

## MINUTES

Sherman Senior Center Building Committee Meeting 07/01/23

Present: Karen Cardillo, Carol Sperling, Laura Jagodzinski, Tim Beatty, Rick Hudson, Ed Hayes, Don Lowe

Absent: Dave Seegers, Ray Kelley

Chairperson Karen Cardillo called the meeting to order at 6:04pm. The first order of business was approval of the minutes. Rick motioned for approval. Ed seconded. The motion passed unanimously.

A quick discussion ensued about the idea of “unanimous consent” for future meetings concerning minutes and adjournment. Karen and Laura explained this meeting concept. Everyone agreed that we would follow that process going forward.

Karen asked Don to give a report on his and Dave Seegers’ ZOOM meeting with the Bensonwood building company. Don reported favorably on the company in general, but turned the discussion to our procedure going forward in relation to Sherman’s bidding ordinance. Bensonwood expressed questions about this issue and wanted to know if our committee could simply choose a builder vender out of our RFI responders. Don reported that he had a conversation with fellow committee member Tim Beatty and believes that that procedure is not appropriate. Tim confirmed this. Tim outlined the benefits of working with an architect who could draw up initial plans -- enough so to create bid specs – and then put the project out to bid to builders. The chosen builder would then work with that architect going forward. Tim cited the advantage of competitive bidding for the most optimal pricing. The committee members individually agreed unanimously to move forward in this fashion and that the next order of business for the committee is to choose an architect.

Carol gave a comprehensive report on the quality of some of the builders that are on our list from RFI response and also builders that worked on Senior Centers. She personally called area Senior Centers and asked details on whom they worked with and what their experiences were. She shared the positives and negatives that she heard. She also used online reviews to comprise her report. The committee members agreed that there were a couple of venders that we might avoid in the future, and others that we’d welcome working with.

Karen and Laura asked Don to call the architectural service, Lazarus/Sargeant. Don agreed to do so. Karen narrowed down the list of architects that Don is to call and make appointments for interviews with. They are: Ken Boronson LLC, EDM, Lazarus/Sargeant, and an architect who whose name we couldn’t recall but who responded to our RFI in a noteworthy and positive way.

Karen and Laura broached the subject of a criteria list to help with the selection of an architect and later a builder. Although the committee agreed that the list will be condensed to make it more useful, some of the criteria included credentials, experience, employees, references, clients, insurance, licensing, financial stability, background checks and current/past litigation. Rick added that we should ask about qualifying experience specific to projects of our size. Tim added that this project, although large to us, in the scope of things is rather modest in size for most of these builders. Everyone agreed that Rick’s suggestion was important. Ed suggested that we make sure that the architect we interview, usually the top person, is the person who we actually work with. The committee agreed that this is an important consideration. Ed credited Ray Kelley with that notion.

Don agreed to call those four architects and try to set up meetings starting August 3. The committee's goal is to interview all four before our next committee meeting on August 16.

Tim, who had earlier done a site inspection with Don, asked whether the placement of the building could be moved slightly from where we initially drew it up. He cited a, possibly, more advantageous site for building placement, structural reasons, and also vantage point for viewing. The committee agreed with Tim and it was stated by Don and Ed that there is flexibility in where we would consider building placement.

Laura asked, as we schedule interviews with architects, that they also provide a written response to our RFI. The committee agreed to that.

The meeting was adjourned at 6:57pm.

8/17/2023 spelling error corrected KC (shred/ shared)