

August 5, 2026

**City of Alma Municipal Building Committee
1225 S. Main St. location & 314 N. Main St.**

11:45 a.m.

Chairperson Larry Grisen called the meeting to order with the following members present: Richard Champeny via Zoom, David Earney, Clerk-Treasurer Sharaya Reed, and Deputy Clerk Michaela Handke.

Also present: Breanna Guntner and Bill Boettcher from the architect firm of Lien and Peterson, Joe Wick, Ben Schams, and Tom Brakke. Bill Hagara and Dee Hagara.

Twelve construction bulletin items were gone through (28-39).

28 Fur Out Lobby Wall

Fur out the plan North Lobby wall with a new stud wall in the same plane as the wall between the breakroom and lobby. The existing wall is in poor shape and this will allow for a better finished product.

\$3,701.95

Motion by Earney seconded by Champeny to approve as presented. All members voting yes.

29 New Gypsum Wallboard Finish Break Room

Install 5/8" gypsum wallboard on the plan North and West Breakroom Walls to cover existing imperfections for a smooth room finish.

\$3,281.10

Motion by Earney seconded by Champeny to approve as presented. All members voting yes.

30 Door 117.1 Electrical Hardware

Electrical sub-contractor to design and install an electrified hinge, an electric strike, and a card reader on door 117.1 for police evidence. Coordinate with Owner.

\$9,325.91

Motion by Earney seconded by Champeny to reject as presented. All members voting yes.

31 New Handrail

Install an ADA compliant handrail in hallway 112 parallel to the existing handrail. The existing handrail will remain. See attached detail.

\$585.25

Motion by Earney seconded by Champeny to approve as presented. All members voting yes.

32 Future Signage and Flag Lighting

Install (2) 1" stubs between a junction box by panel A and the exterior on the West wall of room 103 (near the AC units) for future signage and flags. Include junction boxes on both sides of the wall.
\$1,971.72

Motion by Earney seconded by Champeny to approve as presented. All members voting yes.

33 CREDIT: Egress Lighting
Credit for removing the installation of new egress lighting in the garage. This work will wait until garage work moves forward in phase 2. Egress lights are already purchased in phase 1.
\$(190.89)

Motion by Earney seconded by Champeny to approve as presented. All members voting yes.

34 Casework and Countertops Install new casework and countertops in the break room. The existing were not in very good condition for reuse.
\$6,504.15

Motion by Earney seconded by Champeny to approve as presented. All members voting yes.

35 Insulate and Wrap Water Main
Insulate and wrap the water main in the break room with PVC. This line was not able to be relocated into the mechanical room due to space limitations.
\$525.62

Motion by Earney seconded by Champeny to approve as presented. All members voting yes.

36 Wall Infill
Infill the wall where windows were removed around the existing unisex toilet room. The new windows are located outboard of the existing windows and the space between needs to be closed for privacy concerns.
\$1,140.25

Motion by Earney seconded by Champeny to approve as presented. All members voting yes.

37 Roof Drain Piping Redesign and Relocation
Redesign and relocate the roof drain piping to extend through the plan West garage wall. There were beams that impeded these from tying into the drains that went out the plan East wall from the office area. Also, the pipes in the garage area were relocated to provide maximum headroom

for the fire trucks.
\$2,080.64

Motion by Earney seconded by Champeny to approve as presented. All members voting yes.

38 Wall Switch Break Room
Install an ADA wall switch for the exhaust fan in the break room. This is required by accessibility code and needed to be added when we added the exhaust fan.
\$732.89

Motion by Earney seconded by Champeny to approve as presented. All members voting yes.

39 UNIT PRICING Misc. Wall Patching
\$14,255.63 (this comes out to be about 934 sq. ft. x \$15.26)

Motion by Earney seconded by Champeny to approve as presented. All members voting yes.

Total amount for approved bulletins are \$34,588.31 (includes credit).

Next meeting to be bid opening Thursday, August 13, 2026 at 2:00pm.

Motion by Earney seconded by Champeny to adjourn. All members voting yes.