

CITY OF SYLVAN LAKE
STUDY SESSION
AUGUST 22, 2006

A Study Session of City Council was held on Wednesday, August 22, 2006, at Sylvan Lutheran Church, 2399 Figa, West Bloomfield, at 6:05 p.m. with Mayor Lorenz presiding.

Present: Eriksen, Hunger, Hungerman, Lorenz, Conkey
Absent: None
Also Present: City Manager Martin and Clerk Clippert

CC-011-06

Discussion of Community Center Design and Bond Proposal - Steve Auger, Architect

Mayor Lorenz explained bids went out for architects and felt they should go with Steve Auger & Associates. He explain they invited Auger to make a presentation.

Auger informed council they have been in business for 12 years in Lake Orion. They are a small town architect firm. They offer a full range of architectural design services, master planning, interior design, value engineering, and project management. One of the things they bring to table is their ability to work with committees. They are adaptable to keeping costs down and projects on schedule and on budget.

Associate, Chris Aller, explained the process and how they integrate the computer into the project. He provided pictures of building which they have worked on. There are three stages to the project, schematic design development, construction documents, and construction administration.

Auger explained how Lake Orion did a traditional straight bid and got eight bids back and went with the lowest bidder. He stated it is better to go with more qualified than lowest bidder.

Council discuss with them materials, design, design with expanding in mind, sustainable design practices and LEAD Certification.

Eriksen asked how the city can protect itself against contractor s additional charges for changes. Auger replied, you would go with a straight bid, get a performance and bid bond so you have insurance against those kinds of malfunctions on a project. In the specifications state that they maintain at least a 5% contingency that those kind of things come out of. He advises to take the more qualified contractor. The other method is a Construction Management approach which ultimately is contractor and builder. He explained design and build usually is used by Manufacturing Companies where fees are not important; expediting the project is.

Eriksen questioned fees and why it is more for commercial than residential. Auger explained 35% of the fee is consultants for electrical, mechanical, structural engineering and plumbing for commercial buildings. The code requires this where the public is involved.

Lorenz asked Auger if he would be willing to provide elevation drawings for a small fee now, with the stipulation that if the millage passes they are the architect. Auger stated he would be willing to take on some of the risk of the project. He discuss with Lorenz already doing this for a cost between \$1,000-\$2,000. Lorenz thought they could meet in the middle, \$1,500.

Lorenz stated once they have the elevation drawing then they can start working on RFP s for construction.

Council discussed with Auger what kind of a Community Center they are looking to have. A 50' X 32' meeting room, two handicap restrooms accessible from the inside and outside, a warming kitchen and pavilion. Lorenz would like the kitchen to be accessible from the inside and outside also.

Hunger suggested a large door wall that opens up to the pavilion. Lorenz asked the cost of fireplaces. Auger stated Lake Orion cost around \$5,000-\$6,000. It is an indoor/outdoor fireplace. It is stainless steel on the inside and brick on the outside. The brick is the big cost.

Council discussed volunteers. Auger suggested they work with the construction manager and to include this in the RFP also.

Martin will start working with Auger to start the process for elevation drawings.

Adjournment

Moved by Hungerman, support Hunger, to adjourn the Study Session Meeting.

Yes: All

No: None

MOTION CARRIED

The study session adjourned at 7:04 p.m.

Dennise Clippert, City Clerk