

Town Hall Building Proposal Opening Royal Wilcox Community Center, Sunrise Tuesday, January 16, 2024

The Sunrise Town Board Chair Jeske Noordergraaf called the New Town Hall off CR 9 Building Proposal Bid Opening Meeting to order at 4:00 PM. The Pledge of Allegiance was recited.

Board Members Present:

Jeske Noordergraaf, Chair
Mark Osland, Vice Chair
Dan Kaiser
Greg Strom
Carl Peter “Pete” Johnson

Clerk: Wendy S. Kowalke

Others Present:

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| Sherry Stirling | Deah Szymanski | Lynn Wolleat |
| Peggy Pearson | Curt Miers, Walters Builders | Adam Grovobe |
| Mike Campbell | | |

New Town Hall Building off CR 9: Sherry Stirling, Chair of the Chisago Lakes Town Board was asked by Jeske Noordergraaf to attend the Sunrise New Town Hall Building Proposal Bid Opening. Sherry Stirling reported that their Town Board and Maintenance Matt Wikelius were all part of the decision making process on their town hall. Wayne Houle was also on the Chisago Lakes Town Board at the time. Chisago Lakes built their maintenance building first. Walters Builders had the low bid. Chisago Lakes finished up their building process in 2014. When it came time to build their town hall, they put out for bids and Walters Builders had the lowest responsible bid and built the building.

History: 2012 Wayne Houle reached out to Curt Miers, Walters Builders Sales Rep. to ask for suggestions as how they could affordably build a town hall and maintenance building. Curt Miers was the job supervisor for Chisago Lakes maintenance building and their Town Hall – Shell only. Curt Miers said that the dollar signs were way out of line for what Chisago Lakes Township could afford. RFP (request for proposal) are legal in Minnesota. When Chisago Lakes put the shell out for bid, Curt Miers assisted Chisago Lakes Township in hiring and supervision of the subcontractors to finish the building. Curt Miers was not paid for helping with the subcontracting. Curt Miers said that towards the end of the project it was a little more difficult to find contractors. Curt Miers said that he has approximately 3700 customers to date. There is a state fund that builders have to put money into. If there happens to be projects that need to be fixed and cannot get the builder to fix the problem for an array of issues. These funds can assist. These funds come from the Department of Labor and Industry to fix the problem if there is any issues. Sherry Stirling said that Jim Froberg was the chair of Chisago Lakes Township when their project started. Matt Wikelius was lead maintenance and is salary. Curt Miers likes to be able to give back to the community and this is his way of helping out. Curt is willing to help look at other contracts to help out Sunrise Township. Curt gets paid a salary so it doesn't matter what the type of building is built. Curt Miers stated that every Walter's Building is good advertising for them and he wants the owners to be completely satisfied with the finished product.

Jeske Noordergraaf is concerned about not having any subcontractors lined-up and the costs. The citizens directed Sunrise Township Board to use the money set aside for this project and not bond or borrow more money. Jeske Noordergraaf was wondering who schedules all the subcontractors and arranges that they come in the correct order. Curt Miers would help with that. Regarding putting up the structure first, Curt Miers said the water would be trenched from the side and this would be before the floor is poured. Sewer, water and mechanicals are all brought in before the concrete floor is poured.

When Chisago Lakes Township built their town hall, Jim Froberg and Wayne Houle contacted subcontracts for quotes. No per diems were paid to any of the Chisago Lakes Board Members for any of this.

Sherry Stirling said that Sunrise Town Board does not need to be the general contractor. Sunrise Board needs to vote on every quotes. MATIT does not include insurance on the construction of new buildings. Sherry Stirling said that the Chisago Lakes Township is very satisfied with the building. They started at \$750,000 but it ended up to be a little over \$1M.

Greg Strom has paperwork on what ARPA funds can be used on new construction along with sample resolutions and motions that need to be completed by Sunrise Township.

Greg Strom previously sent out a compilation of quotes that were received by Sunrise Township and also said that Sunrise Township is under no obligation to use the lowest bidder. Greg Strom feels that Walters Builders seemed to be the best choice with specifications that Sunrise Township was asking for. Motion Greg Strom with a second by Dan Kaiser moved to accept Walter Builders quote for Sunrise Township. Discussion took place: Jeske Noordergraaf wants to make sure that the Sunrise Township is frugal with their finances for the citizens of the township. Curt Miers said there would be no extra costs because of winter building. Greg Strom also mentioned that time is of the essence and would like to get on every company's radar for subcontracting. Motion carried.

Motion by Dan Kaiser, second by Carl Peter "Pete" Johnson at 4:30. Motion carried.

Attest: Wendy Kowalke, Clerk

Chair, Jeske Noordergraaf