

City of Rio Communities Council Minutes
Special Business Meeting
Monday March 26, 2018

Call to Order

- Mayor Gwinn called to order the city Council special business meeting at 10:00 am.

Pledge of Allegiance

- Dennis Kintzler led the Pledge of Allegiance.

Roll Call

- Present: Mayor Mark Gwinn, Councilors; Bill Brown, Peggy Gutjahr, Arturo Sais and Joshua Ramsell.
- Also present: City Manager Bob Skerry and Deputy Clerk Pam Johnson.

Approval of Agenda

- Councilor Gutjahr moved to approve the agenda for the Special Business Meeting as written. The motion was second by Councilor Brown. With a 4-0 vote, the agenda was approved as written.

Webinar with FBT Architects – Multipurpose Building

- Mayor Gwinn said Manager Skerry will give us an idea of what will be expected from us today while we wait for FBT.
- Manager Skerry explained that FBT asked if we could delay their presentation until 10:30 so they could be here in person and not do the webinar.
- Manager Skerry said he understands there is a concern about the cost of the canopies on the sides of the building. He then explained that the original proposal was for the front canopy and overhang to be re-done and in the latest bid Options 8, 9 and 10 have been added to the list and that is the cost to remove the canopies on the north and south. He said the price shown of \$8,500 for one 16' x 6' awning is the one we have to do for the court room and Council night entrance. He said there will be two more entrances for the recreation building and they proposed removing some doors, but we don't know which ones yet because it depends on the location of fire exits. He said we should keep in mind that there will probably be at least two more awnings.
- Manager Skerry said we're using FBT because it's a design build company where we get the architect and the builder and they're in charge of making sure we get what we want. He said we'll get the plans and make the decisions as to how to proceed and the most expensive thing to do is make changes after the plans are drawn. He said FBT gave us a list and now they want to know what we want the scope of work to be, so they can do a complete set of plans and get firm bids.
- Manager Skerry said FBT bid the outside but some interior work needs to be done. He said the exterior door may not work, we need a nighttime entrance/exit and we need to decide on a location for Rio Metro if we pursue that.
- Mayor Gwinn asked how long the front canopy will be.
- Manager Skerry said they've shortened the length of the canopy in the front to 12'. He said originally it would go all the way across the front but that may not work. He also explained that

the type of materials need to be selected but the things that don't increase cost like the color of stucco can be changed.

- Manager Skerry explained why the canopy has to be replaced with an awning. He said now the four or five canals on the north and south sides are taking the water off about 20,000 square feet of roof. He said we either need awnings above doorways or a gutter system that can carry the amount of water that comes off the building. He also said the present canals will have to be widened. He explained that there are big costs that aren't figured in what we'll talk about today.
- Manager Skerry reviewed the budget and said there is money available to do this project. He said there is also money in the budget for a parks and open space study, so we can argue that planning for some things like trails and park areas on the north and south ends of the building would come under parks and recreation design.
- Manager Skerry said the questions that need to be answered today are what type of roof we want, how much canopy we want and where and what the overall scope of work should be. He said there will be an extra charge for interior work planning because their proposal was for the exterior of the building and we can get that out of professional services. He said it is important that FBT leaves here today knowing what we want.
- Mayor Gwinn said we have this on the agenda today as an action item, so we can decide on some things.
- Councilor Brown asked for a review of the existing ICIP funds available.
- Manager Skerry said there is \$185,000 left from the third capital outlay money plus \$305,000 that Council budgeted. He said we got another \$200,000 by adding Phase 4 but it's limited for use on the north side of this building primarily as recreation. He said we will probably have to come up with more money because capital outlay is specific to what the grant was for.
- Manager Skerry said we have \$690,000 that can be spent on the exterior of the building but if we can't get more capital outlay money, we need to come up with \$200,000 to replace the fourth phase because it is for revitalization of the recreation side. He explained that this building will not be completed with \$690,000 but if we get the exterior work done we can do interior work as we get funding.
- Councilor Gutjahr clarified that Options 2 and 3 are for new canopies on the north and south sides of the building and Options 8 and 9 are to remove existing canopies. She said she likes Options 1 (stucco on additional three sides of building), Option 5 (new monument sign LED) Options 8 and 9 (remove canopies at south and north ends of the building) and adding two awnings. She also said we need to do whatever we can to make the building look good on the outside.
- Manager Skerry said the cost for the monument sign is outrageous. He said we can get the sign through another grant.
- Councilor Sais said we should do Option 4 (face lift of existing sign) instead of Option 5 (new monument sign).
- Manager Skerry said we need to make sure that all the things we requested money for from previous grants get addressed.
- Mayor Gwinn turned the meeting over to Sanjay Engineer and Rathi Casey from FBT Architects.
- Mr. Engineer said that, since the last presentation, there was further discussion with the general contractor who found some money saving areas so the cost for the full front façade of the building is now \$484,000. He said he was hoping the monument sign could be part of the package, but a digital sign will be simpler and more economical since the electric and cable are already in.

- Mr. Engineer said they need some decisions, so they can complete the drawing package and they will need one more session to present more detailed drawings before actual building permit plans. He said the permit takes two to four weeks to get through CID but since there is no interior renovation the process won't be as extensive. He said their goal is to have the plans submitted for permit six weeks from today and to have a permit for construction ten weeks from now. He also said they need three months for construction, but he needs to verify that with Mick Rich.
- Ms. Casey said items under cost from the last estimate are the differences in the length of the front canopy from 16' to 12', minimizing concrete to only areas with damage, using cast-in-place instead of pre-cast concrete for the low wall in front and less exterior lighting. She then distributed a landscape plan from Groundworks Studio and began a discussion.
- Mayor Gwinn asked what was needed from Council to go on to the next review and meet the six-month projection.
- Mr. Engineer said there are two exercises – one is the landscape and one is the building. He said in terms of building work, the \$484,000 does not include costs associated with doors required for night court and restrooms. He said we know the decision on the front canopy so they can move forward and a decision on the two side canopies would give direction but that can happen later date. He said they could start a simultaneous design exercise on landscaping.
- Mayor Gwinn said he would like to focus on the building and get started. He said Council has discussed the options and are considering Options #1, 4, 8, 9, and 10.
- Mr. Engineer said those options with additional awnings shouldn't affect the schedule. He said the only thing to coordinate is schedule times because some areas will be blocked off during construction but that can be discussed in the design meeting.
- Mayor Gwinn clarified that Option #1 is re-stuccoing the entire building, Option #4 is face lift to the existing sign, Options #8 and 9 are to remove canopies on north and south and Option #10 is to add awnings at \$8,500 each.
- Mr. Engineer asked about the connecting canopies.
- Manager Skerry said we've talked about removing the south canopies and should remove the connecting canopies at the same time.
- Mr. Engineer asked what a good time would be to have another meeting.
- Mayor Gwinn said if we get a time, we'll work it in but we need six days to post.
- Mr. Engineer said he will work with Mick Rich and set a time to come back. He then distributed a sketch showing doors and ADA restrooms for the court.
- Manager Skerry said he and Jim will walk through the building with Mr. Engineer to see where restrooms can go keeping in mind we may want to enlarge the kitchen later.

Adjourn

- Councilor Gutjahr moved to adjourn. The motion was second by Councilor Sais. With a 4-0 vote the City Council regular business meeting was adjourned at 11:10 am.

Respectfully submitted,

Elizabeth (Lisa) Adair, Municipal Clerk
(taken/transcribe by Pamela Johnson Deputy Clerk)

Approved:

Mark Gwinn,
Mayor

Margaret (Peggy) Gutjahr,
Councilor Mayor Pro-tem

Bill Brown,
Councilor

Joshua Ramsell,
Councilor

Arturo R. Sais,
Councilor

Date: _____