



Council Chambers
401 S. Johnstone Avenue
Bartlesville, OK 74003

**MINUTES OF
THE SPECIAL MEETING
OF THE
BARTLESVILLE CITY COUNCIL**

**Wednesday, April 10, 2019
5:00 p.m.**

**Mayor Dale Copeland
918-338-4282**

MINUTES

(Notice of Meeting and Agenda posted April 8, 2019)

City Council Members present were Mayor Dale Copeland, Vice Mayor Alan Gentges, Jim Curd, Jr., Trevor Dorsey and Paul Stuart.

City staff present were Mike Bailey, City Manager, Jess Kane, City Attorney; Terry Lauritsen, Director of Water Utilities; Kelli Williams, Chief Communications Officer; Captain Rocky Bevard; and Elaine Banes, Executive Assistant.

- 1. Mayor Copeland called the business meeting of the Bartlesville City Council to order at 5:00 p.m.**
- 2. Roll call was conducted and a quorum established.**
- 3. The invocation was provided by Vice Mayor Gentges.**
- 4. Citizens to be heard.**

There were no citizens to be heard.

- 5. City Council Announcements and Proclamations**

There were no announcements or proclamations.

- 6. Discuss and take action on a recommendation from the Tower Green Design Committee regarding final construction documents. Presented by Terry Lauritsen, Director of Water Utilities.**

Mr. Lauritsen reported that one of the designated projects on the voter approved 2018 GO Bond issue is to develop a green space between the Price Tower and Community Center with an overall budget for the project at \$1.75 million. Using a PowerPoint, he provided a visual concept of the proposed project and presented background information of the process to-date. This included that the Council approved the Tower Center concept on November 5, 2018 and a professional service contract with Ambler Architects for the design of the green space on December 3, 2018. The design team has been working with the Design Review Committee over the past several months to develop and finalize the looks and finishes for the various elements within the Tower Center project area. Referring to the PowerPoint, he provided detail information of the concept.

In conjunction with this design effort, Council hired Jonesplan, who is a contractor with experience in green space type projects on January 7, 2019 to perform constructability reviews of the construction documents as well as provide construction estimates for the project. On April

5, 2019, the Tower Green Design Committee received a presentation from Jonesplan on the estimated construction costs for the project as well as took action to recommend the final design with the potential modifications to the City Council for consideration. Mr. Lauritsen presented expenses to-date as \$118,238 on professional services, and \$12,500 reserved for water line materials, for a needed water line relocation due to the stage, and City staff time for construction. The available budget is now at \$1,619,262. Mr. Lauritsen added that Mr. Ambler has donated all of his services pro bono. The amount paid to Ambler Architects have been for trade services and specialty services Mr. Ambler had to contract for. He continued reporting that the estimated construction cost for the plan as provided by Jonesplan is \$1,946,582, which is \$327,320 above the available budget. The concept does include several items not initially planned or budgeted for in the project, specifically a bathroom and storage room adjacent to the stated with an estimated cost of \$251,000. City staff has applied for a grant to fund the construction of the bathroom and storage room. Assuming that the grant is successful, the project is still anticipated to be \$77,320 over the available budget. In working through the construction estimate with Jonesplan and the Design Review Committee, several other items have been identified to potentially modify if bids come in over the available budget. Those items are: 1) reduce the owners contingency on the project to around \$50,000, which will save approximately \$42,000; 2) remove the standing seam roof on top of the stage canopy, which will save \$27,300; and 3) utilize standard concrete in lieu of a color and exposed aggregate concrete on the sidewalks, which will save \$60,439. The project total incorporating the grant funds for the bathrooms and storage building and other adjustments will be approximately \$1,566,000 which is under budget.

Mr. Lauritsen concluded his presentation stating that staff recommends approval of construction documents including unit pricing on amenities recommended by the Tower Green Design Committee, and that Council approval will facilitate a potential contract with Jonesplan for Construction Management and the solicitation of bids for the various elements/work packages of the project.

Discussion ensued regarding the bathroom and storage buildings; the additional modifications; future potential grants and donations that may still be available; bid process timeline; contractor availability; and how the modifications will not affect long-term maintenance costs.

Mr. Curd moved to approve construction documents including unit pricing on amenities as recommended by the Tower Green Design Committee, seconded by Vice Mayor Gentges.

Voting Aye: Mr. Stuart, Mr. Dorsey, Mr. Curd, Vice Mayor Gentges, Mayor Copeland
Voting Nay: None
Motion: Passed

7. Discuss and take action on a Construction Management Contract with Jonesplan LLC for the Tower Center at Unity Square Project. Presented by Terry Lauritsen, Director of Water Utilities.

Mr. Lauritsen reported that staff has initiated negotiations for a contract with Jonesplan as a Construction Manager as Constructor without a Guaranteed Maximum Price, and at this time, staff has not been able to reach a consensus on fees and contract language for the General Conditions along with the Control Estimate and Schedule. He added that he would like to continue the project using JonesPlan and is hopeful negotiations will be successful.

Discussion was held on whether the meeting should be continued or this item be tabled; on a time-frame on negotiations; on the Oklahoma State Law on a tabled item or meeting

continuation; on Mr. Curd commending the staff of JonesPlan and City staff for the continuation of the negotiations; on whether to meet again on Friday or Monday with Monday being staff's recommendation; and a request from Vice Mayor Gentges for a reference document from staff for review of contract.

Mr. Dorsey moved to table action on the Construction Management Contract with Jonesplan LLC for the Tower Center at Unity Square Project until the Special City Council Meeting on Monday, April 15, 2019 at 7 p.m., seconded by Mr. Stuart.

Voting Aye: Mr. Dorsey, Mr. Curd, Vice Mayor Gentges, Mr. Stuart, Mayor Copeland

Voting Nay: None

Motion: Passed

8. City Manager and Staff Reports.

Mr. Bailey thanked Mr. Lauritsen for his diligence in his past and continued negotiating of the JonesPlan contract, along with the staff from JonesPlan, Lisa Beeman, Vice Mayor Gentges and Mr. Curd. He thanked the Council for their patience and support allowing staff to ensure that the contract is correct. He also thanked them for their flexibility in meeting today.

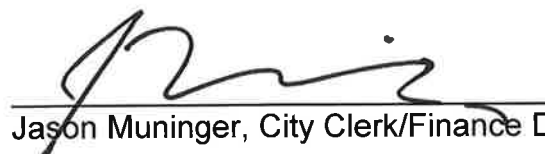
9. City Council Comments and Inquiries.

Mr. Curd echoed Mr. Bailey's comments adding his appreciation for and pride in the members of the Design Review Committee, as well as Scott Ambler and JonesPlan.

Mr. Stuart inquired if funds could be reallocated from projects that have come in under budget towards this project. Mr. Bailey explained the laws behind reallocating funds from GO Bond funded projects and sales tax funded projects. He concluded that it is possible to have funds reallocated and will be researched adding that a project of this type is well suited for funding through grants and donations.

Vice Mayor Gentges echoed Mr. Bailey's appreciation for all involved in getting the project off of the ground. He added that grant funding and donations are still forth coming.

10. There being no further business to address, Mayor Copeland adjourned the meeting at 5:45 p.m.


Jason Muninger, City Clerk/Finance Director


Dale W. Copeland, Mayor

