

CITY OF CLEVELAND
CALLED WORK SESSION MEETING
JUNE 17, 2019
MINUTES

CALLED WORK SESSION MEETING

The Called Work Session Meeting of the Mayor and Council of the City of Cleveland was called to order by Mayor Shan Ash at 6:30 p.m.

COUNCIL MEMBERS PRESENT: Nan Bowen, Annie Sutton, Kevin Stanley, and Bradley Greene.

APPROVAL OF AGENDA

On motion by Annie Sutton, seconded by Nan Bowen, in favor – Kevin Stanley and Bradley Greene, and carried unanimously, the Mayor and Council voted to approve the agenda for the June 17, 2019 Called Work Session Meeting.

**WORK SESSION – EVALUATION AND DISCUSSION OF THE INTERIOR BIDS
SUBMITTED FOR OAK SPRINGS PROJECT**

Mayor Ash explained the purpose of the work session is to review the costs of the bids submitted for the Oak Springs project.

Tom O'Bryant stated the goal is to value-engineer the project to reduce costs and what can be eliminated from the project. Ron Cantrell, RCCI, submitted a cost sheet at the meeting.

Ron Cantrell submitted a set of plans detailing the renovation and explained the plans were used for subcontractors to propose a bid. Mr. Cantrell explained the project has been out for bid three times. The danger in bidding so many times is you cannot attract subcontractors, they either lose interest or have a full work load and do not submit a competitive bid. Mr. Cantrell submits the bid package to subcontractors he has worked with, the city posts the bid package on its website, and the bid package is posted on the Georgia Procurement Registry. The bid package reaches approximately 1100 subcontractors. Once the bid submittal deadline has passed, Mr. Cantrell attempts to reach out to subcontractors for areas of the project that did not receive a bid.

Mr. Cantrell explained there are hidden costs in the project. Everyday his crews discover a problem that was not addressed in the initial bid process.

Mr. Cantrell informed he misunderstood the council's request for a material list. Mr. Cantrell typically does not ask subcontractors for a material list. The materials needed in a project need to be embedded in the cost of the project. Mr. Cantrell only wants to see bid costs per the plans and specifications. Mr. Cantrell submitted an interior materials list.

**WORK SESSION – EVALUATION AND DISCUSSION OF THE INTERIOR BIDS
SUBMITTED FOR OAK SPRINGS PROJECT – continued**

Mr. Cantrell offered several areas to reduce costs on the project for the council to consider:

- Leave the interior walls bare, only patch, and paint. This would be in place of furring the walls and installing drywall. Leaving the walls bare would leave all conduits and outlets exposed. It was decided at a committee meeting to use drywall, but it could be eliminated to save on costs. Bradley Greene asked about the X-Type Drywall listed on the material list. Mr. Cantrell explained it is a fire rated drywall. Nan Bowen knew the building did not need a sprinkler system, but asked if the building would have a fire alarm system. Mr. Cantrell answered the building would be equipped with a fire alarm system. The fire system is not on the plans submitted, but will be on the subcontractor's plans for the potential review from the state or local fire marshal.
- The council could decide not to install an acoustic tile ceiling and instead leave the ceiling open and spray paint black. Mr. Cantrell's staff does not believe it will save much money to eliminate the ceiling tiles.
- Mr. Cantrell discussed flooring options for various rooms in the building. He explained the maintenance that would be needed if certain types of floors were to be installed.
- The council could consider deleting the built platform for the council meeting room. The council could consider a portable platform or not install any type of platform.
- Delete exterior sign lettering on building
- Delete view windows in five doors. Kevin Stanley informed he did not feel that should be eliminated. For the protection of city employees and any visitors, the door windows would be important for transparency.

Kevin Stanley asked about the breakdown costs handwritten on the bottom of the costs sheet. Mr. Cantrell explained \$88,000 was used to abate the building; \$236,000 is the costs to complete the exterior of the building; and \$554,830 is the interior bid.

Mayor Ash asked how many heating and air units would the building have. Mr. Cantrell did not have the exact information, but suspected it would be 4 compressors 5-ton units. Mayor Ash asked for the breakdown for plumbing and HVAC. Mr. Cantrell provided \$55,180 – plumbing and \$50,682 – HVAC.

Kevin Stanley explained, in his line of work, he knows that recent hurricane, tornadoes, and heavy storms, have caused severe damage and there is a shortage of materials and labor which causes the prices to be inflated. Mr. Cantrell agreed and added, in the past, he was able to come very close in the estimates of a construction project. He originally had the oak Springs project valued at 1.3 million dollars which included \$100,000 for furnishings and \$50,000 for incidentals. The project is now close to \$880,000 and the civil fees, which will be costly, have not been included in the final costs. Mr. Cantrell informed some subcontractors complained about the use of some materials, for example Sherwin Williams paint, because the costs are too high to submit a competitive bid.

- Mr. Cantrell continued with his list of things that could be changed such as cabinets, doors, and hardware.

**WORK SESSION – EVALUATION AND DISCUSSION OF THE INTERIOR BIDS
SUBMITTED FOR OAK SPRINGS PROJECT – continued**

- Mr. Cantrell suggested the kitchen/breakroom be located where the original kitchen was located in the building. He mentioned a glazed block that could be reused for the kitchen area.

The general consensus of the council is to cover the walls with drywall and to install the acoustic ceiling. Mr. Cantrell asked the council to decide on the other changes. Mayor Ash informed he and the council are not ready to decide on the proposed changes. The Mayor and City Council will take time to review the materials, costs, and suggestions made in the meeting. The Mayor and Council will also look at funding available for the project.

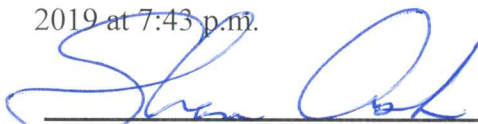
Mr. Cantrell cautioned the council to decide on the location of the kitchen as the area would need to be plumbed and drains installed.


Mr. Cantrell informed the council could save money by saving existing concrete in the front of the building. The council would like to examine the area stating the concrete may be in too poor condition to save. Mr. Cantrell offered several options that would include a small green space area near the building. Bradley Greene would like to see an area, close to Travis Chapel, used for additional parking. Future plans may include a pavilion to commemorate the original Oak Springs School. The area will also need to have a new ditch line constructed for water flow.

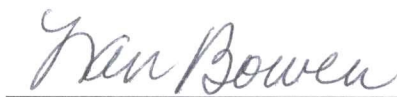
Mayor Ash informed he and the council will review and meet again with final decisions on the project.


ADJOURNMENT


On motion by Kevin Stanley, seconded by Bradley Greene, in favor – Nan Bowen and Annie Sutton, and carried unanimously, the Mayor and Council adjourned the called work session meeting of June 17, 2019 at 7:43 p.m.



Shan Ash, Mayor


Kevin Stanley, Council Member


Nan Bowen, Council Member


Bradley Greene, Council Member


Annie Sutton, Council Member

Attest: 
Connie Tracas, City Clerk

