

WORKSHOP, TUESDAY, DECEMBER 1, 2015, 6:00 P.M

The Mayor and City Council met for a workshop on Tuesday, December 1, 2015 at 6:00 p.m. with the following members present: Mayor Diaz, Council Members Robinson, Lee, Garcia and Gonzales; City Manager Squyres and City Secretary Raines. Council Member Rivas and City Attorney DeFoyd absent.

Mayor Diaz called the meeting to order stating that it was a workshop on the design and construction of the new police station and restrooms and concession stand at Smith Park.

City Manager Squyres stated that for some time now Mr. Gant had very generously dedicated his efforts or donated his efforts, that we had not paid him anything yet, to come up with a conceptual design. He advised that the council had awarded him as the successful architect for the police department so now we were at the point that we wanted to look at conceptual design of the police department. Mr. Squyres advised that we had been working on this for a number of years, had looked at a number of police stations and means of funding for the station and now that we have the means Mr. Gant was charged with coming up with a conceptual design for us; we were going to talk about that and then we wanted to talk about the methodology of getting this done, what building method and that we needed to talk a little about the budget but this was a workshop and they wouldn't make any firm decisions, it was just an opportunity to exchange information. He stated that they would like to give the police department representative here tonight to voice any concern or thoughts they might have as well.

Mr. Gant provided a set of the drawings for the Mayor and Council and went over the proposed design, explaining the size and location of each section of the first and second floor, (copy attached for permanent record), as well as the scale model of the building. There was discussion on how different sections of the building would be accessed and utilized and questions ask by the Mayor and Council concerning certain areas of the proposed building.

Conversation from Chief Ayala was not picked up on the sound system.

There was discussion on the open area to be used for future expansion and the things that it could be utilized for.

City Manager Squyres stated for once we had a chance in this city to plan for the future and that was the purpose of that room.

Mr. Gants comments were not picked up by the sound system.

City Manager Squyres stated that this had been refined about three times after getting back with the police department, that Chief Ayala was picky.

There was discussion about the emergency exits from the second floor.

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City Manager Ssqyres ask Mr. Gant to describe the holding cell, that we were used to seeing bars and that would not be the case with the new cells.

Mr. Gant explained how the cells were laid out with the separation of the women and men's cells and that instead of the bars, there would be a solid door with an area for viewing the prisoners in the door and how access to the cells and booking room was laid out.

Mayor Diaz stated if there would no more questions to ask Mr. Gant, we would continue with the other item on the agenda. The Mayor advised Mr. Gant that she was ready for it , could we start building tomorrow.

City Manager Sqyres stated that along those line, he knew that not everybody got a chance to see the model and could we bum that from Mr. Gant and he advised that it was to leave with the city. Mr. Sqyres stated that it would be at city hall and if anyone wanted to come and see it they were welcomed to do so.

Mayor Diaz advised Mr. Gant that we appreciated everything that he had done for us, that she knew that it had taken us a while but that we were about ready to kick it into gear.

City Manager Sqyres stated that there were a couple of thing that we needed to discuss about the contract with Mr. Gant and we didn't have a signed contract with Mr. Gant yet. He stated that Councilman Robinson and he had attended a conference together designing and constructing large projects for the city and one of the topics there was design and build and he wished it had been as well thought of when we built the Town Center as it is now. He stated that he had talked to a couple of folks since then and he had put something together for them on design build and there was two ways that we could accomplish this project, (1) was the typical way we did Town Center , since then State Law had change and we could do it differently where we hire an architect to become the project manager and actually hire the contractors and subcontractors to actually build the structure and Mr. Sqyres went over all the advantages of the design build, stating that Mr. DeFoyd said the AIA design-build contract was fine and was the best method for construction of the JC police station and ask that he please advise the council that he approved of the proposed AIA contract.

Mr. Sqyres stated it was a council's decision as to how we would build but he would strongly Advise the design-build because he had sadly been the non building expert that had been put in the position of project manager on two building for us and we encounter things that are beyond our knowledge level and outline some of the problems we had with Town Center and because of those things we are suffering with problems there now and having to spend large amounts of money on them today so we would like to do it right the first time and put this in the hands of somebody we trust the first time and build it right the first time so we could

strongly recommend the design-build method and that Mr. Robinson may have some thought on that since he was in that class as well and had a lot more knowledge on building than he did because of his job.

Council Member Robinson stated that they had done some and what you also got away from was some of the change orders because the architect want's to be sure it is right.

City Manager Squyres stated that the other thing on this was that we approved , in this years budget, \$2.5 million , that we had originally talked about \$3 million, knowing that the project might well go over but we wanted to use 2.5 as a starting point and this project will not find completion in this budget year we would be building it slightly into the next budget year so the price tag they were seeing now, without contingencies, we were looking at a price tag of three million dollars which included interior finishes, tables, desks and everything, he ask Mr. Gant if he would like to elaborate on that and Mr. Gant stated no, that they ran the numbers and it came out at just about what he said

.City Manager Squyres advised the Mayor and Council that we were just about at the point where Mr. Gant would be putting numbers to that contract and they would be putting it on the agenda and we would need to talk with the city attorney and our auditor to see if we need to amend the budget because it will be above what was budgeted but it would be in the next budget year we would find out if we needed to amend or wait for the nest budget year and just allocate the balance of it in the next year but the would be seeing that so if the council had questions or concerns please bring them forward and they could talk about them and did they feel comfortable with it being on the next agenda which was only nine day from now.

Council Member Robinson ask what the construction time was. Mr. Gant's answer was not picked up by the sound system.

Mr. Squyers went over some of the advantages of the design-build method, stating that you typically saved about 20 to 30% on cost and typically 30 to 33% in time.

Lt. Longrigg thanked the Mayor and Council for being allowed to give his input on the new police station and discussed some of the advantages the new facility would provide the department.

There was general discussion about the new station bringing others agencies into our city And how it would benefit the city.

City Manager Squyres ask if they were comfortable putting this on the next agenda and Mayor Diaz ask that he go ahead and put it on the agenda so that we could get the ball rolling.

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Council Member Garcia stated that it made sense to go with the design-build because there was only one person you would be dealing with.

Mr. Squyers advised that they would see it on the next agenda and thanked Mr. Gant for coming and all of his work up to this point.

City Manager Squyres advised that the next item was the restroom/concession stand at Smith Park and that Mr. Rivas was not able to be here tonight and he knew that Mr. Robinson had put some work in on this and Ivan as well.

Ivan stated that he got with the contractor that built our last restroom at Wilki Park and they sent us a drawing so they we could maybe see what we wanted in a restroom, how many stalls, etc. and he stated they said they didn't want any cooking in there, just heating up , drinks, chips, etc. and then they would looking at the location to put them. Ivan stated that everyone should have a drawing that they gave him of a restroom and concession stand and he had ask them to give him an estimate of what something like that would run and he stated it would run about \$118,000 and that was not including the sidewalk to go around the building and they had not seem the location so they would have to see where it was being put at.

Council Member Lee stated that obviously we didn't want the restroom located where they were right now.

Ivan stated that he knew that some of their concerns was walking across the parking lot from one side to the other.

Mayor Diaz stated that you wouldn't want your concession stand over there, you would want it next to the field.

Ivan stated that regardless it was going to be some kind of crossing.

Mayor Diaz ask what was the estimated time and Ivan advised that it should be about the same time as the last one, approximately three months he thought.

Council Member Robinson stated that he had talked with Lon and Mario about the possibility of metal buildings and we needed to decide if we wanted it all together or separate , restroom on one side and concession on the other

There was discussion on the price, size and location of the building or buildings. He stated that he could see Ivan's reasoning behind it because there were people in the parts all year Round but ball leagues only play for two or three months and usually on twice a week.

Ivan stated that to be honest with the, the restrooms were used mostly by the people that come to the parks all year long and he guessed the question was where did we want the restroom to be at because how was it going to be used.

City Manager Squyres ask Ivan if he would feel that two structures better, you restrooms could be in the park and your concession stands could be at the ball field.

Ivan stated that his personal opinion was that they didn't need a large concession since they were not going to be doing any deep frying, etc. and the restrooms could be used all year round at the park., that with baseball you were looking at maybe three to four months a year and that is with them having two to three games a week.

Mayor Diaz said that we needed a nicer bigger concession stand at Wilki Park because it was used a lot more and we had all the tournaments there and a smaller one at Smith Park because it was not used that much.

Council Member Robinson stated that was why he told Lon that we needed to look at other options and if we could save enough money, we could put a concession stand at Wilki Park, that at Smith Park we didn't need a very big one.

Mayor Diaz stated that we needed to get the ball rolling.

Mr. Squyres stated that was why we needed to get some direction from council.

Mayor Diaz stated they would be starting in about a couple of months and she didn't want to have all these people coming in here complaining again, that we should have already given it to them.

Mr. Squyres ask if we could go back to the bathroom just a moment so he could be clear on what they wanted to do.

Mayor Diaz ask if we could just do a smaller version of what we had .

Council Member Robinson stated that it was a smaller version, that they had the option .

Mayor Diaz ask how long had we been talking about these restrooms, going on two years already.

Council Member Robinson stated that if he wasn't pushing them we couldn't be doing it now.

