

CALLED MEETING
November 9, 2010

The Hartwell City Council met in a special called session on Tuesday, November 9, 2010 at 4:30 p.m. in the council chambers of city hall, 500 E. Howell Street, Hartwell, with all members present. The purpose of the meeting was to receive presentations from the three design-build teams selected as finalists for the proposed new City Hall/Police Department. The meeting was called to order by Mayor Jennifer Scott.

The first company to present their proposed concept for a new City Hall and Police Department structure was J. M. Wilkerson Construction Co., Inc. Speaking on behalf of J. M. Wilkerson was Mr. Darren Sayer, Principal in Charge of project design and construction phase. Mr. Sayer, a former Hartwell native, introduced members of his organization. Mr. Anthony Turpin of the architect firm of Pieper O'Brien Herr also introduced members of his organization who would be working with J. M. Wilkerson Construction Company. As the proposed building design was shown to Mayor and Council, Mr. Sayer stated that this concept was based on the limited amount of information given in the Request for Proposals and based on site restraints. He further stated that this was not a finished design, and if selected, their company would work with the City to give exactly what they wanted. He also stated that local contractors and labor would be given priority. When questioned by Councilman Little regarding a contract not-to-exceed price, Mr. Sayer stated that the only way the numbers would exceed is if the City changed it or if anything unforeseen occurred.

Mr. Will McKnight, President of McKnight Construction Company, introduced members of his company as well as members of Johnson, Laschober & Associates Architect firm. Mr. John Jordan of McKnight Construction presented an original plan as well as an alternate design should funds not be available at the present time. He stated his firm could design a very, very energy efficient building and could give the best value for the money. He also stated that if chosen, they would have a quality control plan and safety control plan, and present O & M manuals at end of the project. He further reported that local sub-contractors would be utilized and he had already discussed the project with many of them.

Mr. Bob DuBose of Trehel Corporation introduced members of his company. He reported that he had no problem with using local and state vendors. Mayor Scott stated she would like to keep any sub-contract work in the city, county, or state. Mr. DuBose stated that there would be a guaranteed maximum contract, with a no change order philosophy. As building design and plans were shown to Mayor and Council, Mr. Trehel stated energy efficient fixtures would also be used. In discussing LEED certification, Mr. DuBose reported that LEED certification was a major cost, as reported also by representatives of J. M. Wilkerson and McKnight Construction. It was stated, however, that other alternatives for sustainable design and construction were available.

Mayor Scott appointed a committee to handle contract details, consisting of Councilmembers Sarah Mayfield, Tray Hicks, Billy Ethridge, City Manager David Aldrich, and Fire Chief Terry Vickery as Chair of the committee. Councilman Little stated that he thought he had been appointed to such a committee at a previous meeting. Mayor Scott disagreed. The City Manager expressed concern of having even three members of Council on a committee due to the requirement under the open meetings law that the media be contacted. He felt it would be very cumbersome meeting with a contractor to discuss details that may or may not be divulged in a newspaper before Council reaches an agreement with that contractor. If no agreement can be reached, the contractor will be excluded and Council will move on to the next ranked contractor. He stated that it had previously been mentioned about having just one councilmember and the City Manager work on a contract agreement, and if an agreement could be reached, it would then be brought back to the full council, and if another committee was then needed to work on building details and design, that would be fine also.

City Attorney Rob Leverett stated that any designated committee of this Council would still have to notify the media. He suggested that the City Manager and perhaps the Fire Chief have some initial meetings with the contractor and then have some committee meetings with or without the contractor. As the City Manager asked if maybe he and just one councilmember could meet with the contractor rather than a committee, Mayor Scott stated that she and the City Manager would meet with the contractor.

It was the consensus of Council to have a called meeting November 18, 2010 at 5:00 p.m. prior the budget public hearing to select 1st, 2nd, and 3rd choices for a design-build team to construct a City Hall/Police Department building.

There being no further business, a motion was made by Councilman Hicks, seconded by Councilwoman Mayfield, and carried unanimously to adjourn at 8:25 p.m.

Respectfully submitted,

Jean Turner
City Clerk