

CITY MANISTEE HOUSING COMMISSION

Special Meeting Minutes

September 15, 2009

A Special Meeting of the City of Manistee Housing Commission was held on Tuesday, September 15, 2009 at 4:00 p.m. in the City Council Chambers to award a bid for the Vine Street Project.

The meeting was called to order at 4:07 p.m. by President Dale Priester.

Members Present: President Dale Priester, Vice-President Doug Parkes, Treasurer Elbert Purdom, Commissioner Donna Korzeniewski and Commissioner Harvey Good.

Brandon Jensen reported that he received five bids as follows:

- Omega Construction \$305,299.00
- Orshal Company, LLC \$326,920.00
- CBH Building and Development \$329,000.00
- Triangle Associates \$360,464.00
- Helminski Construction \$373,322.00

The low bidder is Omega Construction at \$305,299.00. We are having them go ahead with alternate add item number one, clearing them to pour a concrete slab in the crawl space to keep the structure drier. Brandon reviewed each bid individually. Omega is the pick as far as the administration is concerned as well. They have worked with Grand Rapids, Traverse City and Jackson Housing Commissions. They are familiar with the new stimulus requirements. Spicer has recommended selection of Omega and Brandon concurs with this choice.

Doug asked if bids were broken out at all? Did each bidder complete each category in their bid? Brandon said they were lump sum bids and were broken down additionally by each sub-contractor. Doug wondered if some of the bidders missed something, or if some have better sub-contractors, since there was a range in the bids. Brandon spoke with Omega much more during the process, than any other contractor. They wanted information about all of our normal vendors and were more competitive in hunting sub-contractors. Brandon felt that since Omega has completed projects before for other housing commissions they realize they are more comfortable with the process so their overhead was less.

Dale asked about the timeline for completion. Omega has completion scheduled for the end of February to early March. Brandon said the development plan approved by HUD requires us to have the units turned over to us by late September 2010.

Harvey made a motion to approve Resolution 2009-16: Award of Bid for Vine Street Duplex Project. El seconded the motion. Doug made a public acknowledgement that Orshal Company, LLC is doing some work for him right now, but Omega is the low qualified bid, otherwise he would recuse himself. **The Roll Call Vote: President Dale Priester – Yes, Vice-President Doug Parkes – Yes, Treasurer Elbert Purdom – Yes, Commissioner Donna Korzeniewski – Yes and Commissioner Harvey Good – Yes. Motion carried.**

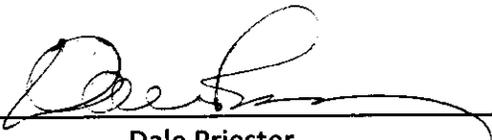
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There was no further business. **Donna made a motion to adjourn the meeting at 4:15 p.m.** The motion was seconded by Doug. All members voted in favor. Motion carried.

Clint mentioned that the next Regular Meeting of the City of Manistee Housing Commission will be held on Tuesday, September 22, 2009 at 4:00 p.m. in the City Council Chambers.



Dale Priester
President



Clinton McKinven-Copus
Executive Director
Commission Secretary