

GODFREY FIRE PROTECTION DISTRICT
BOARD OF TRUSTEES
MINUTES OF SPECIAL MEETING

On January 19, 2022, a special meeting of the Board of the Trustees of the Godfrey Fire Protection District was held at the Liberty Bank Community Room, 3112 Godfrey Road, Godfrey, IL pursuant to posted notice. The purpose of the meeting was to interview candidate firms for construction management services in connection with the new fire station.

Present for the meeting were Trustees Ford and Fischer. Trustee Horn attended by remote means due to illness and quarantine requirements. Also present were Fire Chief Cranmer, NorthStar Management representatives Don Wojtkowski and Ryker Warmouth; Brennan Hartin of FGM Architects; Mr. Mark Kratschmer and Mr. Augie Wuellner of the Citizens Advisory Committee; and legal counsel for the Fire Protection District.

The meeting began with a motion by Mr. Fischer, seconded by Mr. Ford, and unanimously approved to permit Mr. Horn to participate by remote means due to his quarantine and illness status.

The Chair first called for public comments. There were no public comments.

The Chair next called for approval of the minutes of the meeting of the Board held on January 12, 2022. A motion was made, seconded and unanimously approved to approve the minutes are presented.

The Chair next called upon Mr. Wojtkowski of NorthStar Management to address those in attendance briefly regarding the purpose of the meeting which was to interview representatives of Holland and S.M. Wilson regarding the provision of construction management services to the District in conjunction with the new fire station project. Mr. Wojtkowski advised that the firms are both very strong and that their fee quotes are within ¼% of each other. He noted that the interviews should stress preconstruction services, team composition, and field supervision as the primary considerations of the interviews. He noted that the Board of Trustee will make the final decision of the construction manager.

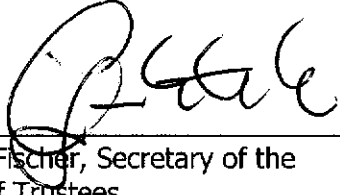
The representatives of Holland Construction Services next join the meeting. Present for Holland were Bryan Savage, Paul Gansauer, Kate Odle-Parkinson, and Shane McCoy. The representatives introduced themselves and provided a brief background on their experience with construction management. They then reviewed Holland's experience in construction management including projects with various engineering and architectural firms as well as

projects in Madison County, Illinois. They next discussed their approach to providing construction management services including budgeting, design, and construction. The attendees heard from Holland regarding its preconstruction services in particular and its field and job site services. Questions were posed by those in attendance and there was discussion regarding using the AIA-133 contract document and particular questions concerning the role of the project manager in design meetings in the preconstruction phase. The Holland representatives then departed the meeting with the thanks of the Board.

The committee next met with representatives of S.M. Wilson. Present for the meeting for Wilson were Mark Cochran, Brad Homes, Greg Williams, Kerry Lorts, and Steve Williams. The representatives reviewed the approach taken by their firm in providing construction management services which included in particular preconstruction services and job site management. They also discussed on job site safety, building information modeling for the project, planning, estimating, bidding, and scheduling. They stated that their projects have consistently shown a cost that is within 2% of the final guaranteed maximum price. They informed the meeting that a website would be created for the project which will permit the community as well as the District to be updated regarding the progress of the station project. Wilson stressed its efforts to interface with the Godfrey community as part of its services. In response to a question, the representatives indicated that the preconstruction services run through the point of buyout and that the general conditions begin at the time of mobilization and not before. They noted that Wilson has experienced no COVID shutdowns that it produces on a regular basis a 360 degree photo record of the project. It also confirmed that it is with and agreeable to use of AIA-133 for purposes of contracting. In response to a question, it was indicated that Wilson is not a signatory to any union contracts in Illinois, and it would not be engaging in any self performance on the project as construction manager at risk. The representatives discussed the consideration of adding renewable energy features at the time of station construction. Thereafter, the representatives departed the meeting with thanks of the Board.

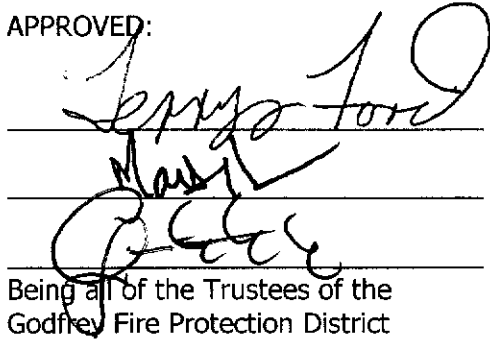
Following the departure of the representatives, there followed a brief discussion among those in attendance regarding the merits of each of the presenters. It was the consensus that both are strong candidates for the District's project. Mr. Ford noted that the Board would discuss the selection of a firm and possibly take action at its upcoming meeting on January 24, 2022.

Thereafter, there being no further, or other, business to come before the meeting, upon motion duly made, seconded, and unanimously approved, the meeting was adjourned.



Gerard Fischer, Secretary of the
Board of Trustees

APPROVED:



Being all of the Trustees of the
Godfrey Fire Protection District