



PLYMOUTH-CANTON
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Finance & Operations Committee

November 16, 2023

MINUTES

Meeting called to order by: Member Christenson 5:00 p.m.

Board of Ed members present: Christenson, Picard (Kehoe absent)

District staff: Piesz, Gruszczynski, Jory **Citizen Reps:** Roderique

SVA Rep: Nandini Vakde **Presenters:** Bill Bowman-Great Northern; Brian Gesaman, Joe Ross – McCarthy & Smith; Derek Dinkeloo-TMP Architecture

Others present: John Johnston, Pete Mundt

Public Comments – none

Approval of Prior Meeting Minutes – November 9, 2023 - approved.

Tanger Property Sale Update- Bill Bowman from Great Northern is here to give the committee an update on the progress that has been made concerning the sale of the Tanger Property. In addition to the revised offer from Infinity Homes discussed at the previous meeting, we now have an offer from Schafer Development. Steven and Spencer Schafer have discussed the property with officials from Northville Township, and showed them a residential proposal that had approximately 34 to 36 duplex homes, deemed "small lot residential" at approximately \$1.2 million. This concept seemed to be supported by Mark Abbo (Township Supervisor) and Jennifer Frey (Township Planner). Although this concept may comply with the Township's Master Plan, there is not a current ordinance which provides for this type of zoning. Mr. Bowman suggests our next step is to get a meeting with the Township Planner the week after the Thanksgiving break to discuss the proposals. We can take the information provided and request updated proposals from all of the original bidders. We could offer them a week to submit final and best proposals. Finally, we discussed the concept of utilizing a Brownfield designation to provide for an exemption and pay for the demolition of the existing building, thereby taking the burden off of the School District.

Bid Package #HS-4 and P-CEP-1– Mr. Gesaman and Mr. Dinkeloo are here to present a look at these projects and the bid results. Bid Package #HS-4 includes an addition and renovation to Canton HS Phase III, and bid package #PCEP-1 is the construction of a new stadium. The presentation includes budget information and timelines. In the packet materials we have included the Bid Award Letter and all of the Bid Tabulations. The overall bids came in under the budgeted amount, which is good news. Mr. Dinkeloo from TMP Architects points out all of the projects included in these bid packages on the site drawings and clarifies the locations. Mr. Gesaman takes the committee through the budget, the bid tabulations, and the rationale in awarding the contracts. There were instances where the recommendation is not for the low bidder, such as Bid Division 102, Asphalt paving. The lowest bidder in that category made an error in scope and they withdrew their bid. The second lowest bidder was ASI Asphalt Specialists, followed by Best Asphalt, third. We will discuss this award later in the agenda. The schedule for this work is to break ground in January 2024, with New Stadium completion in September 2024, and the Phase III addition completion in October 2024. This will be presented at the November 28 Board of Education meeting for a first reading.

ASI Asphalt Specialists Bid Discussions– Bond legal counsel has confirmed to us that the Board of Education is not required to accept the lowest bid, they can accept any conforming bid they desire. In Bid Division 102, the difference between the second low and third low bidder was \$9,052. This is a \$1M+ contract. ASI Asphalt is a very large paving company, and they have done work for many districts, but they are currently under a Department of Justice investigation regarding bid tampering, and the investigation is ongoing. After discussing the options it is the consensus of the committee that we move forward with awarding the contract for bid division 102 to Best Asphalt. Best Asphalt has done a lot of work in the district and have shown excellent quality work.

Adjourned: **6:11 p.m.**