



## City of Powell, Ohio

### SPECIAL SESSION COUNCIL MINUTES January 31, 2006

A special session of the City of Powell Council was held on January 31, 2006 and called to order at 7:30 p.m. by Mayor Don Grubbs. Other Council members present were Richard Cline, Tom Counts, Elmer Meider, Bill Morton, Art Schultz, and Dan Wiencek. Also present were Stephen A. Lutz, City Manager; Debra Miller, Finance Director; Powell Police Chief Gary Vest; Susie Ross, City Clerk; interested parties and members of the press.

#### **HORNE & KING ARCHITECTS – POLICE STATION/MUNICIPAL BUILDING FAÇADE/VILLAGE GREEN RESTROOMS**

Steve Lutz, City Manager stated two weeks ago the bids were opened on this project and they were well over ten percent above the architect's cost estimate. He said all of the bids were then rejected and Horne and King Architects have reviewed the plans to find ways to reduce the cost of the project. Mr. Lutz said the architects have proposed cost savings which will place the budget within \$95k of the amount currently budgeted.

Dave King, Horne & King Architects, gave a synopsis. He reviewed the process which started in 2000, and the variables which led to the decision to add the Police Department to the south side of the municipal building. He said this decision afforded the City the opportunity to also renovate the entire structure to make it more esthetically pleasing and add the public restrooms necessary at the Village Green.

Councilman Wiencek stated that since that time a facility study has been done of the north half of the building, looking at future needs to ensure the proposed restrooms and police station fit into anticipated renovations. He said these plans are in sync with where this building will go eventually. Mr. King said they also spoke with Edsall and Associates and established a landscape-free zone to the south of the building so the building could be further expanded many years from now.

Mr. King said the bids exceeded estimates across the board with the exception of labor rates. He said the average cost per square foot including the outside renovation of the façade worked out to be \$160 per square foot. He said they met with the Police Chief to review the proposed changes.

Brian Horne, Horne & King Architects, presented a list of proposed changes and noted they would not significantly impact the police operations or capabilities. He said they include recommendations from their consultants to verify savings. He reviewed the items in detail.

Councilman Morton asked if the proposed changes in surface materials would require higher maintenance costs. Mr. Horne said it would not. Councilman Meider asked if there was a disadvantage from what was proposed initially. Mr. Horne said there was not. Mr. Horne stated the number of cupolas proposed would be reduced from five to two as they are fairly expensive items. Mayor Grubbs asked which two would remain. Mr. Horne said they would keep one on the north and one on the west elevation. Councilman Meider asked if that would affect the aesthetics. Mr. Horne said it would not and when it is re-bid, if the bids are better than the estimates, this is the type of item that could be added back in.

Mr. Horne described the details of proposed changes to the police department detention area. Councilman Wiencek asked about the wall materials and their durability. Mr. King stated this material is not like wallboard and has been used by them in another project and is virtually indestructible. Councilman Cline asked if the materials meet State and Federal standards for detention facilities. Mr. Horne said it will. He stated the project will retain three temporary (3-6 hour) holding cells and each will have its own combination plumbing fixture. He said the use of a combined fixture presents a significant cost savings.

Mr. Horne described in detail the proposed changes to the temporary holding cell security systems and electrical support. He said the entire system could be simplified and would save approximately \$75k. Councilman Counts asked if this system is a luxury to have or if there would be a time it would be necessary. Mr. King said the need for a 24-hour operation or communications persons would drive the need for this type of system. He said the security cameras would remain. Councilman Cline asked if additional security is the main reason for the original plan of remote control ingress/egress. Chief Vest said it is, but there is not physical space or future plans for a 24-hour dispatch unit at this site, and it is felt the entry could be keyed manually. He said the remote control entry is not feasible with the way they currently operate their facility. Councilman Cline said he thinks they have made a good decision to have and keep the lowest level holding facility that the law authorizes. Chief Vest said that is their intention. Mr. King said they will have a secure interrogation room and all safety concerns have been met.

Mr. Horne continued with details concerning the proposed change to roof trusses. Councilman Wiencek asked if this would change the pitch of the roof. Mr. Horne said it would not. He described the proposed changes in the north entrance masonry. Mr. King said the entry at the corner of the building will eventually be absorbed into office space and the main entry will be moved to an area on the north side of the building. He said this entry was designed originally to de-emphasize the main entrance, but they are suggesting the feature be eliminated as it would move to the east as part of the future use plan. He said the doorway will still exist and be covered, but the projection and masonry would be eliminated. Mr. King described the future phasing for the use of the building which led them to this design. Councilman Morton asked if they should consider a stepped back approach to have the renovation of the building only go so far as to make it accommodate the Police Department and leave the façade and an expansion of the offices for a second project. Mr. Horne said the façade has nothing to do with the Police Department directly but attempts to renovate a public building so it is not an eyesore. He said that decision is one that only Council can make. Councilman Schultz said this has been discussed before, including leaving the Police at their present location and this was the decision made.

Mr. King said it is the most efficient, economical approach to undertake all of the parts of the project rather than coming back later to do the work. Councilman Schultz stated it has been discussed that there are significant cost savings to do all of the work together. Councilman Wiencek said when they started this process they anticipated pushing this building to the north and the facility study done indicates that addition will not be anticipated. Councilman Morton said that was his concern, that an addition would be necessary in the near future and that the façade should be put on hold until that time. Mr. King said their recommendation is to do all of the work now as they will be much happier with the end result. Councilman Morton asked if the parking lot was included in the proposal. Councilman Wiencek said it is not. Mr. Lutz said there are funds of \$400-500k in the 2007 Capital Improvements Budget to do the parking lots after the construction is done.

Mr. Lutz asked if the requested revisions are included in the contract. Mr. King said they are. Mr. Horne described details of the alternates which they recommend be added into the base bid. He said they include the addition of thin brick, the addition of a Lobby Break Room and replacement of the roof on the building. He said the funds for stabilization of the existing building foundations along the north face can be made a part of this bid or could be accomplished beforehand with funds separate from the bid. Mayor Grubbs asked if the project estimate includes utility costs of \$147k. Mr. King said he will check on that information. Mr. King said \$1.8 million was their estimate for the project, \$2.5 million was the average of the five bids, and the proposed savings would take the total to \$2.2 million. He said with the addition of the recommended alternates, contingency and soft costs the base bid total would be approximately \$2.7 million.

Councilman Wiencek asked if Chief Vest is comfortable with the changes proposed. Chief Vest said they are and they are looking for means to purchase evidence lockers outside of the bids. Mr. Lutz said in the budget there was projected a \$200k annual debt service payment for a \$2.5 million bond debt which would be issued. He said there was a 5% interest rate projected but they checked current rates and they are about 4.25%, so a \$200k annual debt service payment at that rate would generate \$2,650,000. Mr. Lutz said there is also \$115k appropriated currently in the capital improvement budget. Ms. Miller said there should not be too much fluctuation in rates in the next 2-3 weeks. Councilman Wiencek asked about the revised time frame for the project. Mr. King said they would lose about two months. Mr. Lutz said Council will need to consider the cost reductions and whether to add the alternates into the base bid.

Councilman Meider stated he is extremely worried about the aesthetics of the project and does not want Council to compromise on the looks of the building. He said he assumes it will save money to complete the project in its totality rather than in pieces. Councilman Cline stated he is in agreement with all of the items on page two of the proposal but has a concern with the aesthetics as well. He said they demand the highest possible standard from developers and property owners in the City and should not compromise with the looks of this building. He said when he sees the drawings and the impact the \$40k cost savings will make, he may change his decision. Mayor Grubbs asked how soon they would be able to see new elevations for the project. Mr. Horne said that could be completed in a week.

Councilman Counts stated that he has the same concerns as previously mentioned. Councilman Wienczek concurred and stated they may want to reach into their capital improvement fund to get the facility they want. Councilman Morton complimented the architectural firm for their work and said he looks forward to seeing the revised elevations. He said it may be helpful to make it clear to the bidders what the new budget is. Mr. Horne said that of the five bids, four were at \$2.5 million and one was at \$2.4 million. He said their estimate was \$1.8 million and he was surprised that the bids were at that level when the bidders knew they would not be acceptable. He said they may have gone to the upper end to not give away where they are.

Mr. Lutz said he would fax updated information to Council members Morton and Meider as they would not be present at the next meeting. Mr. King said they would be prepared for another presentation at the Council meeting on February 7<sup>th</sup>. He said they appreciated Council's patience and graciousness and the fact that aesthetics is of concern to its members.

**ADJOURNMENT at 9:05 p.m.**

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Susie Ross  
City Clerk

Date

**City Council**

Don Grubbs, Mayor

Richard Cline

Tom Counts

Elmer Meider

Bill Morton

Art Schultz

Dan Wienczek