

Tri-County Board of Recovery & Mental Health Services
Board of Directors' Special Meeting
Minutes

May 5, 2021

BOARD MEMBERS PRESENT

Dennis Butts
Jerry Herbe
Marty Hobart
Terry Holman
Terrie Hottle
Pat Jacomet
George Lovett
Mandy Martin
Cassie Pohl
Ann Runner
Jason Wagner
Marcy Youtz

BOARD STAFF PRESENT

Terri Becker
Steve McEldowney
Brad Reed

GUESTS PRESENT

Dorothy Crusoe, Community Housing Inc.
Thom Grim, TCN

BOARD MEMBERS EXCUSED

Lou Ann Albers

BOARD MEMBERS ABSENT

The Tri-County Board of Recovery and Mental Health Services met at the Board office in Troy and virtually through the Zoom platform on Wednesday, May 5, 2021. Chair George Lovett called the meeting to order at 6:00 p.m.

Board staff member Brad Reed took roll call. Two Board members were physically present; 10 members attended virtually through the Zoom online meeting platform; one member was unable to attend. Three Board staff attended in person; guests connected to the Zoom meeting.

APPOINTMENT OF SECRETARY

Mandy agreed to be appointed secretary to attest to the Board meeting minutes for tonight's meeting.

APPROVAL OF AGENDA & MINUTES OF THE PREVIOUS MEETINGS

The Board reviewed the agenda for the evening. Dennis Butts moved to approve the agenda as presented, seconded by Terry Holman. Motion carried on voice vote.

The reading of the minutes of the April 21 2021 Board meeting was waived.

OLD BUSINESS/COMMITTEE REPORTS

This being a Special Meeting, there were no Committee Reports.

EXECUTIVE DIRECTOR'S REPORT – Terri Becker

Terri Becker referenced an email sent to Board members prior to the meeting, and said she was still getting information as of late this morning. The Administration and Training Center Building Project architect, Freytag & Associates, and the Owner's Representative, Carter and Cline, and Board staff, agree in recommending the Board reject all bids from the April 21 bid opening. She said the one company who had bid \$1 under the allowable maximum did check out, but after interviews with the architect it was determined that their budget would have been too tight to effectively execute the building as planned. Terri said the architect heard from a number of contractors, both those who submitted bids and others who decided to not submit, that our budget numbers were too tight. Board staff worked with the architect to review the Bid Packet to make changes and substitutions that don't compromise the project, but give contractors more choices. Terri said the recommendation is to revise the Bid Packet and add more to the budget. The architect estimates that based on conversations with several contractors that they expect the bids will come in around \$4.2 to \$4.3 million. Terri said the Board has the funds, including capital reserves, unencumbered funds, OMHAS capital funds, and private gifts.

Board member discussion centered around whether current market conditions were likely to improve in the short term, and consensus is that they would likely not ease significantly in the foreseeable future. Board consensus was to accept the architect's recommendation, reject all bids from April 21, and immediately rebid the project. Cassie Pohl moved to reject all bids received on April 21, 2021, seconded by Marty Hobart. Motion carried on voice vote. Dennis Butts moved to authorize the Executive Director to advertise for bids for the Administration and Training Center building project with the revised parameters, with an estimated project cost of \$4.2 million, seconded by Marcy Youtz. Motion carried by voice vote.

NEW BUSINESS

No new business was brought before the Board.

ADJOURNMENT

There being no further business, Dennis Butts moved to adjourn, seconded by Pat Jacomet. Motion carried on voice vote. Meeting adjourned at 6:18PM.

The next regular Board of Directors' meeting will be Wednesday May 19 2021 at 6:45 p.m. at the Board office and on the Zoom online meeting platform.

George Lovett, Chairperson

Mandy Martin, Secretary

Brad Reed