



**Special Meeting with Work Session
February 11, 2022**

Call to Order: The Board met in person at Park Office at Richfield Heritage Preserve. The meeting was called to order at 8:15 a.m. by Anita Gantner, Board Chairperson.

Roll Call: Anita Gantner, Jeff DeLuca, Mark Robeson, Michael Selig, and Dave Wehner

Excused Absence: Sandy Apidone, Maureen McGinty

Also in Attendance: Park Director David Green, Administrative Coordinator Polly Wheeler and 3 attendees who arrived at 8:30 a.m.

Work Session

Lodge HVAC RFP: Reject, modify, rebid

Mr. DeLuca presented results of RFP for new HVAC system for the Lodge. Only one bid was submitted, by Air Comfort for \$144,000. Mr. DeLuca advised rejecting this bid due to price, revising the RFP, and rebidding. Mr. DeLuca stated that the contractor presented a good plan, but the bid was much higher than expected. This bid was the only one received, possibly due to its being posted during the holidays, and there was no in-person followup to other contractors.

Mr. DeLuca suggested rejecting this bid and reopening with a modified plan to include the Lodge room only, not the bathrooms or staging area. Discussion followed. If only the Lodge room were included, it might be possible that the 30-day RFP would not be necessary if the price were low enough, and possibly the Board could request that contractors only provide written quotes. It was suggested that Jim Hardy be consulted about this. The proposed project includes four heaters and four A/C units with ductwork. Reducing the project scope would reduce the number of units required, and the others could be added later.

Mr. Wehner asked why the current heaters need to be replaced. Mr. DeLuca answered that they are old hanging-style units and are very noisy, causing disruption when they turn on during events such as weddings. The boiler and floor heat would remain in place. Mr. DeLuca stated that he received sketches of the proposed system. There are 5-6 other companies interested but did not submit bid proposals.

Mr. Wehner asked if the Board could request different options from the current bidder. This is possible, but the current bid only lasts 30-40 days. So far Mr. Hardy has been paid \$5,000 for the bid process. Mr. Robeson asked about getting quotes for other portions later if the project is done in stages.

Mr. Green mentioned that the money received from the Village of Richfield may restrict the project to prevailing wage contracts. Mr. Wehner mentioned that the Davis Bacon Act lists a much higher threshold for this requirement. Mr. Green mentioned the possible need for engineered drawings, which might be different from each company and could complicate the decision.

Ms. Gantner stated that one enthusiastic contractor, who is a Richfield resident, has offered to serve as a project consultant if he is not awarded the contract.

Ms. Gantner asked if the Board is comfortable going with just quotes from contractors. Mr. Wehner mentioned that the timeframe dictates that approach, and Mr. Selig and Mr. Robeson agreed.

Mr. Wehner asked to include the bathrooms in the current project phase because they are the front facing part of the house. Mr. Selig suggested including air conditioning in the staging area for the comfort of the brides who get ready there. The quotes will likely be requested as itemized projects.

Special Meeting

New Business:

Ms. Gantner introduced motion to reject the bid to install a new HVAC system in the Lodge.

MOTION by: Mr. Wehner and seconded by Mr. Robeson to reject the bid to install a new HVAC system in the Lodge.

MOTION PASSED: Vote taken by voice, which was unanimous

Announcements:

Next regular meeting will be February 21.

Questions from floor:

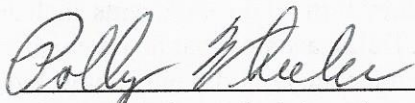
One question to verify that February regular meeting is being moved.

Adjournment:

MOTION by: Mr. Robeson and seconded by Mr. Selig to adjourn the meeting at 8:34 a.m.

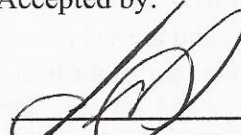
MOTION PASSED: Vote taken by voice, which was unanimous

Submitted by:



Polly Wheeler, Administrative
Coordinator

Accepted by:



Anita Gantner, Board Chairperson