

**CITY OF MASON
COUNCIL MEETING
September 22, 2008**

Mayor Grossmann called the meeting to order at 7:07 p.m. Those in attendance recited the pledge of allegiance.

ATTENDANCE

The following members of Council were present: Victor Kidd, Christine Shimrock, Don Prince, Tony Bradburn, Todd Wurzbacher, Pete Beck and Tom Grossmann.

APPROVAL OF MINUTES

A motion to approve the minutes of the September 8, 2008 meeting was made by Vice Mayor Beck, seconded by Councilmember Kidd. VOTE: ALL YEAS

RECOGNITION OF VISITORS

Marty Heide, representing Congressman Mike Turner's office, addressed Council and discussed the opportunities that exist for Warren County students at the military academies. She provided some information on the requirements when applying for an appointment and said the deadline for submitting them to Congressman Turner's office is October 17, 2008. She noted this applies to individuals from 17-23 years of age.

Meredith Raffel of 5362 Farmridge Way addressed Council to provide information on the third annual Mason Arts Festival held Sunday, September 21. She stated there were 93 booths outside and 34 inside the building. She said at least 80% of the artists will return next year. She said they are considering moving the event to Pine Hill Park. Meredith also noted there is a movement to create a Warren County Art Center and a meeting will be held on October 10, 2008 at 7:30 p.m. at the County Administration Building. She said the location and size of the proposed center will be decided. There is a projected budget of \$15 million for the project. She encouraged Council to attend.

ORDINANCE 2008-103 AUTHORIZING THE CITY MANAGER TO ENTER INTO A CONTRACT WITH MSA IN THE AMOUNT OF \$360,000, FOR THE DESIGN, PREPARATION OF CONSTRUCTION DOCUMENTS AND CONTRACT ADMINISTRATION FOR FIRE STATIONS 51, 52, AND 53

A motion to read by title only was made by Councilmember Kidd, seconded by Councilmember Bradburn. VOTE: ALL YEAS

A motion to suspend the rule and allow for adoption after the first reading was made by Councilmember Shimrock, seconded by Councilmember Bradburn. VOTE: ALL YEAS

Eric Hansen reported to Council, staff produced an RFP to prepare for Station 51 to be relocated to the Lakewood Commerce Park on Mason Montgomery Road. He noted this process was further solidified when City Council entered into an economic development agreement with Bunnell Hill Construction Co. to encourage job growth at the Lakewood Commerce Park, acquire property for a fire station, and roadway development for the new Alliance Drive.

Eric said the RFP was structured so the architect would design a prototype fire station that could be duplicated on other properties. This was to minimize costs as the City considers a three Fire station model to improve response times. The three station model anticipates stations on City owned property on US 42 and a station in the vicinity of Innovation Way and Western Row Road. Design cost for the prototype alone is approximately \$167,000. Eric explained the agreement gives enough flexibility to add approximately 3,000 square feet for fire headquarters space and any additions that could result from advancing a partnership with Deerfield Township. The contract also includes base fees of an additional \$66,000 for Station 51, \$66,000 for a fire station at the US 42 property and \$61,000 for a station in the vicinity of Innovation Way and Western Row Road. The base fee includes civil engineering fees and contract administration. There is the potential for additional savings of up to \$25,000 per station if more than one station is built at the same time.

He stated after interviewing four pre-qualified design consultants, MSA was chosen as the preferred consultant due to their experience, flexibility in design, and pricing structure. He also noted MSA's price was at least \$30,000 less than the other consultants with a not-to-exceed cost of \$360,000.

A motion to adopt Ordinance 2008-103 was made by Councilmember Bradburn, seconded by Councilmember Kidd. VOTE: 6 YEAS, 1 ABSTAIN (Grossmann)

ORDINANCE 2008-104 AUTHORIZING THE CITY MANAGER TO ENTER INTO A CONTRACT WITH TURNER, IN THE AMOUNT OF \$45,000, FOR PRE-CONSTRUCTION MANAGEMENT SERVICES FOR ADDITIONS AND ALTERATIONS TO THE MASON COMMUNITY CENTER, AS PART OF THE PARTNERSHIP WITH TRI HEALTH, AND DECLARING AN EMERGENCY

A motion to read by title only was made by Councilmember Wurzbacher, seconded by Councilmember Bradburn. VOTE: ALL YEAS

A motion to suspend the rule and allow for adoption after the first reading was made by Councilmember Kidd, seconded by Councilmember Wurzbacher. VOTE: ALL YEAS

Richard Fair explained to Council, staff is working with MSA/GBBN, to prepare documents for the design and construction of the TriHealth expansion to the Center. In preparation of the design of the building and as mentioned last month, staff is recommending that a Construction Manager be brought on board at this early stage to enable the City to better evaluate value engineering options, review mechanical systems

alternatives, develop precise cost estimates and construction schedules. Furthermore, Richard said, pre-construction services will position the Construction Manager to provide a Guaranteed Maximum Price (GMP) construction delivery option for the construction phase. Establishing the GMP before bidding will give City Council and TriHealth a solid basis to make decisions on the project development and construction.

He reported at the end of August, RFP's were sent to 5 pre-qualified Construction Management firms. All five firms responded, and upon review the committee selected four for interviews. All four interviewed favorably, and references and/or direct previous experience with the management team members was also used in the evaluation. All four firms are qualified and experienced, making the choice a difficult one. After a thorough review, the staff is recommending Turner as the construction manager for the Pre-construction portion of the contract at an amount not to exceed \$45,000.

Richard said the Committee used the following criteria to make its recommendation:

- Qualifications, previous experience, and references of key personnel assigned to the project.
- Similar project history in building occupancy type and existing building conditions.
- Review of pre-construction and bidding methods, cost estimate accuracy and ability to remain within budget during construction, and aesthetic achievement on previous projects.
- Current workload and ability to meet the time schedule.
- Current or previous working relationship with the City.
- Demonstration of the thorough understanding of the project.
- Cost of Services

He clarified the Construction Manager will provide to the City the following preconstruction phase services:

1. Preliminary review of project program, schedule and budget
2. Review of schematic design concepts as prepared by architect, and preparation of preliminary cost estimates based on area, volume of other conceptual estimating techniques
3. Review progress of design and construction documents, advising on overall feasibility, selection of materials, building systems, construction methods, availability of labor and materials, phasing the work with portions to remain occupied, and other factors relating to the economic feasibility of the project
4. Prepare cost estimates for both TriHealth and the City separately as well as jointly
5. Prepare cost estimates at appropriate stages in the progression of the documents
6. Preparation of a master project schedule

Besides being a highly respected Cincinnati construction management company, Richard said selecting Turner as the pre-construction manager has several advantages for the project. Turner is very familiar with the site having previously worked as construction

manager on the Community Center and High School. They are the current construction manager for the new high school expansion. Turner has knowledge of the Community Center building substructure and building systems such as HVAC, electrical, etc. Representatives from Turner know the complexities of the inner workings of the high school and Community Center. Additionally, they come highly recommended by TriHealth and have considerable experience building medical office buildings and recreational facilities.

Richard stated if the City is satisfied with Turner during the pre construction phase it is likely that Turner could move forward with the construction manager phase of the contract. Council will need to consider another ordinance for construction manager later in the year before construction can begin. Representatives from Turner agreed they would base their fee under 7% of the GMP. This fee was very competitive with the other firms and was another example of how Turner was willing to work with the City to provide construction manager services.

A motion to adopt Ordinance 2008-104 was made by Councilmember Kidd, seconded by Councilmember Shimrock. VOTE: ALL YEAS

ORDINANCE 2008-105 AUTHORIZING THE CITY MANAGER TO EXECUTE AN AGREEMENT FOR THE ACQUISITION OF SEWER AND HIGHWAY EASEMENTS ACROSS CERTAIN REAL PROPERTY LOCATED AT 5357 BETHANY ROAD, IN THE CITY OF MASON.

A motion to read by title only was made by Vice Mayor Beck, seconded by Councilmember Shimrock. VOTE: ALL YEAS

Eric Hansen stated this will be a first reading on this legislation.

CITY MANAGER'S REPORT

Eric Hansen reported on the following items:

- ▶ The City of Mason's annual Scout Day will be Saturday, October 4 at the Mason Municipal Center. From 10 a.m. to 2 p.m., area scouts can earn merit badges at various stations set up throughout the Municipal Center. City employees from all departments will have displays, tours, and classes. An opening ceremony and door prizes have been added this year. About 800 people are expected to attend.
- ▶ A work session of Council would be appropriate before the next scheduled Council meeting on October 13. I know that the calendar is increasingly tight with Council commitments, but I would like to identify some potential dates.
- ▶ He provided an update on the City's brush pickup efforts.

Mayor Grossmann thanked city staff for all the work they have done to help residents during the power outage. He stated ice was distributed several times by police and fire personnel.

COMMITTEE REPORTS

Councilmember Prince reported the Public Works committee meeting had to be cancelled but will meet in the near future to discuss the Second Street light.

Vice Mayor Beck reported the Comprehensive Land Use Plan will be reviewed on Wednesday from 6-8:00 p.m. at the Courseview Pavilion. The public is invited.

OLD AND NEW BUSINESS

Mayor Grossmann reported on the celebration of St. Susanna's School 60th anniversary and the 70th anniversary for the church. He also noted those interested in filling the vacancy on Council by Councilmember Wurzbacher's resignation; please submit resumes to the City Manager. He announced a meeting will be scheduled for later this week to allow Council an opportunity to interview those interested.

RECOGNITION OF VISITORS

Perry Schwartz of 6309 Tartan Fields Lane addressed Council and asked if the City is concerned about watering trees since there has been little rain. He noted the trees on the golf course behind his home would be expensive to replace. Eric stated the City has been preoccupied with the damage from the recent storm but would look into the matter.

EXECUTIVE SESSION

A motion to adjourn into executive session for the purpose of discussing land acquisition and personnel was made by Councilmember Wurzbacher, seconded by Councilmember Prince. VOTE: ALL YEAS

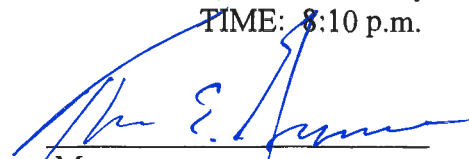
A motion to reconvene into regular session was made by Vice Mayor Beck, seconded by Councilmember Bradburn. VOTE: ALL YEAS

ADJOURN

A motion to adjourn was made by Councilmember Bradburn, seconded by Councilmember Kidd. VOTE: ALL YEAS

TIME: 8:10 p.m.


Clerk of Council


Mayor