came in over the estimate. We're looking for modifications we can make to rebid it to come in within reasonable parameters.

The committee reviewed the General Construction Cost Summary updated 9/5/2023 and passed around the Re-bid Tabulation Summary dated Thursday September 26, 2023, 2:00 PM.

Mr. Guccion asked if alternates are part of the base bid. Mr. Miller said no. They are part of the bid package.

Commissioner Harrison asked for confirmation that the building subtotal of \$595,000.00 is the baseline before the site prep and site development items, and then the conditions are added to come up with the base bid value of \$749,000.00. Mr. Miller confirmed and further described that there were two options for contractor overhead and profit at 10% and 15%.

Commissioner Hambley asked if the estimate includes both structures, this, and the new garage. Is there any way to divide between the two? Mr. Miller answered that he did, he went through the exercise of breaking the values apart. Some scopes of work are easily distinguished, and others are a blend. The majority of the costs for things like mechanical, electrical, and plumbing are related to the renovation. There is one water line going to the new building so it's difficult to break that out. Commissioner Hambley asked which would be a higher priority, renovations of this building or building a new garage, and is there a savings to focusing on what is the highest priority.

Mr. Guccion asked what the bid number and the objective was. Commissioner Harrison answered the base number was \$1,252,000.00 and the estimate was \$749,339.00.

Mr. Guccion asked on the bids if they did lump sum or if they did line-item bids. Did they do unit prices? Mr. Miller said we didn't do unit prices.

Mr. Guccion asked how many bidders there were. There was one bidder, a different one than the first time. Mr. Miller added that we had 11 or 12 contractors that signed up through the Cleveland Builders Exchange, so they were optimistic that they would get more than one bid.

Mr. Guccion said you're off by 60%.

Mr. Miller said he asked Dunlap and Johnston to send him their numbers. They won't release the numbers, but he can sit down with them and look at what they came up with and try to ascertain where we're falling short.

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Commissioner Harrison believes there are two parts. He suggested splitting up the numbers to the extent that we can, and if the values associated with the remodel are off by more than the value associated with the new construction, that's important to know for making a plan.

Commissioner Hambley asked isn't it about what you need most. What's the highest priority, the storage for vehicles or the renovations of this facility? Commissioner Harrison thinks that's part of it, but it's also about what we can get done with the money we have available.

Commissioner Hambley confirmed the grant deadline of June 30<sup>th</sup>, 2024. The funds have to be expended.

All-Hazards Coordinator Chuck Stiver said that we hired Weber Murphy Fox and their cost estimate with overhead and profit is \$886,871.00. They've completed a number of public projects, so they're used to working within the state law of 10%, rejecting anything over 10% in excess of their final quote. WMF uses an estimator, just like a contractor, knowing that they need to make an estimate so the bids that come back will not exceed 10%. Mr. Stiver described as stipulated facts that they're a company, they know what they're doing, they estimate a lot of governmental projects, they're used to 10%, and they're probably pretty accurate. He said the law changed to 20% yesterday.

Mr. Stiver discussed that the current cost estimate with 15% overhead and profit was \$886,871.00. There was one bid for \$1,252,055.00, that's a \$365,184.00 difference or 41%. What the Executive Committee tasked the Director and Clete to do was come up with a project that met the requirements of the funding they have available, rebuild this, and provide storage. The grant application was to provide storage for All-Hazards equipment, to keep it safe. He doesn't know how anybody could get a better scope of project within budget than what's been done. Technically this committee and the county could approve up to \$1,064,000.00, 20% over the estimate. He doesn't think that's what anybody is asking to do. To get down to a rounded number of \$900,000.00 would require a \$352,000.00 reduction off the bid. The only way to do that would require a change in scope. To lower the bid \$352,000.00 the cost estimate would drop \$352,000.00, so you would be down to \$561,000.00 to reduce that to the \$900,000.00 on the bid if you maintain a 41% error. He is coming back to state the fact to put our faith in WMF that they've estimated a lot of commercial and governmental projects and they're accurate in their quote. Mr. Stiver said you would still be over 41% if the reductions as he stated were made. He said the best practice is to have 10 bids for every 1 you accept. We have one bid. He doesn't think we've met true price discovery. WMF's estimate was probably more detailed than what a contractor will do, they're probably only going to focus on sub prices, and then use a marginal square footage calculation minus some rehab work. He thinks it's needed to get more quotes to reach true price discovery.

Commissioner Harrison said part of the issue is if he's a contractor and he knows he can't do the job for that price, he might pull the packet but he's not going to submit a bid. He thinks it is relevant what the discrepancy is that caused the 40% spread in the first place. We've been tasked to do a building for the money we have. A bid says we can't do it, relative to an estimate that says we can. We need to peel back the scope. The timing deadlines are real. He doesn't know exactly what we need to tweak. He thinks partly a discussion of what the needs are but also a more in-depth conversation about how the estimate needs to change.

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Commissioner Hambley asked how much the timing of the year impacts construction. We would be in the middle of winter by the time we go out to bid again.

Mr. Guccion said the reality is that the contractors looked at their number and they just threw a number at it because they weren't going to hit their 10%. Regardless of what you say about all this, the contractors or the buyers at an auction will tell you what it's worth. Two guys told you what it's worth, whether it's gouging or whatever. There're some low-end contractors that have worked in this county, some of them have worked in Sharon. If this guy didn't bid this job, something's wrong.

Director Fozio said there was a security message that came up saying it was taking you to an unsecure site when you went to fill out the form on the Sanitary Engineer's website to download the bid packet. The message was there for the length of time it was advertised online. She wonders if that deterred people.

Mr. Guccion asked if this went to the street the same way all the paving goes to the street. Director Fozio answered it went to the Medina Gazette as a legal notice, and it went to the Cleveland Builders Exchange, the suggestion was taken to advertise in Wayne and Ashland counties and Mr. Jakab didn't think that was necessary.

Commissioner Hambley said at the same time we had a kitchen go through OOA. It went out there, it was successful, and now they're under construction. This has gone out twice, same scope, same results, overbudget. You're asking for too much for the amount of money you have to spend. You guys decide what's important. He only comes from the top down, we only have so much, we have a short timeframe. He said to decide what you think is important.

Mr. Guccion said the price isn't going to go down. It's only going to go up. What he would do is go back to what we talked about a year and a half ago. Go back to cold storage, do renovations here, some new bathrooms, and you'll get it done. Commissioner Harrison said we don't have a plan for that. Mr. Guccion said we talked about that; he doesn't know how long ago. It was an open-end lean-to to the east to back the trailers in so they're out of the weather and the sun, redo this, and go on with business. That building you're putting up turned into a fully integrated Ryder Truck facility, basically.

Mr. Warchola agrees that we need to break it out. If we break it down and do exactly what Brian said, he thinks it's probably a good idea, but their cost coming in is going to go down considerably. If their costs come down considerably and everything else stays the same, if we want to build a brand-new building that we think is going to cost \$500,000.00 and the bids are coming in at \$800,000.00. If we cut out half the stuff and now it's going to cost \$250,000, it's still \$400,000. He thinks our delta is still there, that's the biggest problem.

Mr. Guccion disagrees, he's changed the whole project. He's saying you're putting a barn out there that's out-storage, you're going to fix a couple bathrooms, a couple offices, and move on.

Mr. Warcola thinks if our estimate was 1.1 and came in at 1.2, he thinks that would be the perfect way to do it, but it's not that. It's 40% higher.

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Mr. Lyons said that if you're asserting that bids are always going to come in in excess of 20%, that calls into question the estimate.

Mr. Guccion is here representing a lot of seniors in 17 townships. He's not for going 20 over, he's for going 10 over, and we have the money. And we had the money to do the project the way we originally discussed. The garage went out of control when he brought this up at the July meeting, it was a whole different animal.

Mr. Lyons said we've got to understand what we're debating. The argument is if we reduce the scope, we're still going to have the problem of bids being more than 20% over. If we expect that to take place that means we expect the estimate to be wrong. Commissioner Hambley asked why you would assume it's going to be over. Mr. Lyons said that is the counter argument that they're making. If you reduce the scope, you still have the problem of bids being over. If that problem persists even with a modified scope, then you've got a problem with your estimator not being in sync with the market. We've had a couple of townships that came in way over, had to adjust their estimate, and they rebid it.

Mr. Guccion said if you go out there and switch that so that you can run a couple electric lines, scrap the plumbing, scrap the heat, the gas, the water. We just want to get this stuff out of the environment, it doesn't need to be heated.

Mr. Warchola agrees with that. He doesn't disagree that we could bring the price down. His concern is if we take all that stuff out so we think the actual cost is going to come down to \$800,000.00, the estimate is going to come back that it's going to come down to \$500,000.00. Then we still can't do it because you're over your 10% of the estimate. Unless he's misunderstanding something, if he's got a bucket of money here, but the estimate says it should be here, even if he had the funds, can he spend it?

Mr. Lyons said it's the question, "Do we go out to bid again?" Multiple people answered no, and Mr. Lyons reiterated "no".

Commissioner Harrison's concern is if we start with this, even paring it back the spread is still there. Then the question becomes, to Mike's point, if we start with a completely new project do we attract the numbers we were going to get. We've had two bids that say these numbers are way off. We had others, it's hard to infer from people downloading and not bidding. That's why he puts a little more weight in the numbers we have seen. Commissioner Harrison said his concern is two things: the timing of a new scope of work because we don't have time to do that. Mr. Guccion interjected that it's a pole building, you can get those drawings in a day. We have a set over there you can have in Sharon. We put a 6-bay thing in for \$68,000.00. It's six double doors. It's way bigger than what they need over here, bigger than this. Commissioner Harrison went back to Steve's question of does that accomplish what we need to accomplish.

Director Fozio said we used to park vehicles over in Montville under the salt bin just to keep the weather off it.

Mr. Stiver said this county has invested a lot of money in All-Hazards equipment. Some of it is technical equipment. Some of it is weather sensitive. Some of it is going to be wet when it comes back. Some of it is going to have snow and ice when it comes back. The cost of insulating that building and running

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electric to it, spray on insulation and hanging a couple Reznor heaters is marginal. Commissioner Harrison said that's assuming we can pay to get it done in the first place. Commissioner Hambley said make that the primary project then, and then with whatever little is left over start the renovation.

Mr. Guccion said the problem with that is as you build your base to accommodate that as you go down the road, you can do that. But the way we're set up now, this stuff is all going to be inside. The stuff in Sharon is going to be inside. Nobody is going to kick it out. Mr. Stiver said the trailer in Sharon is sitting outside, and Mr. Guccion replied that's because they're working inside. Mr. Stiver said all these are sitting outside, and we're soon to have everything sitting outside because Montville's going to pull the trigger and ask us to pull that stuff out. They want their garage back, so we're on the edge of everything sitting outside. With a lot of equipment, that's problematic. If we want to be able to respond and be light on our feet and do the work that we need to do, we need to protect the equipment. If we don't, sell it and send it to the wind and move on. The equipment needs to be in a protected environment. He doesn't know any other way to say that; he doesn't know any other way to flower that up. You're expecting people to come and do equipment checks in January and February. The hazmat team is on schedule twice a month to do equipment checks. Asking them to do that in an unheated garage when the temperature is down to 10-15 degrees and warm those electronics up to do proper equipment check, he doesn't think is in good faith of protecting our county. Commissioner Hambley and Mr. Guccion said then we should make that our focus.

Mr. Stiver said based on his experience with other boards is that WMF is in business to do architectural plans, drawings, and specs, and his assumption is based on the other architectural firms and contracts he dealt with, they would not be in business very long if they consistently missed that 10% mark.

Mr. Guccion doesn't think we have an issue with them, but we missed the mark twice. Mr. Stiver said his question is "Who missed the mark?" Mr. Guccion said we collectively as a group bear full responsibility. After two tries, we need to make another plan. Mr. Guccion puts his faith in the guy that's doing the job. Mr. Warchola said you don't have a choice but to do that because if their number is spot on perfect two people have done it and it's been relatively the same price, 1.2. If they are gouging us, what choice do we have? That's the price. The price is the price, it's not going to change.

Commissioner Harrison said the things we control are the scope of the project. If we knew for certain that we missed this because the architect was dead wrong, it's too late to do anything about that. What we can do is reevaluate the project so we can get something done. Mr. Deforest said we either change the scope or chance losing the money. Mr. Guccion said we need to have stuff by January 1 or we're going to miss our mark.

Commissioner Harrison asked Mr. Miller if, although he said it was imperfect, if he has an approximate breakdown between remodel versus new construction in terms of what he was able to pull out. Mr. Miller puts the renovation in the \$270,000.00 range and the shed is \$617,000.00 and change. Commissioner Hambley asked isn't the storage shed, to Chuck's point, the priority? Mr. Guccion answered, "I would say."

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Mr. Guccion asked what's the deal with Akron U, is that still an option? Commissioner Hambley said no. Colleen Swedyk has had some conversations with the dean. There's potential for the Sheriff to use it for training purposes.

Mr. Guccion said you can hire a contractor to redo the bathrooms and fix the offices as you go and be done with it.

Director Fozio asked what if we do the parking lot and the building, because we have drawings for that already. Mr. Guccion replied he'll tell you what he said six months ago, he would take the parking lot out and do it as owners rather than pay the overhead. We can probably pave that for half the cost that you're paying in this thing, he guarantees it, through Andy.

Mr. Warchola, in reference to Mr. Miller's price break out of 270 for the renovations and 617 for the new construction, is that Mr. Miller's price breakout from what he estimated or is that the price breakouts he's roughly trying to figure from what we got on quote? Mr. Miller answered it's not from the bid. Mr. Warchola said the problem he's got is if we were off by 40% on the total package, if we break it into two pieces why do we think that each of those pieces won't still be off by 40%, we haven't changed anything.

Mr. Guccion said we can sit here and beat this thing to death. He thinks we've got enough brain power in there to know what the base bids are going to be. He thinks we've built enough buildings to know when we're out of the realm. He thought this number was crazy in July. His selling price was \$1.2 million in July.

Mr. Stiver did quick math on Mr. Warchola's point. He said Mr. Miller said \$617,000.00 for the building. At 41% increase it puts the cost of the building at \$869,970.00. Mr. Stiver asked, "Is that building worth \$870,000.00?" Mr. Guccion agreed that it's crazy for an outbuilding.

Mr. Miller said he had a conversation with Dunlap & Johnston. As he mentioned, they won't release their numbers to him, so what he would like to do is sit down with them and figure out where the bust is.

Mr. Guccion asked if the building is poled or if it has footers. Mr. Miller answered that it's poured piers.

Mr. Miller said part of the challenge is understanding the labor market. Mr. Miller said he was told there were three subs they couldn't get number on.

Mr. Guccion said right now they're full and they're able to gouge, it's just reality. Our problem is we can't take that money to the bank and wait until it settles out.

Commissioner Harrison asked Mr. Miller if he will have the latitude once he gleans where the disconnect was, can that impact the next architectural estimate. As a result of what Mr. Miller learns from them, albeit perhaps a lot of what Brian's saying is exactly what's factoring into it, that they don't need the work, can you take that intel and build it into the next round? Mr. Miller answered that's the intent. But it's also the intent to be able to understand if we're going to back out the scope, if we turn the apparatus shed from a heated environment with drainage in every bay to simply poles with metal sides, a metal roof, and no doors. Mr. Guccion thinks after hearing what Dunlap & Johnston have to say, we split that. Maybe not go to the extreme with drains that have oil capturing systems, you spray paint inside, you don't finish it, you put some light in, and you put some heaters in and keep it 50 degrees.

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Mr. Miller said he couldn't ask Cavanaugh, the first bidder, to share their numbers. He's never worked with them. He's worked with Dunlap and Johnston. He'll have to sit down with them to get a better understanding of where they're off on their numbers and then discuss where to focus. Mr. Guccion said what concerns him is that we didn't get a 620 bid, we didn't get a Campbell bid, we didn't get a bid from the contractor Sharon Township used. The group discussed reaching out and Mr. Guccion said they'll be nice to you but they won't come. They looked at this and they looked at the number and said they weren't going to bid it.

Mr. Guccion suggests targeting the building, hire someone local to fix the bathroom, and take the paving out of the projects. Mr. Deforest asked if the grant money was predicated on rehabbing the current facility and the group answered that it was not.

Mr. Deforest said we're going to have to put this out to bid no later than November if we want to spend this money by June. Mr. Hiscock asked what the project completion date was, and Director Fozio answered 200 days. Mr. Hiscock said you can't even get overhead doors in 200 days, and the labor market is so tight the union hall don't have guys.

Director Fozio asked if it made sense to schedule another meeting after Mr. Miller sits with Dunlap & Johnston. Mr. Hiscock said we have a deadline to tap into the funds, and even then, if there was a process to extend out the funds, it's very difficult. It's a challenging scope, challenging timeline, and a challenging price. He discussed who's going to take it because it's a low paying job in January. Commissioner Harrison added that even the 200-day window is a challenge. Director Fozio said filing for an extension is an option, but she thinks it's a poor option. Mr. Lyons replied that if we're in process they won't pull the money. Mr. Guccion asked what would happen to the project if we can't get doors in 200 days. Mr. Lyons replied that if it's June 1 and all you've got left is doors no one's going to withhold the grant. Mr. Guccion asked them when we give the PO is that the date the money's spent? Mr. Lyons doesn't think the State will pull our money if we are in process and demonstrate that we have a viable project. He wouldn't not go forward just because we have a June deadline. Mr. Guccion & Mr. Lyons discussed that we may get more bidders if the project is only for new construction without the renovation and it may get done quicker. Mr. Hiscock added that the period of time completion probably factored in because of the labor market ability to get people on board and some items might have long lead times. Chief Walters asked if we are obligated to put a timeline for the construction. Mr. Lyons said there's no statutory obligation to put a date like that. Commissioner Harrison said it would be a huge misstep on our part to assume that we will get an extension. Mr. Lyons said if we feel it is a significant factor in the bidding process as to how much time we give and we're prepared to go forward, we could also talk about an extension not for the purpose of coming up with the project but because of the realities of the construction process and the history of the bidding process. We could make a case for some additional time to complete the process. Commissioner Harrison would hate to do that, and it's speculation until the sit down happens, if that comes up it's a different conversation. Mr. Lyons said you can't pretend it's not relevant if it is.

Mr. Miller said in the pre-bid meeting a contractor asked about extending the schedule, but it was focused upon getting concrete and asphalt, mostly asphalt. They were concerned that by the end of May they may not be in line to get the asphalt.

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Commissioner Hambley asked when the county was awarded the money. Director Fozio answered the second \$400,000.00 was December of '20. The extended money total of \$800,000 was July of 2022. Mr. Guccion asked if it was during Covid. Director Fozio said we didn't learn about the second \$400,000.00 until six months into the budget year because they didn't know what funding was going to take place. There were a handful of failures. Commissioner Hambley said in November of '20 we vote it out at the last minute.

Mr. Deforest's opinion is we need to change the scope to a new apparatus shed and maybe put the heat in as an option and go from there. We've been jacking around with this and gone out to bid twice and come in significantly over. If we're asking for extensions, they'll say "What have you done?" We went to bid twice for the same project and it was 41% over funding. He thinks doing this again is ridiculous. Mr. Deforest's opinion is we need to identify what we need in a new apparatus shed and move forward in that project because that's the priority. We'll update the bathrooms, offices, and things of that nature sometime in the future.

Mr. Warchola thinks it's very critical to find out why the estimate was so much lower than what we're getting on the street. Mr. Deforest said we either build something, maybe it's less than you want, or doing nothing. Commissioner Hambley added that it may be overpriced but you've got it expended, you've got what you need.

Mr. Guccion would bring that garage in there where you've got your items that you can slash, on line items, whatever they may be, things that are easy to take out that will drop that price, that aren't in the main infrastructure to build. You could put them in as options. Commissioner Harrison thinks that the direction we'll have to go. Mr. Guccion and Commissioner Harrison were in agreement to take the paving out, especially if it's part of the timeline issue. Mr. Lyons added, for a contractor that does buildings, if they have to incorporate paving into their project, that's another uncertainty. If you simplify the job you're probably going to get better prices because they're not marking it up as much. Having the county do it as part of their paving program for the Summer is a great way to do it. Mr. Guccion said you could incorporate it into the paving project that's going out next month because Dan puts them all on one thing. Commissioner Hambley added that part of the paving involved the drains and subsurface. All that needs compared. It's not putting down straight asphalt. Mr. Guccion said they can do that. The group discussed that paving was an alternative in the current estimate. The alternates were itemized on the bids.

Commissioner Hambley agrees with Carl, build as quickly as what you can afford to build.

Mr. Guccion thinks in the bid form they should have to line item everything and give a unit price rather than a lump sum. Mr. Miller would need help understanding how the unit cost would be effective to the project. If we bid it, what elements could we pull out of that as a unit cost without sacrificing something else, maybe the spray foam insulation? Mr. Guccion thinks that if we're going to put heat in we're going to need foam. Mr. Lyons said you're taking out a whole component of the job rather than decreasing size so it's more difficult to get unit pricing. Mr. Guccion doesn't think you can leave the garage the way you've got it otherwise you won't hit your number.



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Mr. Miller hopes to have a conversation with Dunlap and Johnston on Monday. Mr. Miller discussed that he presently has a project at Lorain Community College renovating parking lots. There were unit costs in that case. If they made a modification the contractor had the ability to say what the cost is. There were 8 bidders for that.

What concerns Mr. Guccion the most is getting one bid. He asked how many people came to the pre-bid meeting. Mr. Miller answered two. One of the two was Dunlap and Johnston. Mr. Guccion is concerned why we're not getting local guys like 620 and Campbell.

Mr. Hiscock asked Mr. Miller if he feels his estimate needs to be updated after two separate bidding opportunities. Mr. Miller answered that after the first bid they went back to structural, and they reached out to their source to understand the cost. When we established the first bid value it was based on numbers established in March of this year. There were five months of market fluctuations, so they increased the structural value by 40%. On the MEP side of it, they couldn't get exact number from all their vendors, but they don't necessarily talk to contractors but vendor suppliers, so they said to push it up 10%. The systems are not complicated. We're not talking about rooftop units or lots of ductwork. The light fixtures are about as basic as they get.

Mr. Guccion said that the problem with Dunlap & Johnston with how big they're getting, they're going to put a trailer here with one guy. Whereas with Campbell they're going to use their own guys.

Mr. Stiver asked Mr. Miller if their in-house estimator uses RSMeans. Mr. Miller answered they do. A lot of the architectural aspects of it came from RSMeans, but when it comes to mechanical, electrical and structural they go to the source.

Mr. Deforest recommended that we ask Clete to come up with some estimates for an updated project and we can view those on October 26<sup>th</sup> because we've got to make a decision and we've got to make a decision soon so we can bid this thing and determine whether we're doing the project or not. If we start the project in January, we're 80% complete and ask for an extension, there's a good chance we'll get it.

Commissioner Harrison asked if we should meet before October 26<sup>th</sup>. Chief Walters asked if it would make sense to get another meeting with Clete after his meeting on Monday so that we have an idea of what he's going to put together to send back out. Mr. Warchola asked if Clete would have an answer when he walks out of his meeting. Mr. Miller thinks they'll be able to identify some of the cost sources. It also depends on what scopes were exponentially higher. They would have to understand if it's something they totally missed or something they got close on. He needs to know where the numbers come from. Commissioner Harrison asked how long Mr. Miller would need to work the numbers. Mr. Miller said we'll know by the end of the week if he has a reasonable understanding. Chief Walters asked what if it's a complicated answer, then how long would it take. Right now, we're at 3.5 weeks and Chief Walters doesn't think the group agrees we have that. Mr. Miller said as soon as he can.

We need to advertise for about 2.5 weeks.

Mr. Guccion asked what contractors we notified. Director Fozio answered that it went to the Cleveland Building Exchange and Chris contacted some folks. She listed Crown Commercial, Northstar, Summit, Middlestone, Feghali, Janotta & Herner, and Campbell. Five of those entities submitted proposals for the

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Health Department's current project. She left a message with Tri-C Construction, but they didn't call back.

Mr. Deforest proposed scheduling the next meeting for Friday 13<sup>th</sup> at 8:00 AM, and no one present disagreed. Chief Walters suggested having Mr. Guccion call in for the meeting since he can't be there.

The committee directed Mr. Clete Miller to concentrate on new building and omit the renovations to the existing building, make paving an alternate option, and to make floor drains in the new building as an alternate, in addition to anything else he thinks we don't need.

Mr. Guccion suggests taking out the bells and whistles we really don't need. Director Fozio said we took out the waterproof panels. Mr. Guccion asked if we really need the drains with oil separators. They're really expensive. Mr. Stiver and Mr. Miller said that the oil separators are by code if you have drains. Mr. Stiver believes the drains are necessary for when snow falls on the floor in the winter. The salt will spawl the concrete. Chief Walters told Mr. Miller that we'll be looking for direction from him regarding that type of thing and we can make those decisions on Friday before it goes out to bid. Mr. Guccion suggested including the floor drains as an alternate. He's only using the floor drains as an example for something that we want but don't need.

Mr. Deforest encouraged everyone that if we don't leave the meeting on the 13<sup>th</sup> with a final decision, we need to leave the meeting on the 26<sup>th</sup> with a final decision because we have to go out to bid in November.

Mr. Deforest motioned to adjourn the meeting at 9:37 AM, seconded by Mr. Warchola, and approved by all.