

**INVER GROVE HEIGHTS CITY COUNCIL WORK SESSION
MONDAY, AUGUST 6, 2018, 6:00 PM – 8150 BARBARA AVENUE**

A. CALL TO ORDER: The City Council of Inver Grove Heights met in work session on Monday, August 6, 2018, in the Inver Grove Heights Council Chambers. Mayor George Tourville called the meeting to order at 6:00 p.m. The Pledge of Allegiance was recited. Roll call: Present were Mayor Tourville, Councilmembers Bartholomew, Hark, Perry, and Piekarski Krech. Staff; City Administrator Joe Lynch, Attorney Tim Kuntz, City Clerk Michelle Tesser, and Police Chief Paul Schnell.

1) FIRE STATION DISCUSSION

Administrator Lynch stated that the Council will hear today about the Fire Station's final design and specifications along with the project labor agreement and on the (PLA) wage agreement and how they would like to handle the Met Council's sac fees.

Fire Chief Thill outlined the final plans and specifications for Fire Station #2. She introduced the architect design firm and construction management firm.

Wendel Planner, Abby Hammes overviewed the site plan, landscape plan and elevation plan in detail and stated that the plans are in front of the Council for approval. Ms. Hammes stated that the specifications and bids will go out tomorrow. The bid will be received at a schedule date on September 5, 2018 and the site will be approved. The construction will take one year from September to September.

Councilmember Piekarski Krech asked why a Resolution for approving the final plans and specifications for Fire Station #2 were not included. City Attorney Kuntz stated it's a policy decision if the council would like to vote on the request or not without a Resolution.

Councilmember Bartholomew asked if the bids going out with the added quick turn gives bidders are enough time.

CPMI is the city's selected construction management company. Paul Oberhaus stated they believe that the bid opening and bid approval can be done at the same time.

Councilmember Bartholomew asked about the length of time vetting and approval process would take. Paul Oberhaus stated that they believe they have time to meet the September 5, 2018 deadline.

Ms. Hammes went over the alternative bids and discussed the designs. Councilmember Hark asked is the training space since the SMART center will be close in proximity. Fire Chief Thill stated that they have the training space but want to add the space for the future. She stated the square footage is 3620. Councilmember Piekarski Krech stated it's not an extra space, it's just a basement in an area that would already be constructed.

CPMI representative, Paul Oberhaus went over the financial status report \$8.3M was the total cost of the building. He stated the soft cost estimate is \$11.1M. He discussed costs of Administration, Professional Consultants, Design Totals and General Conditions.

Five Bugle Designs representative, Steven Gausman stated the costs for all the project estimate is \$10.9M. He stated that the \$11.1M and \$10.9M are two independent estimates but Mr. Gausman stated it's close to each other but the best estimates that they could come up with.

CPMI representative, Paul Oberhaus went over how the solicitation of contractors are requested, how bids are sent out, and membership sources. The council discussed the differences in design estimates between the two different estimates.

Administrator Lynch discussed the sac fees and building fees. Councilmember Hark asked how this was handled in the past. Lynch stated the City Hall project sac fees were paid through the Sewer fees. Lynch stated private businesses have to pay unless there is an incentive package.

Councilmember Piekarski Krech stated that the city shouldn't pay for the sac fees. Administrator Lynch stated there are plumbing openings so there will be fees. He stated it's up to the council if they would like the fees to be waived. He stated there is a difference between local and other sac fees.

Administrator Lynch stated that staff is asking that the final plans and specifications for Fire Station #2 with three alternative packages with the project labor agreement as part of Fire Station #2 construction project.

City Attorney Kuntz stated that public notices for the southwest newspaper, pioneer press newspaper and trade journal are being requested because no special assessments are being done for this bid process. He stated publications should be no less than three weeks before/after the bids. Council directed staff to remove the pioneer press publication from the bid announcement due to costs.

Motion by Piekarski Krech second by Perry to accept and approve the finals plans and specifications for the Fire Station #2 and an authorized bidding schedule and location.

Ayes: 5
Nays: 0 **Motion carried.**

CPMI, Paul Oberhaus discussed his experience when wage agreement (PLA) are included in the bids, he stated the hesitation is that it narrows the fields of bidders. He stated the PLA is difficult to get bids from certain trades. He mentioned painters, roofers or steelers. He stated the benefit to including a PLA is that the work will be uninterrupted.

Motion by Hark second by Piekarski Krech to Approve Resolution City Project Labor Agreement relation to City Project No. 2011-10 IGH Fire Station No. 2 including a PLA.

Ayes: 5
Nays: 0 **Motion carried.**

Administrator Lynch discussed that the bonding bill for the Fire Station costs will be discussed with the council at a later date.

B. Adjourn

Councilmember Perry made a motion to adjourn, seconded by Councilmember Hark, and unanimously carried. The meeting adjourned at 5:47PM.