

CITY COUNCIL CONFERENCE MINUTES

July 9, 2013

The City Council of the City of Norman, Cleveland County, State of Oklahoma, met in a conference at 5:30 p.m. in the Municipal Building Conference Room on the 9th day of July, 2013, and notice and agenda of the meeting were posted at the Municipal Building at 201 West Gray, and the Norman Public Library at 225 North Webster 24 hours prior to the beginning of the meeting.

PRESENT:

Councilmembers Castleberry, Griffith, Heiple, Holman, Jungman, Kovach, Miller, Williams and Mayor Rosenthal

ABSENT:

None

Item 1, being:

DISCUSSION REGARDING THE ANIMAL WELFARE CENTER RENOVATION PROJECT.

Major J.D. Younger, Norman Police Department, highlighted the history of the Norman Animal Welfare Center. He said the original Animal Shelter was built in 1973 and in 2003 the City added the Denise Miles Adoption Center. He said Council approved a feasibility study in 2008, which identified areas of concern related to animal holding capacity, disease control, and equipment. In November 2011, citizens voted to approve bonds in the amount of \$3,035,000 for Animal Welfare Center improvements. In June 2012, Council approved a contract with Tevis Architecture Group for the design of the renovation and addition to the Animal Welfare Center.

Mr. Terry Tevis, Tevis Architecture Group, said Tevis Architecture Group worked with Staff and the Animal Welfare Oversight Committee to develop a comprehensive design for the new facility and presented the design to City Council on November 6, 2012. He said the overall design included criteria for additional capacity; improved conditions for better health of the animals; mechanical systems specific to each section of the building to maintain a sanitary environment for the animals; dedicated isolation rooms; a central cleaning system; and a multi-purpose room that could be used for community outreach space as well as dog training sessions, special events, and a triage center for mass infusion of animals during an emergency. He said the design allows the facility to remain in operation while the new portions are being constructed.

Mr. Tevis highlighted items included in the project's base bid that could be deleted to control costs. Those items include a cleaning system; energy recovery ventilators that pre-heat or cool incoming air; powered ultra-violet filtration units; Sally Port; multi-purpose room; and skylights.

Mr. Tevis highlighted items not included in the base bid, but that could be added. Those items include a cat porch; an emergency generator; synthetic turf system and play yards; sloped roof system; and resinous flooring. He said it was felt these features can be negotiated into the project, if desired.

Mr. Tevis said Staff, two members of the Animal Welfare Oversight Committee, and Tevis Architecture Group evaluated the bids to see which bid offered the best value and the highest ranking bidder was Cooley Construction. He said Cooley's base bid was \$2,588,000, but Cooley notified Tevis Architecture Group that there were two errors in their bid; however, after recognizing and tabulating the errors, Cooley was still the lowest bidder and maintained the highest ranking.

Ms. Kathryn Walker, Assistant City Attorney, said Staff is recommending the bid be awarded to Cooley Construction and Contract No. K-1213-190 be approved in the amount of \$2,624,000 that includes the base bid of \$2,588,000, deletion of the energy recovery ventilators in the amount of \$90,000 which was originally bid as \$9,000 by Cooley in error, and the addition of resinous flooring in the amount of \$45,000. She said the deletion of the ventilators and the addition of flooring was recommended by the Animal Welfare Oversight Committee. Councilmember Kovach asked if the energy recovery ventilators save energy thereby saving money in the long

run and Mr. Barrett Williamson, Barrett Williamson Architects, working in conjunction with Tevis, said the ventilators do provide a cost benefit, but payback is not seen for ten to twelve years. Mr. Tevis said there is also a maintenance factor and the ventilators have to be cleaned regularly and maintained to work properly. If they are neglected the facility could end up with a piece of equipment that does not offer any value back.

Councilmember Williams asked Mr. Tevis to explain the benefits of resinous flooring and asked what the previous type of flooring was considered. Mr. Tevis said the previous flooring was a sealed concrete surface that can serve the purpose needed; however, maintenance is a little higher. Councilmember Williams asked the difference in maintenance between resinous flooring and sealed concrete. Mr. Tevis said with sealed concrete you never get rid of that texture, it will always have a roughness, imperfections, and open joints plus the sealer wears off and needs to be replaced periodically. He said sealed concrete does not always look that clean either. He said resinous flooring is found in laboratories, kitchens, hospitals, etc., but is also used a lot in animal shelters. He said you simply have to wipe it down to keep it clean and it is far superior to sealed concrete in that there are no open joints where contamination can breed and spread.

Ms. Walker said because the bid was so close to the budgeted amount, Staff asked Tevis Architect Group to review the project and identify items that could be changed or altered without losing functionality or value, but lower construction costs. She said Change Order No. One to Contract No. K-1213-190 increasing the contract amount by \$179,000 reflects the correction of bid mistakes as well as cost savings identified by Tevis. Mr. Tevis said value engineering is often done when bids exceed project budgets, but it is not a favorite topic among architects because they sometimes call it value removal. He said Tevis Architecture Group did not want to consider anything that would affect maintenance, atmosphere, or the environment that affects the building or occupants within the building. He said value engineering items identified included sign modifications; deleting some of the building canopies; modifying parking configuration by taking ancillary parking spaces out; modification to the types of doors, glass, and various plumbing pipes used for graywater; using alternate lighting options; and using substitute fencing materials. He said value engineering saved a total of \$362,000.

Ms. Walker said at tonight's regular meeting Council will consider a revised contract in the amount of \$2,803,000 that includes Change Order No. One. She said \$2,631,180 is available in the Animal Welfare Project Construction account. She said a balance of \$171,820 is needed and Staff is proposing that amount be appropriated from the Capital Fund Balance.

Councilmember Castleberry asked what the Capital Fund balance is and Mr. Steve Lewis, City Manager, said Staff anticipated additional costs for various projects and there is a balance of \$1.8 million after this deduction. Councilmember Castleberry said in reality there should not be a balance in that fund and Mr. Lewis said the City tries to keep an 8% fund balance especially when they know of projects that will have additional costs.

Mayor Rosenthal thanked the Animal Welfare Oversight Committee, Tevis Architecture Group, and Staff for all their hard work on this project.

Items submitted for the record

1. PowerPoint presentation entitled, "Animal Welfare Center Renovation and Addition, K-1213-190," dated July 9, 2013

The meeting adjourned at 6:00 p.m.

ATTEST: