

March 10, 1976

A regular meeting of the County Lands and Buildings Committee was duly called and held on Wednesday, March 10, 1976, at 7 p.m. at the Courthouse.

Present: Commissioners Agnoli, Alderton, Anderson, Coombs, Doucette, Leadbetter and May.

Absent: None.

In Attendance: Maintenance Engineer Hillier.

The meeting was called to order by Chairperson May.

Mr. Shaw from Tom Shaw, Inc., Mr. Malmgren and Mr. Soucy from Marquette Electrical, Mr. Heibert from Bourrie P & H, and Mr. Brady and Mr. Tulos from Daverman Associates joined the meeting for the Annex Construction Progress meeting. Mr. Brady mentioned that the next meeting of this Committee would be held on Wednesday, April 14th at 7 p.m. He stated that the testing of the sheer connectors has been completed. The original billing from the testing company was submitted to Daverman. Mr. Brady was not satisfied with the billing and returned it to the company asking for more detailed information. When this is received, he will present the bill to the Committee.

He mentioned that at the last meeting the Committee had received a communication from Shaw requesting money for the delay in starting the project. The County offer was made to Mr. Shaw and was rejected. Moved by Commissioner Agnoli, supported by Mr. Coombs that the County deny payment of the billing. Chairperson May mentioned that discussion on this should be held later in the meeting and ruled the motion out of order.

Mr. Shaw mentioned that he would be sending another billing to the County to cover the late start. He will be removing some of the insurance costs but will still be asking for his 15% profit. The Committee discussed with Mr. Shaw and the representatives of Daverman the question of who was at fault for the late start by Shaw. It was mentioned that the contract signed by the owner has a starting date for construction. Shaw could not start until the Jail was completed and occupied. The delay was caused when Caspian Construction Company did not complete the Jail on schedule. Mr. Shaw stated that he would be willing to offset the heating costs against the billing for the delay.

The Committee then discussed a bulletin issued to cover the sewer and water addition to the Agriculture and Extension workroom. The cost of adding the rough-ins for these items will be \$195. Mr. Brady stated that this is the only crucial part at this time; the electrical hook-up can be added at a later date. Moved by Commissioner Agnoli, supported by Commissioner Doucette and unanimously adopted that the bulletin for the change in the Agriculture and Extension office be approved.

The Committee then discussed Bulletin #5 which allows for the addition of electrical outlets in various rooms. In the employees' lounge one under-counter outlet and three wall outlets for vending machines will be added. With the changes approved at the last meeting in District Court and Tax Equalization, additional outlets will be required for those areas. Also involved is the running of conduit from the Annex to the existing Courthouse. This conduit would supply emergency generator power for exit lighting in the Courthouse. This bulletin, with a total cost of \$247, has not been approved by Daverman's Electrical Department. After discussion it was moved by Commissioner Leadbetter, supported by Commissioner Alderton and unanimously adopted that the Committee accept this bulletin subject to approval of Daverman's Electrical Department.

When asked, Mr. Shaw reported that he has not been able to prepare a new progress schedule as there have been too many problems to get a realistic schedule. He mentioned that as soon as the aggregate pile thaws out he will be pouring another deck. He is guessing that this will be done in a week and will inform Mr. Brady when they are ready to pour. Mr. Shaw mentioned that he generally has 24 to 25 men on the job. Of this, about 2/3 are local. He stated that the electrical contractor is now on the job, masonry is looking good and, at this point, he is well satisfied with the progress.

Mr. Brady stated that the owner is paying for materials stored on site. It is the contractors' responsibility to maintain the stored materials in good condition. He has noticed some items on the site that are not very well stored. Mr. Brady mentioned that when the roof deck was poured, samples of the concrete were taken and sent to the testing laboratory. The samples taken did not meet approval as they were frozen. When the roof deck thaws it will pass, as the excess moisture will evaporate. When it does thaw the surface will become dusty. This should be swept off before the roofing material is placed. Mr. Brady mentioned that when the roof was being placed, the fasteners were the wrong kind.

The correct fasteners are now being used and replacements will be installed.

Pay requests for the month were then reviewed. They were: Tom Shaw, Inc. - \$42,255.41; Bourrie P & H - \$16,722.00; Marquette Electric - \$15,375.12. It was moved by Commissioner Leadbetter, supported by Commissioner Coombs and unanimously adopted that the bills be approved and ordered paid, subject to proper certification by Daverman Associates. The Annex contractors then left the meeting.

The Controller mentioned that the Jail sewer has been cleaned out. Caspian Construction Company hired the services of Chocolay Township. There should be no problem with the sewer in the future. It was mentioned that the Jail equipment has a one-year guarantee supplied by Modern Plumbing and Caspian Construction Company.

The Committee then reviewed with Mr. Tulos the Courthouse renovation plans as they have been prepared to date. A copy of the rough plans as prepared by Daverman are available in the Controller's office for review. Mr. Tulos reviewed with the Committee the placement of air handling units and conduits, if the building is to be air conditioned. For the heating system he would suggest that the County go to hot water heat, as it is very easy to control. The existing radiators may be used although there could be a leakage problem. Additional floor space could be gained if the existing radiators were removed and more modern ones installed.

Mr. Tulos stated that Daverman has reached the half way point in the \$3,000 appropriated for the study. At this point he will draft a report together with his recommendations and forward them to Mr. Dick Frank for his review. The Committee suggested to Mr. Tulos that in his report he put the necessary steps which will be required before any applications for funding are made. The Committee also suggested that when he talks to Mr. Frank he should see if Mr. Frank has any suggestions as to where possible funding for the renovation could be obtained.

Mr. Klaus Buchema of Daverman Associates then joined the meeting to review with the Committee the Annex furniture requirements. All departments that will be moving into the Annex have been contacted and have met with Daverman two or three times to establish their furniture needs. The departments are fairly well done, with the only area remaining being the Board of Commissioners' room.

In a meeting held today the Probate Judge mentioned that he would like to have a vault in the Annex. This matter has been previously discussed by the Committee with the decision being made that one for the Annex was not needed. The general consensus of the Committee was that this decision should stand.

The Committee then reviewed the layout as tentatively proposed for the Board room. The Commissioners' seating has been set up in a semi-circle and tables will be placed in front of the Commissioners with drawers for storage of materials. It was mentioned that seating space will be needed for the Clerk, the press, and department heads. The possibility of placing the Commissioners on a platform was discussed. It was mentioned that if, in the future, this room does change into a courtroom, any platforms installed would have to be removed. If the room does turn into a courtroom, it will be a long distance in the future, and it was felt that at this point the room should be set up mainly to accommodate the County Board. After discussion of this matter it was moved by Commissioner Doucette, supported by Commissioner Agnoli and unanimously adopted that a bulletin be issued to obtain the cost involved in elevating a portion of the Commissioners' Room for the County Commissioners' seating.

In further discussion of this matter it was mentioned that most rooms created for Board meetings have all of the Board members on the same level. It would not be necessary to have the Chairman of the Board any higher than the other Commissioners. Mr. Buchema will rework the Board Room and have another suggested layout prepared.

The Committee then discussed the type of chair selected by Daverman Associates for the Chairman of the Board and the other Commissioners. It was felt that the Board Chairman's chair should be somewhat more prestigious than those of the other Commissioners. Different types of chairs were observed in a furniture



catalog. After discussion it was moved by Commissioner Coombs, supported by Commissioner Doucette and adopted (Commissioners Alderton, Anderson and Leadbetter voting nay) that an executive posture chair be purchased for the Chairman of the Board and a somewhat less expensive chair be purchased for other County Commissioners.

Mr. Tulos and Mr. Buchema then left the meeting.

Mr. Myers, Mr. Oatley and Mr. Tasson from Rogers Electric then joined the meeting for the Youth Home Construction Progress meeting. Mr. Myers reported that the construction is just about completed with only a few items not done. The items not completed involve the general contractor. The folding doors and the fireplace glass have not arrived. These materials should be here and installed by the end of March.

Mr. Myers reviewed with the Committee the contract amounts and amounts outstanding for each of the contractors. LaBonte and Oatley had an original contract of \$162,654; the final contract amount is \$162,892.35. They have at this point an outstanding balance of \$21,280.05. The architect would recommend a payment at this time of \$19,280.05. Levine Bros. have an original and final contract of \$18,765. They have an outstanding balance of \$1,033.25 which the architect would recommend be paid. Rogers Electric had an original contract of \$42,636 and a final amount of \$45,361.32. At this point they have an outstanding balance of \$5,833.32 which the architect would recommend be paid. Mr. Myers mentioned that this brings a grand total cost for the building of \$227,018.35. In 1974, when the original estimate for the building was prepared it was in the neighborhood of \$232,000. Mr. Myers mentioned that the contractors have filed most of their final documents with him. He will continue collecting these and will submit them to the Controller's Office. After discussion of the final billings it was moved by Commissioner Leadbetter, supported by Commissioner Doucette and unanimously adopted that the bills be approved and ordered paid; LaBonte and Oatley - \$19,280.05; Levine Bros. - \$1,033.25; Rogers Electric - \$5,833.32, and Mr. Myers - \$386.97.

The Controller mentioned that the final checks would not be issued until all of the final documents, warrants, and guarantees are submitted to his office. Mr. Oatley mentioned that the keys for the building have been turned over to the Controller.

Mr. Myers stated that the final approval of the Fire Marshall has not yet been received, although the only problem will be the fireplace glass. After this is installed the final approval will be issued.

The Committee then discussed a billing submitted by Rogers Electric. The billing is for the ventilation of the dryer in the laundry room. This work was not covered under the contract and totaled \$260. Rogers Electric also submitted an estimate on the cost of installing two electric outlets to the cook's table in the kitchen. It was mentioned that the manner of circuiting in the kitchen does not meet the needs. This estimate totaled \$98. The Youth Home architect and contractors then left the meeting.

In discussing the billing from Rogers for ventilation of the dryer it was mentioned that they had supplied cords and had done some connecting for the refrigerator, freezer, and washer, the cost of which was probably included in the \$260. It was moved by Commissioner Agnoli, supported by Commissioner Alderton and adopted (Commissioner Coombs voting nay) that this bill be allowed and ordered paid.

In discussing the additional outlets for placement on the cook's table in the kitchen it was mentioned that it may not be necessary to have and use all of the additional electrical items mentioned. (two toasters, two electric griddles, two deep fryers, etc.) Stoves were installed and could be used instead of these items. After discussion it was moved by Commissioner Agnoli, supported by Commissioner Doucette and unanimously adopted that the matter of having additional outlets for the kitchen be tabled.

The Committee then discussed with Maintenance Engineer Hillier the maintenance and cleaning of the Courthouse. The matter of the cleaning of the wooden chairs was discussed and Mr. Hillier suggested that a budget amount be established each year to refinish some of the chairs. It was mentioned that Jail inmates serving

sentences can be made to work for their room and board, although the Sheriff has control over this. The Controller was directed to obtain a cost figure on the stripping of the chairs. The refinishing work could be done by the maintenance staff or inmates.

The Committee then discussed the matter of installing a new gas dryer which was purchased for the Jail. Estimates have been received on the necessary work to be done in venting the dryer and in running a gas line from the meter to the dryer. An estimate has been received totaling approximately \$160 for this work. After discussion it was moved by Commissioner Doucette, supported by Commissioner Leadbetter and unanimously adopted that this Committee authorize the installation of the necessary items for the operation of the dryer.

The Committee briefly discussed the matter of plaques for the three new buildings. It was mentioned that to date there had been no response from Commissioners as to any suggestions they may have on wording on the plaques. Further discussion on this matter will be held at the next meeting of this Committee.

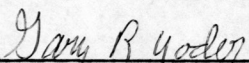
The Committee then discussed parking for the Annex and Courthouse. The Controller mentioned that he had contacted engineering firms and to date has three groups interested; Daverman Associates has expressed an interest, Gordy Fraser and Associates has expressed an interest, and Engineering Consultants Incorporated has also expressed an interest. Communications have been received from Daverman and Engineering Consultants. In discussing the matter of the \$2,000 appropriated for the study it was mentioned that further information is being obtained on the possible use of part of the Courthouse lawn and obtaining a lot from a lawyers' firm located on Spring Street. Chairperson May mentioned that the County Board has authorized the study so that if it is not done the Committee would be bypassing an action of the Board. She also mentioned that the study would be valuable whether or not the parking ramp is constructed in the future. In discussing the matter the question was raised as to why the County should spend \$2,000 to find out that the parking facility will cost more than the County could afford. The other alternative should be considerably less than the cost of a parking structure. Chairperson May stated that she would be opposed to digging up the lawn until the exact costs of both alternatives are known. It was mentioned that a firm decision should be obtained from the Prosecuting Attorney regarding the parking for the existing Courthouse--does it or does it not fall under the Grandfather Clause? After discussion it was moved by Commissioner Coombs, supported by Commissioner Leadbetter and unanimously adopted that a decision on hiring an engineering firm to study the parking lot be tabled until the next meeting of this Committee. It was then moved by Commissioner Coombs, supported by Commissioner Doucette and unanimously adopted that the Prosecutor be asked for a formal opinion on whether the existing Courthouse falls under the Grandfather Clause.

The Committee then reviewed a billing submitted by Daverman for Altmann's Typewriter Company. It was mentioned that this billing and others for Jail furnishings have been approved by the Board. As the billings come in, if they are approved by Daverman Associates, the Controller should have them paid.

Commissioner Coombs mentioned that to date the R C & D Council has not received the application from the County for work done on the Brookridge Property. It was mentioned that the person to contact for information is Mr. Elmer Kangas who works for the U. S. Department of Agriculture with offices in Marquette. The Controller's Office will contact Mr. Kangas for the application blanks and guidelines to follow.

Commissioner Coombs mentioned that the townships within the County may have bicentennial projects that they would like to undertake, using Countylands. He would like to see a communication sent to the townships asking if they have any projects. After discussion it was moved by Commissioner Coombs, supported by Commissioner Leadbetter and unanimously adopted that a letter be sent to the Townships Association asking them if any of the townships have any bicentennial projects that they would consider undertaking on County-owned lands within their unit.

There being no further business, the meeting adjourned.

  
Secretary

April 14, 1976

A regular meeting of the County Lands and Buildings Committee was duly called and held on Wednesday, April 14, 1976, at 7 p.m. at the Courthouse.

Present: Commissioners Alderton, Anderson, Coombs, Doucette, Leadbetter and May.

Absent: Commissioner Agnoli.

In Attendance: Dave Tulos, Klaus Buchema, representing Daverman Associates, and Maintenance Engineer Hillier.

The meeting was called to order by Chairperson May.

Mr. Brady, representing Daverman Associates, Mr. Bourrie, representing Bourrie, Inc., Mr. Malmgrem and Mr. Soucy, representing Marquette Electrical, and Mr. Kless, representing Tom Shaw, Inc. joined the meeting for the Annex construction progress meeting. Mr. Brady reported that the next meeting of this Committee would be held on Wednesday, May 12, 1976, at 7 p.m. Mr. Brady then reviewed with the Committee Bulletin #5. The mechanical and electrical portions of this bulletin were approved at the last meeting. The changes orders generated from this bulletin were signed by Chairperson May.

The Committee then discussed the general contractors portion of Bulletin #5. This involving the relocation of a wall in the tax roll clerks office (\$417.00). Additional masonry work to change the Bailiff's office to a storage room (\$557.00) and addition of a corner stone with a bronze box (\$493.00). This makes a total change involving the general contracting of \$1,467.00. It was moved by Commissioner Doucette, supported by Commissioner Alderton and unanimously adopted that the Committee accept the general portion of Bulletin #5 and have a change order issued.

The Committee then discussed Bulletin #6. This involves the rough-in of plumbing and electrical into the Cooperative and Extension Services workroom. The mechanical portion to rough-in the sink and add hot and cold water has been previously approved by the Committee. The Committee proceeded with a lengthy discussion on how much electrical items are needed for this room. Efforts to contact the Extension Director were fruitless and upon learning that, a decision on the electrical portion would not be necessary until the next meeting. It was moved by Commissioner Coombs, supported by Commissioner Alderton and unanimously adopted that a decision on the electrical portion of Bulletin #6 be tabled until the next meeting of this Committee.

The Committee then reviewed a billing submitted by the testing company for testing of the sheer connectors. The first test cost about \$300.00, and the second test about \$900.00. The total of the billing submitted is \$1,217.30. It was mentioned that originally 10 to 15% of the connectors were to be tested. Finding a very large percentage of them to be loose, they were then all checked. After being corrected, they were again re-tested. After discussion, it was moved by Commissioner Doucette, supported by Commissioner Alderton and unanimously adopted that the bill be approved and ordered paid subject to certification by Daverman Associates.

Mr. Brady mentioned that the materials stored on the site is much improved over the condition it was in for the last meeting of this Committee. In discussion of whether or not the building was on schedule, it was noted that the progress schedule submitted is not accurate. It was mentioned that the pouring of the decks is ahead of schedule, with the basement floor partially poured, the second floor completely poured, and completion of the deck work to be done in about 2 to 3 weeks. Mr. Brady mentioned that the original foreman on the job for Tom Shaw has been let go. At this time, Daverman would like to enter their objection to his replacement. They feel that he is not qualified for the superintendent's job and would suggest that a qualified person be hired as soon as possible. Mr. Brady would like a letter from Tom Shaw, Inc. stating who the superintendent is and what his qualifications are.

The Committee briefly discussed a problem with the brick work on the job. Some of the brick came in over-sized and was cut down to fit the job. There is other brick that does not meet the requirements for the job. This will be sent back and replacement brick sent. It was mentioned that the storage of the brick on Spring Street is causing a problem with employees who use the Courthouse parking lot. It was suggested that a few of the brick be removed so as to allow easier access to the building. It was mentioned that a section of the fence on Spring Street is leaning and it was suggested that this matter be take care of. In this regard,



it was mentioned that in another two or three months it may not be necessary to have the fence and it could be taken down. It was mentioned that quite a few of the contractors are using the Courthouse parking lot and there have been complaints received in this regard. The contractors mentioned that it is necessary for them to have at least the foreman's vehicle close at hand. After discussion, it was moved by Commissioner Coombs, supported by Commissioner Alderton and unanimously adopted that a communication be sent to each of the prime contractors notifying them that the County owned parking lot is to be used by County employees only with the exception of one slot being authorized for use by each prime contractor.

Mr. Brady then presented the monthly billings for the contractors. These were Bourrie, \$15,651.00; Marquette Electrical Services \$35,102.90; and Tom Shaw, Inc., \$77,940.00. It was moved by Commissioner Alderton, supported by Commissioner Doucette and unanimously adopted that the bills be approved and ordered paid subject to certification by Daverman Associates. The Annex contractors then left the meeting.

The Committee then discussed the request made at the last Board meeting to supply information regarding the number of local employees on the job, and also the question of whether or not jail and branch prison inmates were working on the job. There was some discussion on what the significance is of the percentage of employees from the County who are working on the job. It was mentioned that anybody can work on the job if there is an opening and they desire to work there. The matter of the home-town of employees of Tom Shaw, Inc has been checked. Of 26 employees on the job on April 1, 1976, 7 were from the City of Marquette. There were also 6 employees from other locations within the Upper Peninsula. The Controller reported that there is a former Marquette County jail inmate working on the job. This employee started out on a work pass program, but he has since been released from jail and is working as a laborer. There is also a Marquette branch prison trustee working on the job. This person is working as a mason. Information received on this person is that last summer he worked on the road construction job in Harvey. Both of these employees are being paid in accordance with the Davis-Beacon Act. It was generally felt that information presented should be sent in the form of a report to Mr. Wayne Roy, who had requested the information at the last meeting.

The Committee then discussed two proposals for arrangement of the Board room. One of the proposals used a raised platform with the Commissioners seating being a semi-circle. The Clerk's table would be placed at the middle of the semi-circle. The other arrangement had the Commissioners seated on the same level around a large table. Smaller tables were located on either side of the Board for location of the Clerk and other County employees. After discussion, it was moved by Commissioner Leadbetter, supported by Commissioner Alderton and unanimously adopted that Daverman, Associates be instructed to proceed with the raised semi-circle arrangement for the Board room and have a bulletin issued.

The Committee then discussed furnishing for the Annex. Mr. Buchema has met with the Department Heads and has received their requests for equipment. He mentioned that the requestes have not been extraordinary and he will be dealing with a common line of furniture. The bid specifications will make reference to quality and durability. It was moved by Commissioner Leadbetter, supported by Commissioner Doucette that Daverman Associates be authorized to proceed with the preparation of bid documents for the Annex furniture. In discussing the motion a few of the Department Heads had requested electric pencil sharpeners. Most Committee members felt that these would be unnecessary. A check showed that there were a total of six electric pencil sharpeners requested. It was moved by Commissioner Coombs, supported by Commissioner Doucette and adopted (Commissioner Leadbetter voting nay) that the original motion be amended to delete the electric pencil sharpeners from the bid documents. The original motion as amended was then voted upon, with all Commissioners voting aye with the exception of Commissioner Leadbetter, who voted nay.

The Committee then discussed a date on which to hold the bid opening for the Annex furniture. It was mentioned that the call for bids should be out in about a week. Three or four weeks should be given for various firms to compile and submit their bid. The bid opening for the furniture was then set for Monday, May 24, 1976, at 4 p.m.

The Committee then discussed the jail. The Controller has received communications from two of the contractors and one of the sub-contractors questioning when final payment will be made. Mr. Brady mentioned that he has a meeting scheduled tomorrow with Caspian Construction Company to go over the jail. Caspian has some waivers and a final pay request to turn over. Mr. Brady has received a listing of various completions and adjustments from Caspian. These are:

1. Changing the thickness of the concrete in the driveway -\$34.50
2. Delete the seating on the site -(\$584.00
3. Change the range hood in the residence -\$77.31
4. Add an extra door in the hallway on the main wall - \$379.73
5. Add door closers on four doors - \$332.03
6. Add screening over the windows in the cell block area - \$795.63
7. Remove the clothes hooks and shelving from the cells - \$1,169.12
8. Change some carpeting - (\$214.40)
9. Additional flashing and roof vents - \$201.25
10. Completed on unused miscellaneous hardware allowance (\$139.27)

TOTAL - \$2,051.90

Some discussion was held on these items with no decision being reached. Mr. Tulos mentioned that once all of the jail furnishings are in place, Daverman, Associates would like to have some pictures taken. Mr. Brady suggested that Caspian Construction Company be paid the sum of \$50,000 if no real problems are incurred when reviewing the jail tomorrow. This would leave a balance owing to Caspian of about \$20,000.00. It was moved by Commissioner Leadbetter, supported by Commissioner Doucette and unanimously adopted that the Committee authorize payment of \$50,000.00 to Caspian Construction Company after receipt of certification by Daverman, Associates.

The Committee then discussed the Courthouse parking situation. For new members on the Committee, past communications and discussions regarding the parking problem were reviewed. The original proposal from Mr. Clark was reviewed, along with the County Road suggestion for use of the Courthouse lawn. Also reviewed, was the communication giving a cost estimate for the engineering study and a communication from the Extension Director objecting to the use of the Courthouse lawn for parking. It was also mentioned that a proposal has been submitted from the attorney firm of Kendricks, Bordeau, Casselman and Adamini offering to sell some of their land to the County. In discussing the situation, there was mixed feelings among the Commissioners as to whether or not the situation would be worse than it is now after the Annex opens. It was mentioned that at this point, the County is not financially able to construct parking facilities. It was felt that further information is needed before a decision could be reached on whether or not to have the parking structure study done. It was moved by Commissioner Coombs, supported by Commissioner Leadbetter and unanimously adopted that further discussion on the matter be tabled until the next meeting of this Committee.

The Committee then reviewed and discussed the Youth Home. A few problems have arisen since the building has been occupied. There was a tremendous ice build-up on portions of the roof. It was learned that a section of the head duct in the attic was not connected. This has now been corrected. There were a couple leaks around the window in the office and over the front door. It is felt that this problem was created by the ice build-up on the roof.

The Committee then reviewed the communication from the State Fire Marshall's office. It noted three or four items which were in non-compliance with state regulations. The architect on the job is working on these problems and they should be resolved within a few days.

The Committee reviewed and discussed a bill submitted by Levine Brothers for costs involved in installing the washer. The total of this bill was \$116.28. It was noted that at the last meeting, final billings were submitted. There should really be no more of this type. After discussion, it was moved by Commissioner Doucette, supported by Commissioner Leadbetter and unanimously adopted that this Committee recommend to the Board that the bill be paid.

The Committee then read and discussed a communication submitted by Mr. James Thomas. Mr. Thomas is requesting that the County trade parcels of land with him. He has four parcels of land in Forsyth Township that he would like to trade for a parcel of County owned land also in Forsyth Township. In reviewing the books of County owned lands, it was noted that the parcel of land that the County would be giving is designated for forestry purposes. Land of this type has a reverter clause which would give title back to the State. After discussion of this request, it

was moved by Commissioner Coombs, supported by Commissioner Leadbetter and unanimously adopted that the request to trade lands be denied.

The Committee then reviewed a communication from the State Highway Department regarding a parcel of land which is in excess of their need. When the Highway Department has lands which it no longer needs, they are first offered to local units of government. The local unit of government would purchase the land from the State at the current market value. A very rough estimate of the cost of this parcel would be about \$1,500.00. It was felt that the County would have no real use for this land located in Skandia Township and after discussion, it was moved by Commissioner Leadbetter, supported by Commissioner Anderson and unanimously adopted that the County not purchase the land and refer the information to Skandia Township to see if they would be interested.

The Committee then reviewed and discussed placques for the Jail, Annex, and Youth Home. It was felt that work should proceed with the purchasing of the placques and the establishment of dedication ceremonies for the Jail and Youth Home. It is felt that both facilities should be dedicated sometime this summer. It was mentioned that there was no response to the questionnaire sent out regarding suggestions for wording on the placques. The Committee reviewed three proposals submitted by Chairperson May. It was generally felt that for the Youth Home, the following wording should be used:

MARQUETTE COUNTY YOUTH HOME  
Dedicated to the people of Marquette County, for the understanding care of their troubled and homeless youth, this Home is operated by the Marquette County Board of Commissioners and the Marquette County Judge of Probate.

This Bicentennial Year  
Date

It was generally felt that the wording for use on the Jail placque should be as follows:

MARQUETTE COUNTY JAIL  
Dedicated to the people of Marquette County for enlightened and professional law enforcement, this Jail is operated on their behalf by the Marquette County Board of Commissioners and the Marquette County Sheriff.

It was generally felt that below the wording on each of the placques there should be listed the names of the Board of Commissioners and in the case of the Youth Home, the Probate Judge's name should be listed and in the case of the Jail, the Sheriff's name. It was generally felt that the Youth Home placque should be relatively small (about a foot square) and the Jail placque be somewhat larger (about 18" by 24"). It was moved by Commissioner Leadbetter, supported by Commissioner Alderton and adopted (Commissioner Coombs voting nay) that this Committee recommend to the Board that the proposed wordings for the placques be accepted and they be ordered. The Controller was directed to prepare cost estimates for the placques.

The Committee then briefly discussed the possibility of establishing one over-all budget for maintenance of the Courthouse, Annex, and Jail. It was felt that this would be a good idea and could save by allowing quantity purchases. It was moved by Commissioner Leadbetter, supported by Commissioner Alderton and unanimously adopted that this Committee recommend to the Budget and Executive Committee that they consider consolidation of the various maintenance budgets.

The Committee then reviewed buillings submitted. Two bills were submitted by Daverman Associates for their percentage of work done on the Courthouse Annex. One was for \$982.45 and the other for \$1,078.18. It was moved by Commissioner Leadbetter, supported by Commissioner Doucette and unanimously adopted that the bills be approved and ordered paid subject to a check by the Controller's office.

The Committee then reviewed a bill submitted by Daverman Associates for work completed

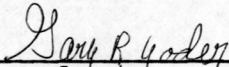


on the renovation study. This billing totaled \$2,232.34. It was moved by Commissioner Doucette, supported by Commissioner Leadbetter and unanimously adopted that the bill be approved and ordered paid.

The Committee reviewed a billing submitted by Daverman Associates for 89 sets of plans and specifications for the Courthouse Annex. The total of the billing is \$2,546.29. It was generally felt that the number of plans and specs prepared would be inline with the amount needed for bidding purposes and the construction work. It was questioned whether or not these costs should be born by the architect. It was moved by Commissioner Leadbetter, supported by Commissioner Alderton and unanimously adopted that the bill be approved and ordered paid subject to the Controller's check of the contract with the architect.

The Committee briefly discussed installation of cove base molding at the Youth Home. An estimate has been received in the amount of \$215.00 to have the molding installed. It was decided to hold off on making a decision on this until the next meeting of this Committee, when figures will be available on how much of the \$1700 appropriated for miscellaneous items at the Youth Home is unspent. At this point, it appears that about \$400 to \$500 is left, but an exact figure should be known before a decision is made.

There being no further business, the meeting adjourned.

  
Secretary

May 12, 1976

A regular meeting of the County Lands and Buildings Committee was duly called and held on Wednesday, May 12, 1976, at 7 p.m. at the Courthouse.

Present: Commissioners Alderton, Anderson, Coombs, Doucette, Leadbetter and May.

In Attendance: Maintenance Engineer Hillier and Daverman Associates representative Dave Tulos.

The meeting was called to order by Chairperson May.

Mr. Brady, representing Daverman Associates; Mr. Shaw, representing Tom Shaw, Inc.; Mr. Soucy, representing Marquette Electrical and Mr. Heibert, representing Bourrie, Inc. joined the meeting for the annex construction progress meeting. Mr. Brady stated that the next meeting of this committee would be held on Wednesday, June 9, 1976, at 7 p.m.

The committee then reviewed three bulletins issued by Daverman Associates. Bulletin #5 was approved at the last meeting involving the changing of wall and door relocation in the Tax Equalization Department, the changing of the District Court Bailiff's Office into a storage room and the addition of a cornerstone for the building. The total cost of this bulletin is \$1,467.00. The bulletin, having previous approval from the committee, was signed by the Chairperson.

In reviewing Bulletin #6, it involves the roughen for a stove, refrigerator and range hood in the Agriculture and Extension workroom. Extension Director Nyquist joined the meeting. He mentioned that the demonstration kitchen will be used primarily in connection with Social Services on their food programs; it would also be used as a demonstration and training area for 4-H Leaders. The training is now being handled at the Salvation Army, AMCAB and any other community building that can be obtained. He feels that the room should be equipped with the very basics, a refrigerator and small stove along with a table or counter space and some cupboard space. He sees no real need for a dishwasher in the immediate future and use of a garbage disposal is a possibility but is not really needed. In this matter, it was felt that the exhaust fan and additional outlets suggested by Daverman should be added to the room. The total cost of this bulletin, including the mechanical portion which has already been approved, is \$1,151.00. It was moved by Commissioner Leadbetter, supported by Commissioner Coombs and unanimously adopted that the bulletin be approved.

The committee then reviewed Bulletin #7 which makes some revisions in the Commissioners room. The architect has received a cost estimate on one portion of the bulletin. To make a raised floor area would cost \$2,592.00; costs have not been received as yet for the placing of carpet on the face of the risers and the adding of additional conduit. Mr. Brady mentioned that Daverman has not had a chance to review the cost submitted for the floor area. After discussion, it was moved by Commissioner Leadbetter, supported by Commissioner Anderson and unanimously adopted that the committee accept the bulletin subject to approval by Daverman Associates. Mr. Brady mentioned that at the last meeting of this

Mr. Brady mentioned that at the last meeting of this committee he had asked for a letter from Tom Shaw Inc. stating who the new superintendent was and what his qualifications are, to date this has not been received. Mr. Shaw mentioned that he is here on the job three days per week and feels that the job is proceeding well. He mentioned that if any problems arise because of this situation, he will correct the situation by making one of his foremen the superintendent. Committee members expressed their concern that the situation be resolved.

In reviewing the progress of the building, Mr. Shaw mentioned that both floors have been poured. The basement is one-third done and should be completed by late next week. Mr. Soucy reported that they are ready for permanent power and it is upto the City to complete the hookup. Mr. Brady mentioned that he feels that the progress is fairly good, although the work area needs to be cleaned up. He mentioned that each contractor is responsible for their own clean up, with the general contractor required to sweep the area once a week.

The committee then briefly reviewed a second communication from Tom Shaw Inc. regarding his conditional overtime costs incurred because of the late start on the project. His revised figure shows a cost of \$3,127.46 which is down from his original request of about \$3,500.00. Committee members mentioned that they feel it would be proper to hold this communication until the end of

the project. It was felt that this is the appropriate time to pull together all loose ends. Mr. Shaw mentioned that he feels he has been fair in arriving at the overtime costs and feels it is a valid request. He feels that if there is a major difference in thoughts on the matter he would like to have them ironed out as soon as possible. He mentioned that he would be willing to offset this charge to the County against the County's charge for heating of the building. The committee members will review the communication and discuss it further at the next meeting of the committee.

In another matter, Mr. Shaw mentioned that he needs the information for the directories for the building. The manufacturer will not produce the directories until they have all of the information. He would like to have the directory information prepared for the next meeting of this committee.

Mr. Brady then presented the monthly billings for the contractors, these were Tom Shaw Inc. \$72,494.09, Bourrie \$17,739.00 and Marquette Electric Services \$43,396.00. It was moved by Commissioner Leadbetter, supported by Commissioner Doucette and unanimously adopted that the bills be approved and ordered paid, subject to certification by Daverman Associates. The annex contractors then left the meeting.

Sheriff Lasich joined the meeting to discuss a few problems that have come up in the operation of the jail. He has had a problem with the automatic garage door in the basement and is suggesting that the door be controlled by buttons placed in the control room. To the Sheriff's knowledge, the door has never worked properly. If it were to work properly, it could be opened by any passing vehicle, bicycle, snow plow, car, etc. going down Spring Street. He mentioned that there is also a problem with the automatic timer, the door could come down before the vehicle is completely in or out. It is for these reasons that he would like to have the door controlled manually from the control room. Mr. Tulos will check the specifications and have a recommendation prepared for the next meeting of this committee. The Sheriff mentioned that he feels there is a problem in the zoning of the sound system. This problem will be reviewed by Mr. Tulos and the Sheriff and a recommendation will be made for the next meeting. Sheriff Lasich then left the meeting.

Mr. Brady then submitted a final change order for the jail. This was Bulletin #9. The various items and amounts were discussed and listed in the minutes of the last meeting of this committee. It was moved by Commissioner Doucette, supported by Commissioner Leadbetter and unanimously adopted that this final change order be approved. This change order being made out and ready for signature, was signed by the Chairperson of the committee. Mr. Hillier brought to the attention of the committee and Mr. Brady the following problem areas in the jail:

1. There is no key for the access door above the entrance to the Prosecuting Attorneys Office.
2. The sanitizer in the kitchen is not working properly.
3. The control center which works off of Air Handler #3 is constantly warmer than it should be.
4. The circulation of air in the Prosecuting Attorneys Office is not as it should be.

Mr. Tulos then discussed with the committee the rough draft he has prepared of his recommendation regarding the renovation study. He mentioned that none of the recommendations made will affect the building to the extent that it would have to be made barrier free. He reviewed with the committee the various types of changes to be done. He also reviewed the sequence of work. Mr. Tulos will try to have the final version of his study prepared within the next week or two. Mr. Tulos and Mr. Brady then left the meeting.

The committee then discussed the Courthouse parking situation. An opinion has been received from the Prosecuting Attorney regarding the Grandfather Clause for the existing Courthouse. This communication was ready and stated basically that any attempt by the County to resist compliance with the City's requirements would be unsuccessful. It was mentioned that the basic question for the committee is whether or not to use the \$2,000.00 appropriated by the Board to have a study made of the parking structure. If the study were done,



it would give the committee and the Board positive information to work with. It was mentioned that it should not take \$2,000.00 to find the scope of the project. It was felt that Mr. Tulos could be asked to prepare an Order of Magnitude which would state how much the structure would cost and the approximate number of spaces provided. Mr. Tulos should be able to prepare this information during the period of a few hours. After discussion, it was moved by Commissioner Coombs, supported by Commissioner Alderton and unanimously adopted that Mr. Tulos be contacted and asked if he would prepare an Order of Magnitude for the parking structure. It was mentioned that another possibility to help solve the parking problem would be having the block of Spring Street between Third and Fourth Streets abandoned by the City. It is felt that this is a feasible idea and the City Planning Commission should be contacted. After discussion, it was moved by Commissioner Doucette, supported by Commissioner Coombs and unanimously adopted that the committee request the City Planning Commission to abandon Spring Street between Third and Fourth Streets.

The committee then briefly discussed the Youth Home. The Controller reported that he had been contacted by the architect. The architect stated that the fireplace glass had arrived and was to be installed shortly. He has received information stating that the paneling should meet the fire marshal's specifications. He will be contacting the local fire marshal to arrange a time when he can review the building. In another matter, the Controller reported that after all bills are paid there would be about \$114.00 remaining out of the \$1,700.00 appropriated for miscellaneous equipment items at the Youth Home, noting that this was about \$100.00 less than the estimate to install the cove base moulding. It was moved by Commissioner Leadbetter, supported by Commissioner Coombs and unanimously adopted that Superintendent Merckx be allowed to use the remaining money to purchase the cove base moulding. The Controller reported that there may be a problem in obtaining a 12" x 12" plaque for the Youth Home. The manufacturer feels that the wording desired by the County would not fit on a plaque of this size. The manufacturer is preparing estimates in both bronze and aluminum for the minimum size that they feel would accommodate the wording. This information should be received within the next few days.

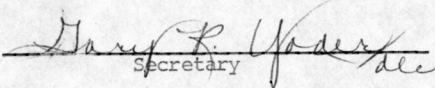
The committee then discussed a request received from Mr. Gordon Fox of Rapid River. He would like to establish an ambulance service for the County and would like to use a portion of County owned land near the Airport in Negaunee Township. Committee members mentioned that they would be interested in pursuing the idea but Mr. Fox would have to pay for the property. Mr. Fox should be informed of this and if he is interested he should make a formal request to purchase the land. After discussion, it was moved by Commissioner Coombs, supported by Commissioner Leadbetter and unanimously adopted that a communication be sent from the committee to Mr. Fox stating that the committee is not willing to recommend to the Board that County land be given to him.

The Controller reported that Mr. Thomas, who had requested to trade lands with the County, had been in to discuss the matter further. At the last meeting of this committee it was noted that the lands that he wished to trade were designated for forestry purposes. Mr. Thomas had reviewed the deeds to the land which showed that there was no forestry reverter clause. Committee members felt that the land in question in Forsyth Township should remain in control of the County and after discussion, it was moved by Commissioner Leadbetter, supported by Commissioner Coombs and unanimously adopted that a communication be sent to Mr. Thomas stating that the County is not in a real estate business and at this point in time does not wish to sell or trade the land.

The committee then briefly reviewed a communication from the County Road Commission. The communication asks the County Board to consider the execution of a quit-claim deed and an easement for drainage for the County Road 553 and Pioneer Road intersection improvement project. This project would establish a gentle curve at the intersection rather than a situation which presently exists. When construction is completed, there should be less problems with cars running into the mobile home court. After discussion, it was moved by Commissioner Leadbetter, supported by Commissioner Doucette and unanimously adopted that this committee recommend to the Board that the quit-claim deed and the easement be approved and executed.

Mr. Hillier mentioned that there are two stoves in the basement. These stoves were in the old County Jail and he feels they should be sold. It was noted that there appear to be numerous items within the Courthouse which are no longer used and could be sold. The Controller was directed to compile a listing of all existing material and equipment in the Courthouse so that it could be put for sale on bids at the same time.

There being no further business, the meeting adjourned.

  
Secretary

June 2, 1976

On Monday, May 24, 1976, at 4 p.m. County Lands and Buildings Committee held a bid opening for furniture and equipment for the Marquette County Courthouse Annex.

Present: Commissioners Anderson, Coombs, Doucette, Leadbetter and May.  
In Attendance: Henry A. Skewis, County Clerk; Michael Madden, Assistant Controller; Claus Beukema, representative from Daverman Associates; and representatives of various companies bidding.

The bids were opened by Henry Skewis, County Clerk; and attached herein to these minutes is a copy of the tabulation of bids for the Courthouse Annex.

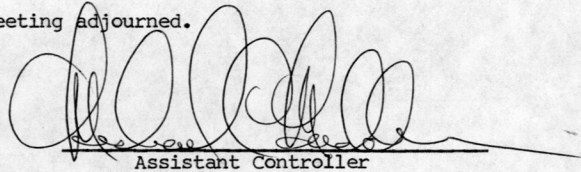
After the bids were opened and doublechecked, a directive was made by Commissioner May that Claus Beukema of Daverman will return the bid bond to the unsuccessful bidders and a letter of transmittal will be sent to the County Clerk, Henry A. Skewis.

Motion was also made by Commissioner Doucette, seconded by Commissioner Leadbetter and unanimously adopted that the bids be turned over to Daverman Associates for consideration and study and that his recommendation be presented at the June 2nd meeting of the County Lands and Buildings Committee.

NOTE: Addendum 1 contained the following:

Section A - 7	Increase by 6 the quantity of chairs.
Section A - 8	Decrease by 16 the quantity of chairs.
Section A -37	A change in the order number located in the catalogue.
Section A -50	Increase by 16 the chairs for Room 231.
Section A -60	Change the number of roller shelves.
Section A -72	A change in the size of the tables.
Section A -73	A change in the size of the tables.
Section T - 5	Add one dictaphone.

There being no further business, the meeting adjourned.



Assistant Controller



ADVERTISEMENT FOR BIDS

Marquette County Courthouse Annex  
Marquette, Michigan

1. Separate sealed proposals for office furniture and equipment for the above-named project will be received in the Office of the Clerk at the County Courthouse. Proposals will be publicly opened at 4:00 p.m., EST, Monday, May 24, 1976.
2. The drawings and specifications together with all necessary forms and other contract documents for bidders may be obtained from the Architect, Daverman Associates, Inc., Architects and Engineers, Vandenberg Center, 200 Monroe N.W., Grand Rapids, Michigan 49502.
3. Each proposal shall be accompanied by good and sufficient security in an amount not less than five (5) percent of the amount of the proposal, and shall be conditioned to secure the Owner from loss of damage by reason of the withdrawal of the proposal or by failure of such bidder to enter a contract for performance of the work if the proposal is accepted by the Owner.
4. No proposal may be withdrawn for a period of thirty (30) days from the date of opening.
5. The Owner reserves the right to accept or reject any or all proposals.

DATE May 7, 1976

By Gary R. Yoder

Title County Controller

TABULATION OF BIDS FOR:

Marquette County Courthouse  
Marquette, Michigan  
Special Equipment

DAVERMAN ASSOCIATES  
ARCHITECTS-ENGINEERS-PLANNERS  
GRAND RAPIDS, MICHIGAN

BID DATE: Monday May 24, 1976 @ 4:00 P.M.

DA 7305-23A

CONTRACTORS	Office Equipment Section A	College to Machinery Section CA	Phone Section M	Typewriter Section T	Chalkboard Section W	Adden. #1	Base Bid	Remarks
Bottomley School Equip. 6140 Greenfield Dearborn, Michigan 48120	\$20,167.00					\$ YES		5% BOND
<del>HUDSON J. L.</del>	\$79,071.77					NO		
BEARDON-JAMES INC. D. E. S. C. O. 775 S. Chestnut Owosso, Michigan 48867	\$57,012.00	\$22,200.00	\$1970.00		\$ 256.00	NO		NO BID BOND NOT INSTALLED
Dew-EI Corp. 88 E. 6th Street Holland, Michigan 48423	PARTIAL		PARTIAL		\$ 275.00	YES		5% BOND NOT INSTALLED OR DELIVERED <del>NOT INSTALLED</del>
Greensteel, Inc. P. O. Box 87 E. Detroit, Michigan 49503					\$ 392.00	NO		5% BOND NOT INSTALLED
IBM Corporation Off. Bus. Prod. Div. 1711 Gray St. Marquette, Michigan 49855				\$6,571.60		NO		NO BOND
Korok Co. 25501 Cole St. Roseville, Michigan 48066				PARTIAL				

TABULATION OF BIDS FOR:

Marquette County Courthouse  
Marquette, Michigan  
Special Equipment

DAVERMAN ASSOCIATES  
ARCHITECTS-ENGINEERS-PLANNERS  
GRAND RAPIDS, MICHIGAN

BID DATE: Monday May 24, 1976 @ 4:00 P. M. DA 7305-23A

CONTRACTORS	Section A	Section CA	Section M	Section T	Section W	Adden. #1 Base Bid	Remarks
Indust. Ed. Serv 1315 E. Ellsworth Midland, Michigan 48640							
McFadden Corp. 2822 North Logan Lansing, Michigan 48903							
<b>NO BID</b>							
Mich. School Service P. O. Box 509 312-314 N. Grand Ave. Lansing, Michigan 48902							
Monroe Calculator Co. 1120 Lakeshore Drive P. O. Box 188 Escanaba, Michigan 49829				\$ 476.72 PARTIAL		NO	NO BOND ALTERNATE \$ 532.46
Warren Newkirk 2622 Borglum N. E. Grand Rapids, Michigan 49505	\$ 21,280.71 PARTIAL						\$ 1000 check
Normal Wood Products 1930 Stark Midland, Michigan 48640		\$ 15,923.00				NO	5% BOND POSSIBLE \$ 500 DEDUCTION
Northern Stationers, Inc. 112-116 S. Front St. Marquette, Michigan 49855							
Northern Off. Supp. Co. 221 E. Mitchell St. Petoskey, Michigan 49770	\$ 80,048.86		\$ 4810.75	\$ 5,107.30 PARTIAL		YES	2% in A+M discount upon payment of 15 days 12/31/76 GAURENTEE



TABULATION OF BIDS FOR:

Marquette County Courthouse  
Marquette, Michigan  
Special Equipment

DAVERMAN ASSOCIATES  
ARCHITECTS-ENGINEERS-PLANNERS  
GRAND RAPIDS, MICHIGAN

ID DATE: Monday May 24, 1976 @ 4:00 P. M.

DA 7305-23A

CONTRACTORS	Section A	Section CA	Section M	Section T	Section W	Adden. #1 Base Bid	Remarks
Peninsular Slate Co. 2222 Stevenson Hwy. Troy, Michigan 48084					\$ 292.00	YES	
U. P. Office Supply 100 Coles Drive Marquette, Michigan 49855	\$ 72,416.37	\$ 33,245.90	\$ 4,188.99	\$ 528.00		YES	DOES NOT INCLUDE INSTALLATION
Mr. Paul Baughman P. O. Box 293 Lowell, Michigan 49331				PARTIAL			1% of all of A is need
Farnell Equipment Co. 435 W. 7 Mile Road Detroit, Michigan 48203		\$ 24,880.00				NO	
Nationwide Pharmacy Center 6660 28th Street S.E. Grand Rapids, Mich. 49506							
Haney Industries 1530 Madison S. E. Grand Rapids, Michigan						NO	
Contract Interiors 2333 E. Beltline S. E. Grand Rapids, Michigan 49506							
ALTMAN TYPEWRITER				\$ 4,300.75		NO	PARTIAL

Anderson      Ladbetter  
Gambles      Doucette  
Gray          Shows  
                Claus Burkama

Minutes  
Bid Document  
Advertisement

Claus will return Bid Bond to unsuccessful bidders  
letter of transmittal will be sent to Hank Lewis

Provision Bids turned over to Doreman Assoc.  
for consideration & study at June 2.

Doucette  
Ladbetter

June 2, 1976

A regular meeting of the County Lands and Buildings Committee was duly called and held on Wednesday, June 2, 1976, at 7 p.m. at the Courthouse.

Present: Commissioners Agnoli, Alderton, Anderson, Coombs, Doucette, Leadbetter and May.

Absent: None.

In Attendance: Mr. Beukema from Daverman Associates.

The meeting was called to order by Chairperson May.

Mr. Brady, representing Daverman Associates, Mr. Malmgren, representing Marquette Electrical, Mr. Heibert, representing Bourrie, and Mr. Shaw, representing Shaw, joined the meeting for the annex construction progress meeting. Mr. Brady first reported that the next meeting of this committee would be held on Wednesday, July 14, 1976. He then reviewed with the committee two change orders that had been previously agreed to by the committee. The change orders are for the electrical and mechanical portions for work to be done in the Agriculture and Extension workroom. The electrical portion totalled \$521.00 and the mechanical portion \$626.80. These change orders having been previously approved, were signed by Chairperson May.

The committee then reviewed Bulletin #7. This bulletin effects changes in the Board of Commissioners room. It was noted that the general contractors portion has been previously approved subject to Daverman's review. Daverman is still discussing this portion with the general contractor so a final decision will be held until the next meeting. The electrical portion of Bulletin #7 which adds outlets, speakers and conduit to the Commissioners room totalled \$616.00. It was moved by Commissioner Alderton, supported by Commissioner Leadbetter and unanimously adopted that the committee accept the electrical portion of Bulletin #7.

In reviewing progress it was mentioned that all of the concrete flooring has been poured. The permanent power is in as far as the panels and should be throughout the rest of the building within a few days. It was mentioned that the electrical contractor will need about two to three hours to hookup the power to the existing Courthouse. This will mean that the power to the Courthouse will have to be shutoff for that period of time. The contractor will work with the Controller on establishing a day and time to have this changeover made. Mr. Shaw reported that he is pretty much on schedule, with work on precast panels to be started this week, the glass and window installation together with metal studs and drywall work tentatively scheduled to start the third week in June. He asked Mr. Brady to contact the elevator contractor and notify him that he should be able to start his work anytime after the third week in June.

The committee then discussed with Mr. Shaw the matter of his not having a superintendent on the job. Mr. Brady mentioned that he still has not received any information on this as requested. Mr. Shaw mentioned that he is on the job three days a week and Friday being a half-day he feels that he is acting as the superintendent. Mr. Brady feels that the job requires a full-time superintendent and one should be named to protect the interest of the owner. The bonding company could be notified as there have been some minor problems incurred. Mr. Shaw feels that his three key personnel and himself can handle and run the job. He has no immediate plans to get a supervisor for the job. If the committee so desires, he will name one of his three key people as superintendent. After considerable discussion, it was moved by Commissioner Coombs, supported by Commissioner Alderton and unanimously adopted that Mr. Brady be authorized to contact the bonding company if a superintendent who meets Daverman's qualifications is not on the job by the next meeting of this committee.

It was noted that no pay requests have been received as the meeting was rescheduled one week earlier. It was felt that a motion approving the bills when they come in should be made and after discussion, it was moved by Commissioner Doucette, supported by Commissioner Leadbetter and unanimously adopted that the pay requests when submitted be approved subject to a check by the Controller's Office and certification by Daverman Associates.

Mr. Shaw mentioned that he would like to make it a matter of record that he is requesting that the brick work be protected as much as possible. The brick work is up in most areas and could be easily chipped by the contractors if they are not careful.



The committee then discussed the matter of the possible removal of the fence around the work area. It may be possible to have the fence removed in about four or five weeks but the street area would still be needed for storage and work area for the project. Mr. Shaw was told by the City that he could use the street for the duration of the project.

The committee then discussed with Mr. Shaw the number of local employees he has working on the job. Concern has been expressed at recent Board meetings that there are not enough local employees. Mr. Shaw mentioned that the local trades have taken the position that if he won't sign a contract then they will not work for him. MESC holds all interviews for Shaw and refers men to him for work. Mr. Shaw is trying to cooperate as much as possible in hiring local people for the job. The jail contractors then left the meeting.

Mr. Beukema then reviewed with the committee the bids received for the court-house annex furnishings. He handed out for the committees review a copy of the tabulation sheet for all bids received and also his recommendations.

Section A - U.P. Office Supply Company of Marquette is low and have bid good equipment. Mr. Beukema is recommending that the alternate submitted by U.P. Office Supply be accepted. U.P. Office Supply's bid with the alternate included totals \$72,483.18. Mr. Beukema mentioned that in preparing the bid specifications, furnishings for one of the courtrooms were inadvertently omitted. To furnish this courtroom in the same manner as the other would cost \$1,538.20. It was noted that U.P. Office Supply will allow a 1% discount if they were awarded Section A in total.

Section C - Cabinets and Shelving. Mr. Beukema would recommend accepting the bid of Normal Wood Products from Midland, Michigan, in the amount of \$15,923.00.

Section M - Miscellaneous. Mr. Beukema is recommending acceptance of the bid from U.P. Office Supply Company of Marquette in the amount of \$4,188.99.

Section T - Business Machines. Mr. Beukema is recommending a split bid of acceptance. Item 1 would go to IBM in the amount of \$597.10, with Items 2, 3 and 4 going to Altmann Typewriter and Adding Machines Service in Marquette in the amount of \$4,300.75. The dictating equipment would go to Mr. Dictate in the amount of \$399.50. This would be a total for Section T of \$5,297.35.

Section W - Chalk and Tackboard. Mr. Beukema is recommending Peninsular Slate Company of Troy, Michigan, in the amount of \$525.00. This is higher than the bid received but includes installation. Installation was not included in the bid and when added brings the total to \$525.00.

Mr. Beukema mentioned that the file cabinets as bid come with standard colors only (tan, gray and black). He would suggest going to custom colors for the file cabinets which would allow a greater selection of colors. The desks bid would come in either standard or custom colors for the same price. To allow a greater selection of colors in file cabinets, the cost would be \$849.20. If this suggestion is accepted and some file cabinets are selected in standard colors, a discount will be given. After discussion of the bids received and recommended, it was moved by Commissioner Alderton, supported by Commissioner Leadbetter and unanimously adopted that the committee accept the proposal to add \$849.20 for custom colors in the file cabinets, the additional courtroom furniture in the amount of \$1,538.20 and the other low bids totalling \$100,080.09 and recommend acceptance of these bids to the Board. It was mentioned that Mr. Beukema will contact the low bidders and notify them that their bid is being recommended to the County Board for acceptance. It was mentioned that Mr. Tulos of Daverman Associates could select colors for the equipment in each office. It was felt that Mr. Tulos should review the office equipment and recommend two or three colors on which the department head involved could make a decision. After discussion, it was moved by Commissioner Anderson, supported by Commissioner Alderton and unanimously adopted that Mr. Tulos be asked to suggest two or three colors for equipment. This information to be submitted to the committee who will then review it with the department heads.

The committee then briefly reviewed the ordering of plaques and dedication ceremonies for the Jail and Youth Home. The Controller reported that the plaques have been ordered and should be finished and delivered by about the middle of July. It was mentioned that the committee should start considering who to invite to the dedications, possibilities suggested were a speaker from the Department of Corrections or from the Department of Criminal Justice.

The committee then reviewed the cost estimates received from Daverman Associates for renovation of the existing Courthouse. The estimates received were as follows:

\$140,000.00	Electrical Contractor
250,000.00	Mechanical Contractor
175,000.00	General Contractor
\$565,000.00	Sub-total
\$ 56,500.00	A 10% Contingency
62,150.00	Architects Fees at 10%
\$683,650.00	Total

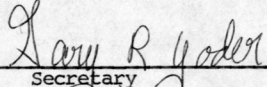
It was mentioned that application has been made to place the Courthouse on the State and National Historical Register. The application for grant monies for renovation should be made as soon as possible even though the Courthouse is not on the Register. It was noted that the grant applications require a 50% cash match. It was felt that the forms are an intent to apply and would, therefore, not bind the County. It was felt the application should be made and tentative approval of the expenditure authorized by the Board. After discussion, it was moved by Commissioner Doucette, supported by Commissioner Leadbetter and unanimously adopted that this committee recommend to the Board that the Board file an intent to apply for Federal and State grants for 50% of the cost for Courthouse renovation.

The committee then discussed the Courthouse block parking situation. Mr. Tulos was contacted and had worked up some information on the cost of a two level parking structure. He feels the structure could be built to allow for forty-five cars per floor using 300 square feet per car. This will total 29,000 square feet in the structure. He would estimate that construction costs would run from \$8.50 to \$9.00 per square foot. This would bring the cost of the structure to \$261,000 plus a contingency and architects fee. It was felt that with costs this high it would be hard for the County to build such a structure. It was mentioned that the City Planning Commission has been approached concerning the abandonment of Spring Street between Third and Fourth Streets. A public hearing on this matter has been set for their next meeting.

The committee then discussed the request made by Tom Shaw for payment of his costs incurred in the delayed start of the annex construction. During discussion various points were brought out. It was felt by some that this request should not be paid now as the contract says that work cannot start before a certain date. There is nothing in the contract that says when after that date work can begin. The owner receives no damages for late completion so, therefore, why should the County pay the contractors damages now. It was mentioned that Shaw Construction Company was given verbal approval of a starting date. He proceeded with this date in mind and could not start construction when the date was reached. If the County owes this money to Shaw Construction then it should be paid. It was felt that if the bill is paid it should be only for his costs involved and should not include any overhead or profits. The total submitted less the overhead profit is \$2,719.53. It was generally felt that the County should offer this amount of Mr. Shaw and also offer to allow him to offset with the County's charges for steam. After discussion, it was moved by Commissioner Leadbetter, supported by Commissioner Anderson and adopted (Commissioner May voting nay) that the committee offer to pay Shaw Construction \$2,719.53 and allow Shaw to offset this with the County's steam charges if the offer is accepted.

It was then moved by Commissioner Coombs that the County hold back \$2,719.53 from the final payment to Caspian Construction Company for their not completing their construction on time. The motion died for lack of support.

There being no further business, the meeting adjourned.

  
Secretary

July 14, 1976

The County Lands and Buildings Committee meeting was duly called and held on July 14, 1976 at 7:00 p.m. in the Courthouse.

Present: Commissioners Alderton, Coombs, Doucette and May.

Absent: Commissioners Anderson, Agnoli and Leadbetter.

In Attendance: David Tulos, Robert Peterson, Claus Beukema and Don Dokter, Daverman Associates; Carl Malmgren and Butch Soucy, Marquette Electrical Services, Inc.; Dewey Hibiell, Bourrie Inc.; Tom Shaw of Tom Shaw, Inc.; Dave Hillier, Maintenance Supervisor, and Gary Yoder, County Controller.

Mr. Peterson mentioned that Walter Woodthorp has been appointed as job superintendent by Tom Shaw, Inc. for the Courthouse Annex.

Mr. Tulos introduced the subject of directories which will list the location of the offices in the Courthouse and Annex. He wished to know whether the names of department heads, positions or offices should be listed on the directory. There are problems setting up the directories because of the lack of designated room numbers to put on the Annex directory and not knowing where different offices will be located in the Old Courthouse. It was suggested Gary Yoder arrange this directory as he has the information that will appear on them; titles would be used rather than names.

Courthouse Annex Progress Report:

Glass for the Annex windows arrived July 14, 1976; it is new glass, not recycled. The original frames had to be returned because they were inside out. The first floor windows will be in within a week. All studs to ceiling deck are installed on the first floor; drywall begins the week of July 19th; woodwork will follow in the week of July 26th on the first floor. Grid work will be done during the week of July 26th at the latest. The roofer is due in to complete roofing this week. Stud work should be substantially completed, according to Tom Shaw, in four weeks.

In three weeks plumbing and heating will be completely roughed in according to Dewey Hibiell, Bourrie, Inc.

Mr. Malmgren, Marquette Electrical Services, Inc., stated they are ahead of schedule as regards electrical work. Pulling wire is complete in the mechanical room and lighting will be in by the end of next week.

Mr. Yoder will contact the telephone company regarding service installation. This problem should be resolved the next four weeks. Arrangement of the desks and the outlets will correspond. Gary Yoder will check with department heads to be sure all desks and hence telephone outlets will be located in desirable locations.

An additional fee for woodwork on door frames for \$9.88 per door was discussed. It was moved by Commissioner Coombs, supported by Commissioner Doucette, and unanimously carried this addendum to the budget be allowed and the work be done by Tom Shaw, Inc.

Connection between two buildings, the Annex and Old Courthouse, was then discussed. There are dimension discrepancies in regard to the connecting corridor, both vertically and horizontally, from what they were believed to be and what the actual measurements are. Steps and thickness of piers will be adjusted to alleviate the problem.

Tom Shaw broached the subject of Courthouse Annex landscaping. Weather conditions will permit the planting of shrubbery on the grounds into September and October. There is a question whether such landscaping should be done in the Fall or postponed until Spring.



Tom Shaw stated he has submitted bonds to the City of Marquette in regard to the sidewalks. This covers curb breakage and cutting into the asphalt.

Tom Shaw mentioned he was having problems obtaining bark chips for the landscaping, and was referred to Daverman Associates landscaping division. There are only two places in this area with bark chips; may have to go out of the area. He asked if it was necessary that the chips come from the local area. It was mentioned the chips should not be in strips as presented but in chunks.

Copies of letters that were sent to Marquette Electrical Services, Inc., Bourrie, Inc., and Tom Shaw, Inc., regarding bonds, from Marquette's City Engineer, Michael Pond, which had been received by the Controllers Office, were read. These letters requested that a \$3,000.00 bond is required for blocking a pedestrian passage. A copy of Carl Malmgren's letter (Marquette Electrical Services, Inc.) of response was also read stating they have at no time blocked a pedestrian right of way. Copies of these letters will be forwarded to Robert Peterson, Daverman Associates.

Invoices from the following contractors and their amounts were presented: Marquette Electrical Services, Inc., \$15,300.00; Bourrie, Inc., \$53,154.90; Tom Shaw, Inc., \$80,017.20; and Northwestern Elevator Co., Inc., \$19,531.90.

It was moved by Commissioner Doucette, supported by Commissioner Alderton, and unanimously carried that the committee approve the bills subject to approval of the architects.

Carpet installers should be prepared to install in two to three months. A memo will be added to Daverman Associates' report to make them aware of the installation date. Samples should be sent up.

Contractors then left the meeting.

Some concern was expressed regarding decorative, fluted masonry wall in the Annex's District Court Room. Apparently brick work is staggered, not up and down as in the Commissioners' Room, and the appearance is poor. Specifications called for a staggered look, however this is not working out. Brick dimensions were oversized and had to be squeezed in. Tom Shaw, Inc. will contact the supplier to correct the wall.

Mr. Tulos presented the final recommendation for Rehabilitation of Existing Marquette County Courthouse. He noted the replacement of sash windows would be preferable to using router to create a reveal.

Total current construction cost is set at \$593,700.00 plus a 10% contingency, which brings the grand total to \$653,000. There is a greater contingency because of the greater unknowns in this type of work. Copies of the final recommendation will be sent with the two copies of the grant application for historical renovation, along with copies of the blueprints and polaroid pictures of the existing Courthouse.

Daverman Associates then presented color schemes for the Commissioners' Room in the Annex. The substitution of the color gold for the commissioners' chairs, rather than the black currently suggested, was mentioned.

It was moved by Commissioner Coombs, supported by Commissioner Doucette, and unanimously carried, that the color schemes be accepted as amended by the department heads.

It was mentioned that modesty panels should be provided on the Commissioners' tables. Daverman Associates will present a price estimate on these. They will also provide price information on special sized file cabinets for the District Court Office, and 18" and 24" metal shelving in the maintenance storage room, as requested by Dave Hillier.

A letter from Mike Zorza, Emergency Preparedness Director, was read asking for chalk-bulletin boards, a message board, and a visual screen for his office in the new annex. Prices will be supplied by Daverman Associates. Mr. Zorza also noted a need for audio/visual equipment and a meeting room for conferences of 30 people. The Commissioners' Room will serve as a conference room.

Waterproofing the exterior walls with silicone was mentioned. This had been included with the original specifications and later dropped. It was noted silicone coating has to be re-done every four to five years. Don Dokter stated dampness will not affect this type of brick nor will the appearance of the two buildings differ when wet, even though the Jail was siliconed.

Joseph Berg of Caspian Construction, Dave Hillier and Sheriff Lasich checked defective door closures, roof leak and the defective walk-in cooler door at the Jail Building. Still retaining \$21,000.00 from Caspian and it was suggested that final payment be made subject to approval of the architects. It was noted that the exterior doors will continue to need periodic adjustments.

It was moved by Commissioner Doucette, supported by Commissioner Coombs, and unanimously carried that \$18,000.00 of the \$21,000.00 be paid to Caspian Construction.

Modern Plumbing and Heating has asked for final payment on jail work, amounting to \$7,755.99. The hot water heaters and the control air conditioning are not working properly and the return air fan is not correctly mounted.

It was moved by Commissioner Alderton to presently pay \$5,000.00, and the remainder pending the architect's discretion. The motion was supported by Commissioner Doucette, and unanimously carried.

Dave Hillier asked if payment of floor scrubbing equipment, etc., would come from the furnishings budget, and was told this was the case.

Representatives from Daverman Associates then left the meeting.

An outline submitted by Lloyd-Thomas Co., Appraisers, on method and cost of Jail, Youth Home, and new Health Department Office appraisals of furnishings and equipment for insurance purposes was read and discussed. Their estimate for such an appraisal was set at \$4,550.00. An alternative to this would be to submit actual construction and equipment costs and a listing of equipment by brand name. It was moved by Commissioner Alderton that the appraisal service be declined, supported by Commissioner Coombs, and unanimously carried. The Controllers Office will request a price list from the Health Department, and will provide those for the Jail Building and Youth Home. These lists will be sent to Lloyd-Thomas.

A request from the Sheriff's Department for a bulletin board and floor scrubbing equipment was discussed. A list submitted by U.P. Office Supplies regarding the cost of these supplies was read. It was moved by Commissioner Coombs that \$625.00 be used from the Jail Construction Fund to provide the equipment requested by the Sheriff's Department. The motion was supported by Commissioner Alderton, and unanimously carried.

A memo from Ted Haara, Assistant Supervisor of the Juvenile Detention Facility, regarding the Youth Home washing machine, was read. In recent months the connecting pipe has been plugging up with lint and flooding the floor. A possible solution would be tapping a gravity fed drain into the pipe. It was mentioned that estimates should be obtained from a plumber on the installation of a gravity drain or a removable filter. It was moved by Commissioner Coombs, supported by Commissioner Alderton and unanimously carried, that more information be obtained on various ways to correct the problem for presentation at the next meeting.

A memo was read from Ted Haara regarding the Youth Home dishwasher and counter top. Steam from the washer has buckled the counter top. Formica could be replaced with a wood cutting block. Dave Hillier will check counter top.

A memo from Shari Platt regarding Youth Home and enclosing the State Police Fire Inspection Report was read. The fire inspector has found that the material used to construct the folding doors at the Youth Home do not meet fire safety specifications. Three folding doors have been received and one has been returned for credit; will probably receive credit for the other two doors also. Walter Meyer had contacted fire marshall for more detailed report. Contractors should be responsible for meeting specifications and Mr. Meyer is contacting them regarding this. Further information will be available at the next meeting.

A landscaping estimate of \$3,200.00 was submitted by Slugg's Landscaping Co. for work at the Youth Home and read. Gary Yoder stated Slugg's submitted another estimate of \$1,800.00 for sod only. It was moved by Commissioner Doucette, that Gary Yoder be authorized to have the sodding of Youth Home property done for \$1,800.00, supported by Commissioner Alderton and unanimously carried.

A communication from Kendricks, Bordeau, Casselman, & Adamini, regarding the purchase of Spring Street property was read, stating the County's present proposal was not acceptable. It was moved by Commissioner Doucette, supported by Commissioner Coombs, and unanimously carried that the letter be placed on file.

Discussion was held on the Courthouse parking situation. 46 spaces are necessary. Various possibilities were suggested and will be looked into.

A communication from Midwest Specialties Company on recent rulings by the Occupational Safety and Health Administration was read and placed on file.

Invoices submitted by Daverman Associates for architectural services were as follows: County Courthouse Annex for the month of June, 1976, \$1,810.30; County Courthouse Annex for the month of July, 1976, \$1,056.12; Jail Complex, \$211.70.

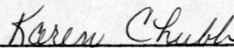
It was moved by Commissioner Alderton, supported by Commissioner Coombs, and unanimously carried to pay bills subject to approval by Gary Yoder.

A notice regarding the borrowing of floor cleaning equipment from the Youth Home for use in the Jail and Courthouse was read. The Youth Home staff requested a higher authority than the Controllers Office in releasing the equipment to the maintenance supervisor for use at the Courthouse and Jail Building. The Committee authorized Gary Yoder to allow Dave Hillier to borrow the equipment.

The subject of the Jail Dedication was brought up and an outline of the plans to date were presented. It was felt that invitations to the dedication should be to the general public since as tax payers they paid and supported the construction of the facility. It was also felt that a luncheon should not be held for special individuals, but that ceremonies should include dedication and open house only.

It was moved by Commissioner Coombs, and supported by Commissioner Doucette that the meeting be adjourned as there was no further business. The motion was unanimously carried.

Respectfully submitted,

  
Secretary



August 11, 1976

The regular meeting of the County Lands and Buildings Committee was duly called and held on Wednesday, August 11, 1976 at 7:30 p.m. at the County Courthouse.

Present: Commissioners May, Alderton, Doucette, Coombs and Leadbetter.

Absent: Commissioners Anderson and Agnoli.

In Attendance: Butch Soucey, Marquette Electric Co.; Tom Shaw of Tom Shaw, Inc.; Dewey Hebert of Bourrie, Inc.; Dave Hillier, Courthouse Maintenance Supervisor; Robert Peterson and Dave Tulos, Daverman Associates; Walter Myers; and Frank Catley of LaBonte and Oatley Builders, Inc.

Robert Peterson reported on the progress of the Courthouse Annex.

The water main between the Annex and Jail needs to be changed. Dewey Hebert stated it was not located deep enough. More coverage was necessary to avoid freezing of the water line; this is a \$370.00 item.

It was moved by Commissioner Doucette that this change order be approved, supported by Commissioner Alderton, and unanimously carried.

It was noted that the alterations on the 98 doors was done at a cost of \$968.24.

A three phase sump pump with combination disconnect and starter is recommended in place of the type originally specified. It was moved by Commissioner Coombs, supported by Commissioner Alderton and carried unanimously, following a brief discussion on what the revision involved, to approve the substitution.

The subject of directories were brought up. Mr. Yoder was not present to give a progress report on this.

Mr. Peterson introduced the subject of bonding. Tom Shaw, Inc. has submitted necessary bonds. Mr. Peterson stated Carl Malmgren had asked about pulling wires for the telephones. Mr. Tulos mentioned he had met with Michael Madden who had informed him the telephone company was not cooperating with the Controllers Office. Main trunk lines can be pulled now according to Mr. Soucey.

Mr. Tulos noted telephone outlets will be placed in relation to the placement of desks. He mentioned there is an allowance for five additional outlets. If the County decides on a Central System lines will have to be run to a central room.

Mr. Peterson stated the siliconging of the exterior surface of the building would cost 20¢ per square foot. This involves an area of approximately 10,000 square feet so the cost would be approximately \$2,000.00. Tom Shaw believes the cost would exceed that amount.

Mr. Dokter had indicated at the last meeting siliconging was not a necessity. The possibility of a color variation between the Jail Building, which has been siliconged, and the Annex if it is not siliconged was mentioned. Tom Shaw feels the brick absorbs water readily and believes problems may develop in the future if siliconging is not done.

It was moved by Commissioner Alderton, supported by Commissioner Coombs and carried that Tom Shaw, Inc. be authorized to obtain estimates on the cost of siliconging the Annex. Tom Shaw stated he will have this information available at the next meeting.

The discrepancies in the elevation of the passage between the old Courthouse and the Annex was then discussed. Mr. Tulos informed the committee a letter had been received by Daverman Associates from Tom Shaw, Inc. giving an estimate of \$4,600.00 to alleviate the problem and that the work would cause a 30 day delay. It was stated in the letter additional materials cannot be located.

Mr. Tulos noted provisions in the general contract. Section 4.13.4 regards the approving and submitting of shop drawings and the verifications of measurements, materials and similar data. Section 4.13.7 states responsibility of deviations rests on the contractor unless architects have been informed of deviations. Under 'special conditions' each contractor will verify grade, dimension, lines, etc. and report inconsistencies. Starting work by the contractor will show his acceptance. (0.103.5?)

Tom Shaw stated the work will be done but he will submit the matter to arbitration in regard to who is responsible for the cost. Mr. Shaw does not agree with Mr. Tulos' viewpoint.

Commissioner Alderton asked who would bear the cost of arbitration. He was informed the cost is mutually beared, however, it was uncertain whether the two parties involved would be Tom Shaw, Inc. and Daverman Associates or Tom Shaw, Inc. and Marquette County. Initiation of arbitration would be Tom Shaw, Inc.'s responsibility.

Mr. Tulos referred to another letter from Tom Shaw, Inc. advising Daverman Associates that the brick problem in District Court still remains and additional materials cannot be located.

Daverman has contacted the vendor of the brick who had been able to locate 256 additional brick, which have been ordered. 250 bricks will be needed on the project; bricks may be a shade darker than other brick.

Mr. Tulos also said there is a shortage of brick for the Probate Court Room. The 8" x 8" brick cannot be obtained but he can get 12" x 12" brick. 350 brick are left and 200 have been ordered.

There are three options regarding the brick problem in the District Court Room.

1. Leave it the way it is.
2. Get 12" x 12" to replace the 8" x 8".
3. Use another type of brick similar to that now being used.

Tom Shaw stated he would like to put this under arbitration also since he had informed the architect regarding the size discrepancy of the brick and nothing was done concerning it. The matter should have been dealt with earlier according to Mr. Shaw. He stated he had written to Leo Brady of Daverman Associates earlier this year on the problem of the brick measurements. The brick has now been in place for six months.

Mr. Tulos read another letter from Tom Shaw, Inc., dated August 5, 1976 regarding the landscaping of the County Jail area. The letter stated preparation work will be started even though work is not designated in the contract. Mr. Shaw stated a bill would be submitted for the work unless the architects designate otherwise. Excavation work is not required in the contract with Tom Shaw, Inc.

Question what the contract specifies Tom Shaw, Inc. is responsible to complete regarding landscaping was discussed briefly.

A letter dated July 26, 1976 from Tom Shaw, Inc. concerning the bark chips for the landscaping was read to the committee stating the problem has been resolved. He also asked to change the type of rhododendron plants for the area to a variety which would cost \$2.00 more per unit and can withstand 5° cooler temperatures.

It was moved by Commissioner Coombs and supported by Commissioner Leadbetter that the hardier plant be purchased. The motion was carried unanimously.

The Marquette City fire inspector has approved the fire proofing of the beams in the Annex noting that some bare spots have to be dealt with.

Commissioner Doucette asked if the County would be involved in the cost of arbitration. Tom Shaw stated in the past an arbitrator from both sides is appointed plus a neutral thirdparty. The cost is usually \$150.00 to \$200.00 but it is not known if the County or Daverman Associates would pay half of the cost.

The subject of overtime work done by Tom Shaw, Inc. was discussed briefly. Daverman Associates had offered Tom Shaw \$3,000.00 for overtime work and this was turned down. Tom Shaw suggested this be arbitrated also.

Mr. Tulos stated the color scheme has been changed in Room #36 on the Ground Floor of the Annex. Room #36 will be painted as follows: North and West walls will be color #109 and South and East walls will be color #601

Mr. Peterson asked about the progress of grinding the floors. Tom Shaw said this is basically completed. Mr. Peterson wanted him to be aware of the high and low spots still existing. Tom Shaw stated this problem is not unusual and a filling material will be used to alleviate the situation.

Mr. Peterson also requested that additional lighting be put in the corridors for safety purposes.

Tom Shaw said landscape work is being started; stripping will be done at this time. Tom Shaw stated he is comfortable with the progress at this point; the problem area is with the connecting ramp between the two buildings.

The roofing situation still has not been taken care of according to Mr. Peterson.

Butch Soucey informed the committee circuits will be pulled on the top floor soon.

Discussion turned to the finishing work in various rooms. Apparently blocks are simply being painted in many places where it was intended that drywall be placed. To alleviate the problem vinyl fabric could be placed over the blocks. At this time drywall will interfere with electrical boxes, etc. that have already been placed. Until the situation is resolved finishing work will be postponed on all rooms except utility rooms, storage rooms, etc.

Invoices were presented by Daverman Associates from Northwestern Elevator Company, Tom Shaw, Inc., Bourrie, Inc., and Marquette Electrical Company. It was moved by Commissioner Leadbetter to pay the bills subject to the architects approval. The motion was supported by Commissioner Doucette and carried unanimously.

It was suggested by Commissioner Alderton that a tour of the Courthouse Annex be done prior to each meeting of the County Lands and Buildings Committee at 5:30 p.m. and that the meeting be held at 7:30 p.m.

Contractors then left the meeting, as did the representatives from Daverman Associates.

Frank Oatley and Walter Myers entered the meeting to discuss the folding doors in the Youth Home. Mr. Myers mentioned both he and Mr. Oatley had been concerned with the acceptance of the doors but had been advised they ~~passed~~ inspection. He stated the doors were made to fit the facility and were given a B rating. The doors are paid for and the County will not be given any credit for their return.



Mr. LaBonte believed the doors should be installed. It was moved by Commissioner Leadbetter, supported by Commissioner Doucette and unanimously carried that the doors be installed.

Mr. Myers informed the committee that he would write the fire marshall that the plywood in the facility has been varnished. The balance due is \$2,000.00. It was moved that the bill be paid subject to Mr. Myers approval by Commissioner Leadbetter, supported by Commissioner Coombs, and carried unanimously. The fire replace is in and has been approved by the fire marshall according to Mr. Myers.

Mr. Myers and Mr. LaBonte then left the meeting.

Mr. Tulos and Mr. Peterson, of Daverman Associates, rejoined the meeting.

The subject of the type of finishing used on some of the walls in the Annex was reintroduced. Because of various problems in putting drywall where it was originally specified to be placed Mr. Tulos suggests the use of vinyl fabric. The vinyl fabric would cost \$3.00 per yard. Estimate of full cost is not known at this time; the plans will have to be checked for those areas affected.

Brick for the District Courtroom was discussed. The 8" x 8" brick used currently is no longer available. Mr. Tulos presented a brick similar to it from another company. The 12" x 12" brick to be used in Probate Court could also be used in the District Court. The District Court wall will have to be knocked out. It was moved by Commissioner Leadbetter that the 8" x 8" brick from the other company be used, supported by Commissioner Alderton, and unanimously carried following a discussion on the process of removing the existing brick wall.

Mr. Hillier suggested additional bricks should be purchased in the event repairs become necessary in the future.

Daverman Associates were authorized to correct finishing work in the building and negotiate costs on a motion by Commissioner Leadbetter, supported by Commissioner Coombs and unanimously carried.

Mr. Tulos suggested Gary Walker be asked to provide the committee information concerning arbitration.

Mr. Tulos read letters from Claus Buekema on the cost of furnishings requested by various departments for a total of \$3,840.56. It was moved by Commissioner Leadbetter that all items be accepted, allowing Michael Zorza to determine which of two chalk/bulletin boards he would like, and to purchase the more versatile wet-dry vacuum suggested. The motion was supported by Commissioner Doucette. A discussion was held on the purchase of 25 ashtrays for the Commissioners Room at a cost of \$113.00. It was moved by Commissioner Coombs that this item be deleted and supported by Commissioner Doucette. A vote was taken on Commissioner Coombs' motion and defeated: Ayes: Commissioners Coombs and Doucette; Nays: Commissioners May, Alderton and Leadbetter. The original motion by Commissioner Leadbetter was then carried unanimously.

A letter regarding draperies, contracted to the Edwin Raphael Company, was read. Two pairs of drapes for sliding doors were not included in the original contract that are now needed. The draperies would cost \$395.50. It was moved by Commissioner Coombs that the Chairwoman of the committee check the situation out and be given authorization for payment. The motion was supported by Commissioner Leadbetter and carried unanimously.

A discussion on the application for Federal funds to renovate the Courthouse and build a parking ramp took place. Commissioner May will contact Mr. Dick Wiggins of Daverman Associates regarding this matter. Mr. Tulos stated Daverman Associates will need formal authorization to begin any preliminary work on this project. Commissioner Leadbetter felt the committee does not have authority to do so.

Daverman Associates representatives then left the meeting.

A letter received from the employees of District Court, addressed to Judge William Easton, was read asking for more thorough maintenance of the 2nd floor Women's Restroom and a weekly dusting of the furniture in the District Court Office. Commissioner Coombs moved a letter should be sent to the employees commending the situation has been noted and Mr. Hillier will attend to the matter.

A letter from the City of Marquette's Planning Commission was noted regarding vacating Spring Street and filed.

Memos from Judge DeFant on the landscaping of the Youth Home property and the procurement of recreational facilities for the facility were read. It was noted that the Controller has been given authority to have the landscaping done. Judge DeFant will be contacted regarding procuring funds from Norlake Group Home as he mentioned in his memo. This was made in a motion by Commissioner Coombs, supported by Commissioner Doucette, and unanimously carried.

The Forestry Commission has allocated \$280.00 for the purchase of birch seedlings to be planted on Brookridge property. The area must be barricaded so vehicles do not destroy the seedlings. Commissioner Coombs remarked that Dave Otteson suggested the planting in this area to lower erosion. Commissioner Coombs will check out the area and make suggestions to the committee on ways to barricade the area.

A letter from Michael Zorza was read requesting additional storage space in the Annex. As the plans were not available to check for possible additional space no action was taken. The matter will be brought up in the future. A letter to that effect will be sent to Michael Zorza.

The committee was polled for their views regarding a Youth Home Dedication. The committee felt it was not necessary. Commissioner Coombs said a time should be set up where the public could inspect the facility. A date will be set up with the Judge to hold such an open house, notices will be sent advising the Commissioners of the time, and press releases will be forwarded to the media.

Statements from Daverman Associates were presented:


Architectural Services for the Jail:	\$ 216.00
Architectural Services for the Courthouse:	\$6,556.34

It was moved by Commissioner Alderton that Gary Yoder review and pay upon approval the bills submitted by Daverman Associates. The motion was supported by Commissioner Coombs and unanimously carried.

Commissioner Coombs felt a recommendation had to be made to the Board that Acock's Medical Facility Board be dissolved so that the Board of County Institutions can be the governing board. The committee members felt this had already been done at a Board meeting when the Board of County Institutions was established.

It was then moved by Commissioner Coombs, and supported by Commissioner Leadbetter than the meeting be adjourned. The motion was unanimously carried.

Respectfully submitted,

  
Secretary

Michael Zorza requested that Item (d) be purchased for his use as Director of Emergency Services.

August 25, 1976

A special meeting of the County Lands and Buildings Committee was duly called and held August 25, 1976 in the County Controller's Office.

Present: Commissioners Anderson, Agnoli, May, Leadbetter, Coombs and Doucette.

Absent: Commissioner Alderton.

In Attendance: Gary Yoder, County Controller.

Discussion was held on the interior walls of the Courthouse Annex. Specifications show that several walls are to be painted that were originally intended to be drywalled. Drywall can no longer be done on these walls because of work already completed. The best solution would be to cover the walls with vinyl. Daverman Associates must be informed of the committee's decision as soon as possible.

Gary Yoder talked to Mr. Tulos of Daverman Associates who had originally given a \$19,000.00 estimate for the vinyl. However, this was an error and the work will cost \$6,460.00 above the \$3,200.00 already allocated for vinyl.

It was moved by Commissioner Coombs that the walls simply be painted at this time. The motion was defeated for lack of support.

A second motion, by Commissioner Leadbetter, recommended that a bulletin for the additional cost for vinyl material be accepted. This motion was supported by Commissioner Doucette and carried unanimously.

The subject of arbitration with Tom Shaw, Inc. was then discussed. Previously, there had been some question as to who would share the cost of arbitration. Commissioner May had talked to Dave Tulos and had been informed the cost will be equally divided between Tom Shaw, Inc. and the owner. It was also mentioned that should Daverman Associates be called as a witness expenses would be reimbursible.

It is not known at this time when the owners have to respond to Tom Shaw's request for arbitration. Also, an arbitrator must be appointed for the owner.

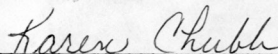
Items to be arbitrated are: 1) Masonry, 2) Landscaping, 3) Stairs between the old and new Courthouses and 4) Late start of project.

It was felt that Commissioner Anderson should be the arbitrator for the owner. It was also suggested that an opinion should be obtained from the Prosecuting Attorney on this subject. It was moved by Commissioner Agnoli that Commissioner Anderson be designated to meet with Tom Shaw, and to obtain Gary Walker's opinion regarding items to be arbitrated and the procedures for arbitration. Commissioner Anderson will then make recommendations to the committee. The motion was supported by Commissioner Doucette and unanimously carried.

It was mentioned that pictures should be taken of the masonry in the District Court Room and landscaping on the west side of the building complex.

There being no further business at this time, it was moved by Commissioner Goldsworthy, supported by Commissioner Leadbetter, and unanimously carried that the meeting be adjourned.

Respectfully submitted,

  
Secretary



September 8, 1976

The County Lands and Buildings Committee meeting was duly called and held September 8, 1976 in the County Courthouse.

Present: Commissioners Anderson, Doucette, Leadbetter, Alderton, May and Coombs.

Absent: Commissioner Agnoli.

In Attendance: Gary Yoder, Controller's Office; David Tulos and Robert Peterson, Daverman Associates; Walt Woodthorp, Superintendent for Tom Shaw, Inc.; Carl Malmgren, Marquette Electric; Dewey Hebert, Bourrie, Inc.; David Hillier, Maintenance Supervisor; and Fred Warren, Community Mental Health Board.

It was mentioned that a special meeting of the County Lands and Buildings Committee was held in regard to purchasing vinyl fabric for various interior walls of the Annex. Since the special meeting was held a contract modification order has been written for the vinyl at a total cost of \$6,465.00. Having been previously approved it was signed by Chairwoman May.

A change order was discussed at the last meeting to change the type of rhododendron plants. The additional cost is \$2.00 per plant for 28 plants for a total charge of \$56.00. This also was signed by Chairwoman May.

A change order for the electrical contract for a sump pump was discussed. It was mentioned at the last meeting that this item would cost \$229.00. Since that meeting an additional item was added, that being a control circuit in the heat supply line at a cost of \$76.00, bringing the total change order to \$305.00.

It was moved by Commissioner Alderton, supported by Commissioner Doucette and unanimously carried that the new change order and total be accepted.

Bulletin #10 regarding changes in telephone outlets has just been received and no figures are available at this time.

The cost of siliconging the exterior of the Annex was estimated by Tom Shaw, Inc. at \$11,926.00 for a footage area of 28,500. Daverman Associates stated the exterior square footage is 21,500, which would lower the cost.

It was noted, that if the building is siliconged it will require re-doing every five years, or so. It was suggested that specs for bids could be put out at some future time if the County wants to do the siliconging.

It was moved by Commissioner Leadbetter, supported by Commissioner Alderton and unanimously carried that the siliconging not be done on the Courthouse Annex.

The topic of directories for the Annex was brought up. Directories for the West building were presented by Gary Yoder. The East side directory format had already been given to Tom Shaw, Inc., according to Gary.

Mr. Peterson wanted to know what type of telephone system the committee wanted installed. Gary Yoder stated he is having difficulty getting cooperation from the telephone company. He talked with people in the Social Services Dept., which will be located on the first floor of the Annex, and was informed they have worked out a telephone system and are talking to Carl Malmgren on this.

A central system for the Annex had been mentioned previously. Mr. Peterson stated it is important that the telephone company coordinate their work with the construction of the Annex. A central system would require major re-routing, according to Mr. Peterson. He also stated major changes at this point should be avoided.

According to Gary Yoder approximately half the department heads are in favor of a central system. A central system would eliminate information-type calls the department heads now receive and which could be answered by others.

It was moved by Commissioner Anderson, supported by Commissioner Leadbetter and unanimously carried that a central telephone system be used.

Mr. Tulos mentioned, in reference to the Social Services Department working with the telephone company, that it is a dangerous precedent for department heads to confer separately with contractors rather than through the architects.

Mr. Tulos suggested that when information is obtained from the telephone company Dick Wylie of Daverman Associates be informed.

Discussion was held on brick that has been delivered for the Annex project. Walt Woodthorp stated 8" x 8" brick has been delivered to the site. There is some doubt as to whether some of the brick delivered is 8" x 8" or 8" x 16". Mr. Peterson will check this out with Walt, Thursday, September 9, 1976.

Mr. Woodthorp informed the committee that they are proceeding with the fine grade work. Excavation around the West side of the Jail Building has been done. By September 20, 1976 a truck of plantings will arrive; another load will be delivered ten days later. The temporary walkway will be taken out soon.

Tom Shaw informed Dave Tulos concerning discrepancies in landscape elevations which have been noticed. An area on the North side is 10" lower. Mr. Tulos suggested mapping out the areas where discrepancies occur for Daverman Associates' Engineering Department to study.

A few inches of adjustment is necessary between the North parking lot and the Annex. Walt said grading on the West side of the Jail is completed. Finishing work is being done between the Annex and Jail. A lot of dirt had to be removed in this area, according to Walt.

The masonry work should basically be finished in two weeks.

Mr. Peterson noted there is not much discrepancy (about 2") on the East side and proposed that this work be done as a matter of course.

Commissioner Leadbetter asked how long it took to remove the additional dirt between the Jail and Annex. Walt stated the work took at least half a day using four men.

Walt said the carpentry work is also preceding. The Commissioners Room platform is going in. Mill work is being done on the ground floor.

Because of the lag on a decision to use vinyl fabric in several rooms there is a two week delay in progress; other than this the building is on schedule.

Walt stated he would like the carpet contractor to come in so a schedule can be worked out with him. Mr. Peterson stated the carpet contractor can be brought in but this is one of the last jobs to complete. Tom Shaw has been informed considerable work is yet to be done on the floors. According to Walt, it would coordinate work if the carpet contractor came in. He asked that a day be scheduled in the future for such a meeting.

Walt stated they should be ready for paving in five to six weeks. Connecting stairs are now being manufactured for the difference in elevation. When these go in interior stairs will be poured.

Tile is being installed. When this is done, in another week or so, Dewey Heibel said plumbing fixtures can be mounted. Bathroom fixtures will be installed on one floor before going to another.

A metal trench in the jury room should not be covered with ceramic tile. Mr. Tulos suggested purchasing vinyl asbestos tile for this room, which would make the duct more accessible in the future.

It was moved by Commissioner Leadbetter to install the vinyl asbestos tile in the jury room, supported by Commissioner Coombs, and carried unanimously.

Walt asked for confirmation on color selections for vinyl fabric. Mr. Tulos said a letter has been sent to Tom Shaw regarding this.

Dewey Heibel stated by the next meeting Bourrie's work should be close to completion. Basically, heating and air conditioner systems will be installed at that time. He stated the heating system can be turned on now. It was mentioned that the building must be enclosed before air and heating systems can be used.

Carl Malmgren said he has been working with grids and fixtures. He stated the only foreseeable repercussion in going to a central telephone system will be additional conduit requirements. Commissioner May mentioned a receptionist will be located in the lobby.

Gary stated there will be two Central Systems; Social Services wants its own.

Gary stated a representative from Michigan Bell will be in tomorrow afternoon. Carl Malmgren said he will attend also. Results of the meeting will be provided to Daverman Associates.

Walt was asked if the grid work is progressing fairly well; Walt answered affirmatively. He mentioned for a while only one man had been doing this work.

Tom Shaw, Inc. will proceed themselves on copper coping.

A discussion was held on what time the October meeting should be held. It was decided the building tour will be at 6:15 p.m. and the meeting will begin at 7:00 p.m.

Invoices presented:

Bourrie, Inc.	\$21,327.20
Marquette Electrical Services	8,855.00
Northwestern Elevator	1,736.00

Commissioner Doucette moved the bills be paid subject to the architects approval. The motion was supported by Commissioner Leadbetter and unanimously carried.

Contractors then left the meeting.

Commissioner Anderson briefly discussed the meeting with Gary Walker concerning the arbitration case with Tom Shaw, Inc. Commissioner Anderson stated he doesn't see any point in meeting with Tom Shaw. The Prosecutor wants to review all correspondence between Tom Shaw. Mr. Peterson said copies of what they had on hand have been given to Mr. Walker.

Letters from Daverman Associates which were sent to Tom Shaw, Inc. were noted. One concerns the stairway between the Annex and Courthouse informing Tom Shaw his request for payment on the stairway is not acceptable because measurement verifications were not made. A letter concerning the replacement of the North wall in District Court stated the wall, as is, is not acceptable. An alternate brick is available. A third letter was read from Daverman Associates to Tom Shaw stating smooth faced brick is not to be used in the Probate Courtroom.

The letter from Tom Shaw noting items to be arbitrated was presented. Upon notice of the arbitration demand by Tom Shaw, Inc. from the administrator of the Arbitration Association, the County has seven days to reply.



Mr. Tulos stated that the time spent by Daverman Associates during arbitration is reimbursable because it calls for additional time on their part.

Change orders from Klaus Buekema for Annex furnishings and for a \$110.00 deduction on storage shelves were presented.

It was noted, masonry work over the Annex entrance is off level. The possibility of taking pictures to be shown during arbitration and having the arbitrator visit the site were suggested.

Mr. Tulos suggested talking to Gary Walker on: 1) Lack of a superintendent on the job for a period of time. The first superintendent left in April, 1976 and was not replaced until July, 1976. 2) Additional testing cost. These are situations where the County incurred additional cost or got less than what they bargained for.

Discussion was held on whether the architects are responsible for work approved by them which are currently under arbitration. The committee felt this was not the case.

Commissioner Coombs asked if work on areas to be arbitrated can be stopped until an arbitrator can look at it. Mr. Tulos stated this cannot be done as contract states work is to proceed during arbitration.

A request from Altmann's for \$847.50, Mister Dictate for \$359.55 and Northern Michigan Soil and Material Testing for \$807.25, for sheer connecting and insulating concrete testing, were presented to the committee. These have been approved by Klaus Buekema.

It was moved by Commissioner Leadbetter and supported by Commissioner Alderton that payment be made. A discussion was held which determined the bill for typewriters from Altmann's is partial fulfillment of their contract for Annex equipment. The motion was then carried unanimously.

A communication, dated August 18, 1976, from V & M Electric asking for payment of \$3,000.00 due, was read. Commissioner May asked for Mr. Peterson's recommendation on this request. Mr. Peterson stated there is no reason to hold back payment except for fusers they have not yet furnished.

It was moved by Commissioner Anderson that V & M be paid upon acknowledgment that the fusers will be provided. This motion was supported by Commissioner Leadbetter. Commissioner Doucette asked about the garage door opener in the Jail installed by V & M; problems have been experienced with this. Commissioner Leadbetter stated this is not an electrical problem but a physical one. There had been some discussion about changing the garage door operating device from the garage area to the control room.

Mr. Peterson asked if payment had been approved for Modern Plumbing. Gary Yoder believes partial payment was made. Commissioner May suggested this be made subject to Daverman Associates and Gary Yoder's approval. Dave Hillier stated there is a problem with a drain installed by Modern Plumbing in the Jail.

The motion regarding payment for V & M Electric was then acted upon and carried unanimously.

Dave Hillier stated a smoke detector V & M Electric installed was defective.

It was moved by Commissioner Leadbetter and supported by Commissioner Coombs to pay Modern Plumbing and Heating. During discussion it was stated water is leaking in a janitor closet and a toilet in a cell is also leaking.

Gary Yoder said \$2,755.95 is being withheld from Modern Plumbing and Heating. The aforementioned problems have been brought to the attention of Modern Plumbing and Heating within the one year warranty period. Commissioner Coombs stated agreements with contractors should be in writing. Following this discussion the motion was unanimously carried.

It was noted that Caspian is supposed to replace a cracked sheet of bullet proof glass. Mr. Peterson believes money should be held back.

Commissioner Doucette asked if Caspian is responsible for the condition of the landscaping. Mr. Peterson stated their work was finished in regard to landscaping.

An invoice from Daverman Associates for \$1,301.89 was presented. It was moved by Commissioner Doucette and supported by Commissioner Alderton that subject to Gary Yoder's approval payment be made. The motion was unanimously carried.

There was a question about where the additional draperies ordered were to be placed. Two sets are needed in the Prosecutor's Office; one in the reception area and another in an office. In addition, there are no drapes in the Capias Room where material witnesses are placed. Commissioner May feels drapes are needed for that room. Mr. Tulos stated an additional set of drapes may cost between \$80.00 and \$100.00.

It was moved by Commissioner Leadbetter, supported by Commissioner Coombs, and carried unanimously that drapes be obtained for all three rooms.

A discussion was held regarding the lack of privacy in the de-tox room of the jail. One wall is of glass and open to public vision.

Mike Zorza has requested additional storage space for Emergency Services. There is a room adjacent to his office currently unassigned for use. A letter will be sent to Mr. Zorza requesting the amount of cubic feet he is requesting and what the storage space will be used for.

Mr. Tulos requested a copy of the County Lands and Buildings Committee Agenda be sent him a week before the meeting so he can schedule his time more efficiently in the event the agenda reflects a need for additional meetings with contractors, etc. This will be done.

Mr. Tulos was asked if he had any information regarding the grant application for renovation of the Courthouse. Daverman Associates have not received applications yet. Within 90 days of grant approval a contract must be awarded and construction ready to begin.

Commissioner May pointed out the necessity for advance planning of projects. Discussion was held on the cost of working drawings for the renovation.

Daverman Associates then left the meeting.

A letter from Bruce Evans, Sundara Inc., was read requesting the County Lands and Buildings Committee to consider selling a portion of County land on County Road 553 to Sundara so that a residential facility can be constructed for Mentally Impaired adults. No action was taken on this matter. Mr. Evans had been invited to attend the meeting but was not present.

Fred Warren was present to discuss a lease for the Brookridge property between the County and Community Mental Health Board.

Mr. Warren stated the 1976 budget for Brookridge is \$55,150.00. Marquette County's share totals \$4,605.00. However, it was noted that a \$7,000.00 item for Building Additions and Improvements was not included in the total hence the actual total is \$62,150.00. This budget includes Insurance and Bonds, Fuel, Lights and Water, Repair and Maintenance of the Building, Rent, and Building Additions and Improvements.

It was suggested that the rent be increased which would also increase State revenues. Mr. Warren stated rental for old buildings in this area runs between \$3.50 and \$6.00 per square foot.

One lease agreement possibility would be simply to put the existing agreement in writing. Operations costs would be the responsibility of the Community Mental Health Board and the lease would state specifically what grounds and buildings are involved.

Another alternative would be for Marquette County to pay insurance, maintenance, etc.

If the State disapproves paying rent through Act 258, P.A. 1974, Section 242, paragraphs (a) and (c) the County would have to pay for the entire upkeep, according to Mr. Warren. There was some question as to whether the section is relative to this situation, however.

Mr. Warren informed the committee that the State Fire Marshall has inspected the building and they were told they must put in two fire doors, change existing locks on outside doors, put in a new ceiling in one room and alter the heat source in another room.

When asked if the center accepts residents from Delta County, Mr. Warren stated that they take people from all over the Upper Peninsula. They can handle fifteen and currently have twelve.

Mr. Warren stated the total budget request for 1977 from the Mental Health Board is approximately \$190,000.00.

Mr. Warren stated he preferred a lease which includes the current verbal agreement or one in which the County takes on duties of a landlord. He stated, in reply to a question by Commissioner Doucette, that repair and maintenance costs for 1977 will be in the neighborhood of \$13,000.00 and in 1978 about \$3,000.00 to \$4,000.00.

Mr. Warren would like something in writing by January 1, 1977. Mr. Warren then left the meeting.

Commissioner May felt the lease should include the present agreement only. It was moved by Commissioner Leadbetter, supported by Commissioner Coombs and unanimously carried that a draft agreement be drawn up for the committee's approval specifying the Community Mental Health Board would pay for the expenses they have been responsible for in the past and outlining the property involved. Gary Yoder is authorized to get together with Gary Walker to do this. In discussion it was mentioned that liability insurance should be looked into.

Richard Coombs presented possible solutions to the access problem on Brookridge property. Currently, vehicles have access to the property and could damage the birch seedlings which are to be planted in the area. Commissioner Coombs said the three access sites could be closed off with 100 yards of farm fencing or 500 yards could be used to enclose the whole area. He does not know what the cost would involve. Gary Yoder will check on the cost of fencing materials.

A letter from Walter Myers was read informing the committee the folding doors have been installed with stops, and a clear finish has been put on wood paneling at the Youth Home.

A statement from Walt Myers in the amount of \$29,60 was presented and a \$2,000.00 statement from LaBonte and Oatley Builders. It was mentioned the statement from LaBonte and Oatley had been dealt with previously.

It was moved by Commissioner Coombs and supported by Commissioner Leadbetter that Walt Myers be paid. The motion was carried unanimously.



A letter from J.D. O'Connell Co. asking to be put on a bidding list was read. This letter will be referred to the County Road Commission as the equipment this company deals with would be most likely used by that department.

A letter from Jerome Liebrecht was read concerning the electrical hazard created by the Youth Home washing machine. Gary stated a pump had been on the floor causing a hazard; the pump is now elevated off the ground on a block of wood.

The maintenance supervisor and Gary Yoder will check into this and Commissioner May requested a letter be sent to Mr. Liebrecht stating what is being done.

Commissioner Coombs stated the sodding in the front of the Youth Home looks good, however, in the back it doesn't appear to be topsoiled or seeded. Also, a parking area should be designated because cars are now driving right up to the building.

A thank you card from the Marquette Historical Society thanking the Board for the keys was noted.

The question of where plaques for the Youth Home and Jail should be erected was brought up. It was suggested the plaque for the Jail be placed between the double doors of the entrance on the North wall and the Youth Home plaque should be placed in the right hand side of the interior hallway.

Discussion on providing space for the Misdemeanant Probation Department in the Courthouse complex was held. It was mentioned that an understanding had previously been made that room would be available for both the Misdemeanant and Circuit Court Probations Departments where the Prosecutor's Office is currently located. It was so moved by Commissioner Leadbetter to place both departments where the Prosecutor's Office is now located, and supported by Commissioner Coombs. It was mentioned in discussion that Mr. Agriesti had commended Sid Holman on his success with the Misdemeanant Probation Department. The motion was then carried.

Alternatives to the parking situation were discussed. These are: 1) Property next to old Firestone Store; 2) Bordeau property on Spring Street; 3) Lawn in front of the Courthouse; 4) Clark land adjacent to current North parking lot; and 5) Abandonment of Spring Street by City of Marquette. This has been already turned down.

Commissioner Leadbetter said he had talked to Sam Elder concerning the Firestone property. Mr. Elder said the property is not available for lease but they will sell it for approximately \$30,000.00. This would provide 20 to 23 parking spaces.

It would cost between \$8,000.00 and \$10,000.00 to put a parking lot on the Courthouse lawn. This would provide 28 spaces.

Mr. Clark will be recontacted about arrangements for parking. It was noted that each car must be provided a 9' x 20' space.

It was suggested that a firm price be received from Sam Elder for the next meeting.

Dave Hillier stated the Sheriff's Department requested a mirror and buzzer for the Jail. The mirror would enable the person in the control room to see who is in the hallway. Dave will get estimates on the cost for the next meeting. This item is to be put on the October agenda.

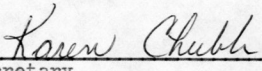
Commissioner Alderton suggested signs be obtained designating the different rooms in the Jail Building.

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Dave said pans are needed to collect oil dripping from pumps. This currently presents a fire hazard. A 2' x 4' pan will be necessary, and several smaller ones. He also stated the fire protection in the jail is inadequate. He will obtain estimates on the purchase of twelve extinguishers for the next meeting.

There being no further business, it was moved by Commissioner Coombs, supported by Commissioner Alderton, and carried that the meeting be adjourned.

Respectfully submitted,

  
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Secretary

October 13, 1976

The regular meeting of the County Lands and Buildings Committee was duly called and held on October 13, 1976 at the Courthouse at 7:00 p.m.

Present: Commissioners May, Anderson, Alderton, Doucette, Coombs and Leadbetter.

Absent: None.

In Attendance: Butch Soucey, Marquette Electric Co.; Jeff Kless, Tom Shaw, Inc.; Greg Ward, Bourrie, Inc.; Dave Tulos, Robert Peterson, and Leo Brady, Daverman Associates; Dewey Hiebel, Bourrie, Inc., Gary Yoder, County Controller; Dave Hillier, Maintenance Engineer; Gary Walker, Prosecuting Attorney; Don Mourand, Carp River Forge Association.

A change order on telephone and electrical outlets, totaling \$9,266.00, to fit the furniture scheme was presented. Furniture was not arranged in the original plans and outlets were initially placed where furniture would likely be located.

Conduits were installed, wires pulled and many other devices were already installed according to Butch Soucey, which is the reason for the expense in relocating outlets. He stated work on wall outlets are almost complete on the second floor. Wall outlets not to be used will be covered with blank covers. Mr. Soucey stated only seven outlets have to be added to the walls. The wall will have to be cut to do this; cutting will be done above the ceiling.

It was noted there are 73 new and relocated outlets involved in the change order, involving both telephone and electrical outlets.

Gary stated there will be desks where none were originally planned and believes the change order should be approved.

It was moved by Commissioner Alderton to accept Bulletin #10, for \$9,266.00, and supported by Commissioner Doucette. Commissioner Coombs asked why this electrical work was not in the bid specifications. Some were, according to Commissioner May, but department heads requested them in different areas.

Dave Tulos stated at the time the building was bid, Daverman Associates had not been commissioned to develop furniture arrangements. Mr. Soucey stated the number of outlets in the building totaled more than 500.

Commissioner Coombs asked if this matter was discussed with department heads. Department heads had been met with, according to Commissioner May, regarding furniture and space needed.

Mr. Soucey stated floor outlets did not have to be removed but would have to be blanked out to avoid accidents. He stated the outlets are not flush with the floor.

Mr. <sup>Tulos</sup> stated at one point in time Daverman Associates proposed to lay out a furniture plan but were given a negative answer. Mr. Tulos noted there are over 100 work stations in the Annex. Mr. Peterson stated changes are primarily on the ground and third floors. The outlet changes consist of 45 new outlets, 28 relocated outlets and 50 deleted outlets.

Commissioner Coombs asked if department heads are aware of the location of the new outlets and if not, if each department head checked this out it may be possible to reduce the number of changes. Mr. Tulos stated Claus Beukema had discussed the location of furniture with the department heads.

Following the discussion a vote was taken. Ayes: Commissioners May, Alderton, and Doucette. Nays: Commissioners Coombs and Anderson.

The subject of a central receptionist for the Annex was introduced by Mr. Peterson. Gary Yoder has talked to the telephone representative regarding this matter. Originally two separate systems were discussed; one for the Courthouse and one for the Department of Social Services. However, only one will be needed and a decision on the location is necessary. The system should be installed before finishing work, according to Butch Soucey.



Gary Yoder mentioned there is an area in the Department of Social Services for a switchboard. Mr. Tulos felt a switchboard operator would be distracting in an office area. It was generally felt the lobby would be the best location.

Daverman Associates will provide a bulletin for conduit work for a central telephone system.

Mr. Peterson asked Jeff Kless about the progress of window installations. This will be completed October 14, 1976 according to Mr. Kless. Door openings will be closed up by October 15, 1976. The heating system is ready to operate.

Sod work, paving and planting will be completed by the end of the month. 90% of the exterior work will be done by the end of the month according to Mr. Kless.

Mr. Peterson questioned the progress on the connecting wing between the Annex and the Courthouse. Mr. Kless stated they are waiting for corner brick from Chicago. He also stated they are waiting for the directories.

Mr. Peterson mentioned the floors are still not ready for carpeting or finishing work. Mr. Kless stated the floors have been wet ground.

Mr. Soucey stated roughing in of walls will be completed October 14, 1976.

Invoices were presented for the committee's approval for the following: Bourrie, Inc., \$21,659.36; Marquette Electric, Co., \$12,594.60; Tom Shaw, Inc., \$50,904.01.

Commissioner Doucette moved that the invoices be paid subject to the architects approval, supported by Commissioner Anderson and carried unanimously.

Mr. Peterson mentioned a letter received from Bourrie, Inc. requesting that their retainer be lowered from 10% to 5%. 10% is to be withheld until substantial completion according to the agreement. Mr. Peterson stated substantial completion is when a building is ready for occupation.

Greg Ward, of Bourrie, Inc., stated systems are basically complete and equipment is installed. Some plumbing fixtures remain to be installed.

Daverman Associates is currently withholding \$32,000.00 from Bourrie, Inc. and the balance of work to be completed is \$7,000.00. According to Greg Ward work is substantially complete.

This issue will be tabled until next month when the mechanical engineer will be available to give his opinion.

Gary Walker, Prosecuting Attorney, was present to discuss the up-coming arbitration case.

A discussion was held on the County's grant application for Courthouse renovation. A resolution needs to be passed by the Board, which will require a special meeting as CUPPAD wants to submit the application November 5, 1976. Commissioner May noted there are a number of assurances which once the contract is signed the County must comply with.

It was mentioned the starting date for the project is set for February, 1977. Cost incurred by the architect before the beginning of construction cannot be included in the grant.

Mr. Tulos stated it depends on how the Building Code Commission interprets the the barrier free code as to whether or not the renovation project will be exempted from complying with the code.

Mr. Tulos stated the Owner-Architect agreement must be signed and included in the application. Currently, work has been done on a letter agreement but EDA will want a formal contract submitted. Mr. Tulos mentioned a contact person must be appointed.

It was moved by Commissioner Anderson and supported by Commissioner Coombs that the Clerk request a special meeting on October 25, 1976 at 7:00 p.m. for the following items: 1) Adoption of a resolution authorizing application for a grant for Courthouse renovation. 2) Entering agreement with architect for same project. The motion carried unanimously.

It was noted one third of the Board must request a special meeting.

Don Mourand was present to discuss the Carp River Forge Association grant application. They have been accepted to file a final application with the DNR for \$26,500.00 to be matched equally with local dollars. A local unit of government must assume responsibility for the project.

Mr. Mourand stated the land is held in public trust by the association.

The association wishes to have a commission formed which would include the County, Negaunee Township and the City of Negaunee as partners in ownership. One unit of government must be fiscally responsible. The association is asking the County to be the sponsoring agency and to initiate a commission of the three units of government.

Mr. Mourand stated they would like the County to be the fiscal agent because the other units of government may be receiving DNR funding for other projects and will probably not qualify as sponsors.

It was mentioned that the County would not assume liability.

Mr. Mourand believes the association will get the full amount of grant money, should the grant be approved, and will then account for expenditures.

Commissioner Coombs stated the Youth Conservation Corps is looking for projects and the association might consider having them do part of the work on the project.

It was moved by Commissioner Leadbetter, supported by Commissioner Coombs and carried unanimously to recommend to the Board that Marquette County be the sponsoring agency and initiate the creation of a three unit government commission.

Mr. Mourand then left the meeting.

Mr. Tulos stated some decision should be made on type of furniture for the switchboard operator/receptionist area. Mr. Tulos will present some ideas at the next meeting.

Discussion was held on providing equipment and furnishings for the Department of Social Services. Mr. Tulos stated \$100,000.00 has been spent on furniture already and the additional furniture would cost between \$50,000.00 and \$60,000.00.

It was moved by Commissioner Coombs that the leasing agent for the Department of Social Services come to the next meeting to discuss the matter, and the motion was supported by Commissioner Doucette. A call will be made to the leasing agent to verify their request for furniture and equipment. Mr. Tulos stated he would like to participate in selection of furniture for the building. The motion was then carried unanimously.

A letter from Michael Zorza requesting storage space for Emergency Services was read. He requested one-third of the available space adjacent to his office. He also suggested this space may be used as an Emergency Operating Center.

It was moved by Commissioner Leadbetter that the communication from Michael Zorza be placed on file. It was supported by Commissioner Coombs and carried unanimously.

Change orders were presented for draperies for the Jail and signed. These had been approved previously.

Mr. Tulos then left the meeting.

An invoice from Tom Shaw, Inc. was submitted which has been approved by Leo Brady. It was moved by Commissioner Leadbetter, supported by Commissioner Alderton that payment be made, and the motion was unanimously carried.

It was moved by Commissioner Doucette, supported by Commissioner Leadbetter, and carried unanimously that the invoice submitted by Daverman Associates be paid subject to approval of the Controller.

Estimates for a buzzer and fire extinguishers for the Jail were given by Dave Hillier. Twelve fire extinguishers from Interstate Welding at \$41.95 would total \$503.40. A buzzer from Marquette Electric can be purchased for \$139.00. It was moved by Commissioner Coombs that the fire extinguishers and buzzer be purchased, supported by Commissioner Leadbetter and carried unanimously.

A mirror has been ordered for the Jail by the undersheriff according to Mr. Hillier.

Mr. Hillier stated galvanized oil drip pans can be purchased for \$183.00 and stainless steel ones can be purchased for \$310.00. Dave stated stainless steel will not have to be replaced in a few years whereas the galvanized would probably have to be replaced in four or five years. It was moved by Commissioner Leadbetter, supported by Commissioner Alderton and carried to approve the purchase of stainless steel drip pans. Ayes: Commissioners May, Anderson, Alderton, Doucette, and Leadbetter. Nays: Commissioner Coombs.

The Controller presented prices for the fencing of Brookridge property. 6' high fencing with 2" x 4" openings would be \$83.00 per 100' roll. 7' high wooden posts would cost \$1.50 each and metal posts would cost \$3.20 each. 100 yards of fencing with wooden posts would cost \$306.00, 500 yards of fencing with wooden posts would cost \$1,527.00 and with metal posts would cost \$1,846.00. This does not include installation.

Commissioner Coombs stated the price of installation should be obtained. It was also noted that posts have to be 8' or 9' high for a 6' fence.

Gary Yoder stated he will be meeting with Gary Walker and Mr. Campbell regarding the Brookridge lease in the near future.

It was noted that Title II funds will be received automatically. Money will be figured on the basis of unemployment above 4.5% times the sixth entitlement period of revenue sharing, which ran from July 1, 1975 to June 30, 1976. The County's share will be approximately \$20,000.00 and must be used to employ people, although it can be used for salaries of personnel already employed.

It was moved by Commissioner Doucette that the County Lands and Buildings Committee recommend to the Budget and Executive Committee that this money be used in the construction of parking facilities. As there was no support the motion died.



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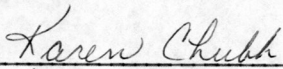
Commissioner Coombs mentioned that administrative costs due to construction financed by grants can be rebated. This can be done up to four years after the grant is received. Commissioner Racine had previously suggested that rebates be requested for the Airport and Youth Home.

A brief discussion on the parking situation was held. Mr. Clark has been asked to provide possible alternatives to his original proposal but the Controller has not heard from him as yet. Sam Elder was contacted regarding the Fire Stone property. The owner has graveled this property and is in the process of black topping it. Elder believes the owner will lease it to the County but did not provide figures.

A communication from the Urban Land Institute regarding membership in that organization was read. This will be forwarded to the Planning Commission as a result of a motion by Commissioner Coombs, supported by Commissioner Leadbetter and unanimously carried.

As there was no further business to discuss, it was moved by Commissioner Coombs, supported by Commissioner Anderson and carried to adjourn.

Respectfully submitted,

  
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Secretary

November 10, 1976

The County Lands and Buildings Committee was duly called and held on November 10, 1976 at 7:00 p.m. at the County Courthouse.

Present: Commissioners Coombs, Leadbetter, May, Doucette, Alderton and Anderson.

Absent: Commissioner Agnoli.

In Attendance: Leo Brady of Daverman Associates; Dewey Hiebel and Greg Ward, Bourrie, Inc.; Tom Shaw, Tom Shaw, Inc.; Gary Yoder and Michael Madden, Controller's Office; Carl Malmgren and Butch Soucey, Marquette Electric; Dave Hillier, Maintenance Engineer; Lyn Johnson, County Planner; Robert Valley, Leasing Agent, Department of Social Services; Jerry McIntire, Administrative Analyst, Department of Social Services; Carol Spitz, Office Manager, Department of Social Services, Marquette.

Change order amounting to \$9,266.00 was signed by Commissioner May.

The location of the switchboard was mentioned by Leo Brady. Mr. Brady stated Dick Wylie should be contacted on any questions concerning the switchboard installation.

Tom Shaw stated the landscaping is progressing; the sod is going down and there are eight or nine major pieces of shrubbery left to be planted. Tom Shaw informed the committee he had been assured planting in cold weather will not adversely affect the plants.

Paving was finished as of November 10, 1976 and the fencing on Spring and Baraga Streets has been removed. The streets will be opened and normal parking will resume. Masonry has been completed; caps on exterior walls remain to be done.

Mr. Brady mentioned places needing finished where ducts and pipes go through the walls. Leo will inform Walt or Tom of the location of these areas so they can be finished.

Tom Shaw stated they are starting to hang doors and put on trim. Roofing is basically complete, however, there is one small area yet to be done. Painting and vinyl work is proceeding, the hard tile has arrived and the soft tile will be coming in soon according to Tom Shaw.

The carpet installer will be at the site November 18, 1976 according to Mr. Brady.

Tom Shaw stated the connecting corridor stairs have arrived and work will begin on these November 11, 1976.

Leo Brady stated special equipment is scheduled to arrive between the 1st and 15th of January. He also stated the mechanical representative is satisfied with the mechanical work although a few items will be discussed with the contractors.

Some concern was expressed concerning the possibility that shrubbery may be damaged by the weight of the snow.

Mr. Brady presented the following statements: Tom Shaw, Inc., \$47,648.90; Bourrie, Inc., \$23,231.51; Marquette Electric, \$7,830.00.

Draperies material is being stored in a warehouse and there is no insurance policy on it according to Leo Brady; there is an insurance policy on the carpeting. The supplier is asking for a 90% payment on the draperies and carpeting. Mr. Brady believes 70% or 75% would be adequate.

It was moved by Commissioner Doucette and supported by Commissioner Coombs to approve payment of the invoices subject to the architect's approval.

Discussion was held on reducing the retainer for Bourrie, Inc. Bourrie, Inc. was asking that the retainer be lowered from 10% to 5% which amounts to approximately \$16,000.00.

The statement submitted for Bourrie, Inc. includes the retainer reduction. Balance of work due is \$5,200.00. Greg Ward stated work is substantially complete. The State of Michigan reduces retainers to 5% after 50% of the work is completed according to Mr. Brady.

Mr. Brady stated substantial completion is often considered the date on which warranties start however it will not be so in this case.

A 75% payment of both the carpeting and draperies is included in Commissioner Doucette's motion. The motion carried unanimously.

Mr. Malmgren stated they may be short a few fixtures and Mr. Hiebel stated they need three additional extensions.

Tom Shaw requested their retainer be reduced to 5% since 95% of the work will be completed in 30 days. The retainer is over \$120,000.00 and Tom Shaw, Inc. has \$94,000.00 worth of work to complete. This will be discussed at the next meeting on December 8, 1976.

The contractors then left the meeting.

Daverman Associates invoice of \$1,124.85 was submitted. It was moved by Commissioner Leadbetter, supported by Commissioner Anderson that the invoice be paid. The motion carried unanimously.

Certificates of Payment from IBM for \$597.06 and Upper Peninsula Supply, Co. for \$4,355.58 for special equipment were presented. IBM statement is a total price figure and U.P. Office Supply's is a percentage of the total. It was moved by Commissioner Doucette, supported by Commissioner Leadbetter and carried unanimously to approve payment of the bills.

Gary Yoder stated Levine Brothers Plumbing, Inc. have submitted an estimate of \$295.00 to put in a direct pipe from the washing machine to the sewer line at the Youth Home thus eliminating the need for a pump. Levine's did the original plumbing work on the building. It was noted bills in excess of \$100.00 have been paid for repairing the pump.

It was moved by Commissioner Leadbetter and supported by Commissioner Anderson to recommend to the Board to contract with Levine Brothers Plumbing, Inc. to place a direct pipe to the sewer line and eliminate the need for the pump at a cost of \$295.00. Ayes: Commissioners Leadbetter, May, Doucette, Alderton and Anderson. Nays: Commissioner Coombs.

A cost estimate from H.H. Pellow to install water sheds to eliminate the ice problem on the roof of the Youth Home was presented. It was moved by Commissioner Leadbetter, supported by Commissioner Anderson and carried to recommend that Pellow's do so at a cost of \$85.00. Ayes: Commissioners Leadbetter, May, Doucette, Alderton and Anderson. Nays: Commissioner Coombs.

A request for lockers for the mud room of the Youth Home was made by Judge DeFant and Don Merckx. Gary stated a coat rack in the entranceway can be moved into the mud room and wooden platforms can be built for boots. The above will be done.

Don Merckx requested that the Supervisor's living quarters at the Youth Home be soundproofed at a cost of \$300.00. A motion to deny the request was made by Commissioner Leadbetter, supported by Commissioner Coombs and unanimously carried.



Commissioner May reported on the renovation grant application. She stated the application has not been turned back for revisions like many others. Marquette County Historical Society members are writing to government representatives to support the project.

She stated the County will have to go through an appeal process to be exempt from Barrier Free Design regulations as she was told the project is 50% reconstruction. The County received a letter from the Marquette Building Code Department stating the project should not have to comply with Barrier Free Design regulations.

Commissioner Anderson noted that people writing about the project should use the project number.

Commissioner May stated she attended a Public Hearing to rezone property on Pioneer Road and that the rezoning had been approved.

Jerry McIntire was present to discuss the telephone system in the Annex. He stated the Department of Social Services Office in Marquette may get a CETA position for a telephone operator. DSS will be getting additional clerical staff in 1977-78; the Marquette office is currently understaffed in regard to clerical employees.

Mr. McIntire stated DSS would need a person to screen in-coming calls. Mr. McIntire believes a switchboard operator placed in the receptionist area may run into irate individuals. He felt the switchboard operator should be in an isolated area. The communications expert in the local area stated an operator will not have much available time to do anything but receive calls. Commissioner May suggested the possibility of having two people in the receptionist area; one to operate the switchboard and the other to act as a receptionist.

A discussion was held on doing preliminary work for an additional switchboard in the event a second one would be needed in the DSS area. Mr. Brady stated splitting up the system later would be costly even if some rough work was done now.

Mr. McIntire will inform the County next Tuesday afternoon if a CETA position is available.

Mr. Valley was present to discuss the lease between the County of Marquette and the Department of Social Services for space in the Annex. Mr. Valley stated the rent will be determined using services provided and rentable space. He is discussing with Mike Madden the cost of rent and a two year lease.

He stated he will draft a lease when they have finalized the agreement. It takes 60 days to process the lease according to Mr. Valley.

Mr. Valley then left the meeting.

The subject of furnishings and equipment for DSS was discussed.

Mr. McIntire stated the State supplies all equipment for any DSS Office and their equipment will be transferred with them. DSS will pay the cost of moving the equipment. He added there is 3,000 square feet more than is needed according to State specifications.

Mr. McIntire read a communication from the Deputy Director of DSS stating available funds for equipment are 25% less than last year. Mr. McIntire stated he has not received any equipment orders from the Marquette County office and the current policy is to limit new furniture to new staff unless a need is clearly indicated.

Mr. McIntire, Mrs. Spitz, and Mr. Brady then left the meeting.

Lyn Johnson entered the meeting to discuss the proposed Zoning Ordinance. Commissioner May presented a general listing of how County Board owned lands will be affected by the proposed County Zoning Ordinance.

The procedure followed when a violation of the ordinance occurs was discussed. A stop work order will be given and the violator will have 24 to 48 hours to explain the reason for the violation.

Before mining permits are issued all requirements must be met as in the case of all other permits. A hearing is held as the first requirement following application of a mining permit.

A technical expertise clause is in the ordinance for use in case there is a need for such according to Lyn.

Examples of final zoning maps were presented for the committee's study and information.

The County Board has the option of passing or sending back the ordinance to the Planning Commission for specific areas to be reviewed. The Planning Commission then has 30 days in which to re-submit to the Board.

By requiring permits the Zoning Board can also revoke them and close down operations. Without the use of permits it would be necessary to go through the Court system.

Lyn Johnson then left the meeting.

Acknowledgment by the U.S. Department of Commerce on receipt of the grant application was noted.

Notice of the postponed hearing from November 11, 1976 to December 2, 1976 at 10:00 a.m. for the case of Tom Shaw, Inc. v Marquette County was noted.

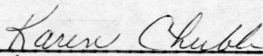
The committee discussed the parking situation and instructed the Controller's Office to pursue this matter.

Gary stated he had contacted Bergdahl about installing fencing around Brookridge property. Bergdahl believes 12" by 12" fencing would be best, however, there is a shortage of this. Gary does not have an installation estimate at this time. This matter will be tabled until the next meeting on a motion by Commissioner Leadbetter, supported by Commissioner Coombs and carried unanimously.

Dave Hillier noted that the drapery rods in the Jail are falling down.

As there was no further business to come before the committee, it was moved by Commissioner Anderson, supported by Commissioner Coombs, and carried unanimously to adjourn.

Respectfully submitted,

  
Secretary

December 8, 1976

The County Lands and Buildings Committee was duly called and held December 8, 1976 at the County Courthouse.

Present: Commissioners May, Coombs, Leadbetter, Agnoli, Anderson, Doucette and Alderton.

Absent: None.

In Attendance: Dave Hillier, Maintenance Supervisor; Leo Brady and Dave Tulos of Daverman Associates; Dewey Hiebel of Bourrie, Inc.; Tom Shaw of Tom Shaw, Inc.; Gary Yoder and Michael Madden of the Controller's Office; Carl Malmgren of Marquette Electric; and Commissioner Farrell.

Mr. Brady stated Dick Wylie and Carl Malmgren have discussed the cost of running conduits into two different areas; one for the Department of Social Services and one for the receptionist area. This should be done as soon as possible according to Mr. Brady.

The carpet installer will begin work the week of December 20, 1976. Installation had previously been set for mid-November but was delayed so that the carpet would not be subject to damage. Work on carpeting will begin on the top floor.

Mr. Brady stated the delivery date for special equipment has been re-scheduled from the first of December to between the 1st and 15th of January.

Mr. Malmgren entered the meeting. He stated the cost of Bulletin #11 concerning the telephone work would be \$1,157.00. This includes conduits at two locations.

It was requested that the extra cost of the additional D.S.S. switchboard be provided for the County by Carl Malmgren. Mr. Tulos suggested approval of the bulletin pending Daverman Associates review. It was moved by Commissioner Leadbetter and supported by Commissioner Coombs to accept the bulletin subject to Daverman Associates' review. A brief discussion was held on the portion of cost paid by the County and D.S.S. The motion was then carried unanimously.

Carl Malmgren will provide the cost breakdown to Dick Wylie or Dave Tulos and the County will get a copy.

Northwest Elevator Co. wants to know when the elevator should be turned on for owner's use. This has been set for February 1, 1977 according to Mr. Brady. The warranty period starts as soon as it is put into use.

Tom Shaw stated all exterior work is done, including paving and landscaping. There are still some materials stored in the parking area and some minor clean up to do.

Concrete work is done; stairs are poured. A cap is left to install on a retaining wall according to Tom Shaw. There is also cleaning up to do on masonry.

Tom Shaw asked if the County wishes to purchase extra bricks since there are no additional bricks of this type available. Mr. Tulos requested that Tom Shaw send a letter to him stating how much brick is available to the County.

Constructural miscellaneous is complete according to Tom Shaw. Rough carpentry is complete except for the connection.

Windows are in and dry wall is basically done except for touch ups. Minor plaster work is left to be finished. Vinyl work is 75% complete and soft tile will be started December 13, 1976.



Tom Shaw stated theft is occurring in the construction area and suggested the possibility of having Sheriff Department personnel check out the building occasionally. Carl Malmgren expressed concern about this also.

Leo Brady advised Tom Shaw to be careful in disposing of terrazo waste as it can cause damages.

Tom Shaw stated the vinyl bulletin created substantial changes and requested a two week extension. December 31, 1976 was to be the completion date.

Tom Shaw felt the drapery installer could come in the second week of January. Mr. Brady stated draperies can be installed shortly after carpeting is installed. Mr. Brady requested that rooms be closed up once carpeting is in place.

A couple days will be necessary to install telephone conduits according to Carl Malmgren.

Tom Shaw stated bushes will be covered as there has been some concern about their exposure to snow and freezing temperatures.

Invoices presented by Mr. Brady were from Marquette Electric, \$6,030.00; Bourrie, Inc. \$1,425.00; and Tom Shaw, Inc. \$111,540.89.

Tom Shaw is requesting a reduction in his retainer from 10% to 5% and his invoice reflects the reduction.

It was moved by Commissioner Doucette and supported by Commissioner Leadbetter that the bills be paid subject to the approval of the architect.

Commissioner May stated at their previous meeting discussion was held on reducing Bourrie Inc.'s retainer and that the committee was to discuss Tom Shaw's request for a reduction of his retainer this month.

Commissioner Coombs stated Bourrie's retainer was lowered because almost all their work had been finished. Tom Shaw stated they are 96% complete. According to their invoice there is \$44,643.00 worth of work to be completed.

Mr. Tulos stated if there are some items that have not been completed after acceptance of the building there would be a retainage for those particular items.

The general contract calls for 10% retainage, to be reduced to 5% at substantial completion. Mr. Brady suggested a retainer of \$69,204.15 which represents 5% of the total contract, rather than \$66,972.01 now presented.

Commissioner Doucette's motion to approve payment of invoices will be altered to include the change in the amount of retainage.

Commissioner Coombs requested that bills and reduction of Shaw's retainer be considered in two different motions. The motion was changed to payment of bills only, excluding reduction of retainage. Commissioner Doucette was agreeable to the suggested change to his original motion. The motion then carried unanimously.

It was moved by Commissioner Leadbetter and supported by Commissioner Doucette to lower Shaw's retainer to \$69,204.15. Commissioner Coombs felt the retainer should be left at 10% until substantial completion with a job of this magnitude. Ayes: Commissioners Anderson, May, Leadbetter, Agnoli, Alderton and Doucette. Nays: Commissioner Coombs.

Daverman Associates will be contacted regarding the January meeting date. A list of committee members will also be sent to Mr. Brady and Mr. Tulos.

Tom Shaw and Dewey Hiebel then left the meeting.

Mr. Tulos mentioned running electrical service lines underground. Dick Wylie stated the cost would be \$6,000.00; \$3,000.00 for Marquette Electric and \$3,000.00 for the city. Carl Malmgren stated the city is discussing running a high line across the street to the jail and fitting underground at that point, but not underground across the street. This could be done later for the County. Mr. Tulos also suggested camouflaging the gas meter. Carl Malmgren then left the meeting.

Mr. Tulos mentioned he sent a letter to the Barrier Free Design people concerning the Courthouse exemption. A hearing will probably be held the first Friday of January. He felt it would be helpful if someone from the County was there. Mr. Tulos will notify the County on any information received by him on this matter.

A discussion was held on the security problem at the Annex. Mr. Brady stated theft is not covered by builder's risk. It was felt the contractor should be responsible for letting people in and out of the building.

Discussion turned to Tom Shaw's request for a two week extension. Mr. Tulos does not feel a two week extension is unreasonable.

It was moved by Commissioner Leadbetter that a two week extension be given to Tom Shaw, Inc. and supported by Commissioner Agnoli. Mr. Brady requested a delay so that a letter regarding this matter could be sent out. A motion to table was made by Commissioner Coombs and supported by Commissioner Doucette. Ayes: Commissioners May, Coombs, Anderson, Alderton, Agnoli and Doucette. Nays: Commissioner Leadbetter.

Gary stated the Department of Social Services went on a tour of the Annex and have requested three additional doors be installed.

It was moved by Commissioner Alderton, supported by Commissioner Leadbetter and carried unanimously to deny the request.

Mr. Brady and Mr. Tulos then left the meeting. Pat Farrell entered to discuss the Zoning Ordinance with the committee. He explained the changes made by the Planning Commission to the Zoning Ordinance.

The problem of preliminary plats was solved in Section 5 which states for the purpose of this ordinance preliminary plats approved by given agencies prior to date of enactment of the ordinance shall be considered lots of record. Mr. Skewis has informed the Planning Commission this solution takes care of the problem.

The revised ordinance requires mining companies must only meet the requirements of compliance permits as does anyone else. Documents will not be required by the Zoning Ordinance that are not required by other agencies.

When documents are submitted to the Planning Board a notice will be printed in the newspaper that these documents are available for public inspection and a public meeting will be held to voice views.

Concern was expressed that under the original Zoning Ordinance consultants may have had to be hired to review information before permits are issued. A decision will not be made on whether the site, operational and reclamation plans are correct.

Commissioner Coombs mentioned the wording of Section 28.5 was confusing. This will be changed so that the intent is clear.

Commissioner Farrell informed the committee the Marquette Township Association voted unanimously to support the Zoning Ordinance.

A permit application will be rejected if all information is not provided according to Commissioner Farrell. Maps of the zoning area are available for study at the Planning Office.

It was noted that local ordinances supersede the County ordinance. Commissioner Farrell then left the meeting.

The committee discussed the parking situation. Mike Madden reported that St. Peter's Church is willing to lease 15 spaces to the County at \$5.00 per space. Snow removal would be the responsibility of the County.

It was moved by Commissioner Coombs, supported by Commissioner Agnoli and unanimously carried to recommend to the Board that an agreement be made with the church for the lease of 15 parking spaces at \$5.00 per space.

The committee directed the Controller's Office to pursue current parking options and any new possibilities.

Mike Madden then discussed the lease situation between Marquette County and the Department of Social Services. Robert Valley requested that rentable space be used in calculating cost. Mr. Valley submitted a figure of \$4.50 per square foot of rentable space and the County has been offering \$5.42 per square foot of rentable space. The lease being negotiated would run for approximately 1½ years.

It was moved by Commissioner Leadbetter that a price of \$5.42 per square foot for 13,825 square feet of rentable space be presented to the Department of Social Services, supported by Commissioner Coombs, and carried unanimously.

A memo from the Controller's Office concerning the cost of installing fencing around Brookridge property was read. For 100 yards of fencing the cost would be \$827.00 and 500 yards would cost \$3,722.00.

The fencing is for the purpose of protecting birch seedlings to be planted in the area. The birches will decrease the erosion problem on the property.

It was moved by Commissioner Coombs to table until March, supported by Commissioner Leadbetter and carried unanimously so the commissioners could inspect the area and decide how much fencing was necessary.

A communication from the Michigan History Division verifying the county's withdrawal of their grant applications was noted. Commissioner May stated letters have been sent from historical society members in support of the renovation project and presented communications received in response to the letters.

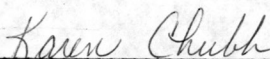
It was moved by Commissioner Alderton, supported by Commissioner Leadbetter and unanimously carried to pay a bill for a verbal appraisal and that the bill be sent to the Audit Committee.

Gary discussed the Annex construction fund. He will present a recommendation to the board at the December meeting concerning the fund.

Dave Hillier requested the purchase of equipment for washing windows, and scaffolding. It was moved by Commissioner Anderson, supported by Commissioner Coombs and carried unanimously to authorize the Controller to draw specifications for bids on the equipment.

It was moved by Commissioner Leadbetter, supported by Commissioner Coombs and carried unanimously to adjourn.

Respectfully submitted,

  
Secretary