

Regional Office of Education Committee

Regional Office of Education #11

May 5, 2014

6:30 PM

Members present: Jan Eads, Kay Kearney, Todd Beard, Ken Johnson, Susan Guinnip, and Bibby Appleby. Alan Zuber was absent. Edgar County was represented by Jim Voigt & Ben H. Jenness. Others present were Bookkeeper, Elizabeth Peterson, Assistant Reg. Supt., Kyle Thompson, & Reg. Supt. of Schools, Dr. Bobbi Mattingly. Guests in attendance were Monty Walters, Maintenance Supervisor at Coles County Courthouse; Elaine Karpus-Komada, Secretary/Treasurer of Coles County Building Commission; Members of the Coles County Building Commission: Andy Zavarella, Mike Weaver, Jan Eads, & Tim Yow.

Meeting called to order at 6:30 PM by Dr. Mattingly. Pledge of Allegiance was recited. Roll Call was taken by signature.

Bids were opened by Tim Yow of the Coles County Building Commission. The Bids were as follows: Ed Carter Construction Company – Charleston: \$30,846 for asphalt shingle roof per specs with alternate bid of \$35,888 for metal roof per specs.

Drake Homes - Charleston: \$39,625 for asphalt shingle roof per specs. No alternate bid for metal roof was provided.

Beechy's Construction Company - Sullivan: \$18,700 for asphalt shingle roof per specs with alternate bid of \$17,700 for metal roof per specs.

Peters Roofing Company - Toledo: \$35,000 for asphalt shingle roof per specs with alternate bid of \$41,700 for metal roof per specs.

Martinsville Roofing Company - Martinsville: \$36,810 for asphalt shingle roof per specs. No alternate bid for metal roof was provided.

Dr. Bobbi Mattingly requested discussion from the Regional Office of Education Committee Members. Susan Guinnip requested information on why the roof was leaking. Dr. Mattingly responded it was due to wind and storm damage however the damage was not over the \$5,000 insurance deductible.

Jim Voigt and Ben Jenness questioned why we were not able to go back on the original general contractor on the building for warranty since it was under the 25 year warranty. Elaine Komada explained that we tried but Drake Construction did not keep records over 7 years. Jim Voigt and Ben Jenness again raised the question about going after Drake construction for the cost and that they should be held accountable.

Jim Voigt also raised some concerns about the previous maintenance of the building and funding source that had been used up until this point. Dr. Mattingly explained that this was the first major building maintenance that was needed and previously was in the budget for minor maintenance: such as light bulbs, paint, toilet repair, roto rooting, locks/door repair. Jim Voigt and Ben Jenness voiced concerns about their counties ability to pay for the roof and funding issues they were having internally with other matters. Dr. Mattingly explained that the cost would be split by % among all the counties.

Tim Yow responded that they were meeting here to open bids for the roof and that the roof was needed and that the Coles County Building Commission would replace the roof now and take action later against contractor if needed and if it was feasible due to court costs and legal fees.

Concerns were discussed regarding prevailing wage and that the bid for Beechy's was considerably lower than all of the others and that in the bid specifications it stated that prevailing wages had to be paid. Todd Beard questioned that it was a family owned business and only 3-4 workers which were family members and if the prevailing wages applies if they are owners. Elaine Komada stated again that the bid specs stated that it had to pay prevailing wage and that the contract would also state this. So Beechy's would have to comply with this if they were required.

Monty Walters had stated that Drake Homes & Ed Carter Construction had not recommended metal roofs for this building. That the Metal may have 40 year warranty but that the screws and bolts will begin to rust and fail or work loose much sooner than that. Todd Beard stated that he has built several metal buildings and had no issues and that they make a special type of bolt with a cover so that they don't rust/fail – Zamak screws. Jan Eads stated that Beechy's had replaced several roofs on several of her properties and their work is very good and the best she has seen. Tim Yow voiced concerns that the metal roofs in this area would need to have ice barriers on the edge so that ice and snow does not slide down, due to liability of public buildings we would need to have these in place. Todd Beard requested that the Beechy's bid be re-read again so that they could see if these specifications were included. They were not specifically mentioned and were not included in the bid specs that the Coles County Building commission requested. Andy Zaverella stated that he looked at their website and it stated that they specialize in metal roofs and would imagine that they would include these in their roofs.

Todd Beard moved to request the Coles County Building Commission to accept Beechy's metal roof bid with the assumption that it include Zamak/specialized screws and ice blockers. Bibby Appleby seconded the motion.

MOTION CARRIED:

AYES: Unanimous (7)

NAYES: None (0)

ABSENT: None (0)

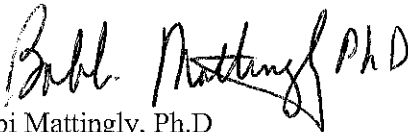
It was later discussed that if Beechy's bid for the metal roof did not include the specialized screws and ice blockers that the Regional Office of Education Committee would be willing to pay up to \$1000 for these add-ons at no further approval/request needed from them.

Coles County Building Commission will enter into a contract for new roof with Beechy's at the Regional Office of Education Committee request.

Dr. Mattingly then discussed the need for proposed amendment to the lease to include long term maintenance plan/payments. This matter will be discussed at the regular June ROEC meeting.

Ben H. Jenness made a motion to adjourn the meeting, Susan Guinnip seconded. Meeting was adjourned at 7:40 PM.

Respectfully Submitted,



Bobbi Mattingly, Ph.D