

LONG-RANGE FACILITIES ADVISORY COMMITTEE
PUBLIC SESSION MEETING MINUTES
September 12, 2018

The meeting was called to order by Mayor O'Connor at 6:00 PM.

Present: Mayor Mary O'Connor, Connie Miley, Josh Peterson, Kellie Unke, Brian Holmquist, Robb Kahl, and Kathy Thomas

Not Present: Dan Eklof, Alder Nancy Moore

Also Present: Interim City Administrator Marc Houtakker, Brad Bruun – Monona Project Manager, Michael Hacker - Bray Architects.

Appearances. There were no appearances.

Approval of Minutes from July 31, 2018 – Motion by Brian Holmquist, Second by Kellie Unke

Unfinished Business

5i) Review Updated Options and Budgets

Motion to convene in closed session by Kathy Thomas, Second by Robb Kahl.

See closed session minutes to be distributed at 9/12 meeting.

5i2) **Reconvene in Open Session Under Wisconsin Statute Section 19.85(2).** Motion by Robb Kahl, second by Brian Holmquist to open session. Open session resumed at 7:20 PM.

Budget Summary: Construction Hard Costs (54,000 sq. ft. building)

- Site Demo not included
- \$11,418,000 cost for construction
- This cost includes allowances for site improvements, utility relocation, etc.
- These costs do not include additional costs for solar improvements to the facility or other efficiency items like geothermal.
- The cost assumes a building that would be LEED Silver certified.
- General contracting costs for general contracting - \$1,455,800
- Total Estimated Construction Cost: \$12,874,300

Budget Summary: Soft Costs

- Contingencies for Architectural and Engineering Costs for surveys, design, fees, geotechnical, etc.
- Total Estimated Soft Costs - \$1,624,612.00

Robb asked if moving dispatch control center was included in costs, Mike answered no it is not.

Total Estimated Project Costs: \$14,498,912.00

Robb asked what the timeline is for this process. Mike answered that there should be a 4.5% increase per year to any total costs due to inflation rates. Mary and Marc stated that there is room in the budget for financing this type of project. Mary asked if an advisory referendum needs to be a part of this process. Committee advises that it would be beneficial but the timeline doesn't really work. There are other ways to engage the public without actually performing a referendum. Mike stated that the process would be a 2 year design to ribbon cutting. Bray would provide a marketing team for outreach purposes to engage the community and raise awareness for the new facility.

5i3) Discussion of Community Center/City Hall Options

The key difference between the options is the proximity to the pool/aquatic center and the access to the school parking area. Robb stated that it would be a good idea to begin linking a bigger vision for the Community Center and City Hall with the addition of the new Public Safety Facility. This would be beneficial in response to those residents that will complain that a public safety facility is not needed vs. a new Community Center/Senior Center or City Hall. Robb stated that people want to donate money for the Senior and Community Center and if they know there will be a plan moving forward to build or renovate those facilities they then can begin adding that money to trusts to be used to donate to the buildings. Brad stated that staff should begin totaling costs of building upgrades and maintenance fixes to existing facilities and project out what the costs would be for keeping those facilities long term. This information would be helpful to share with the public during open house tours of the facilities to emphasize the cost of current ownership vs. building new. Robb stated that volunteers of the Fire Dept. should lead the tours of the facilities.

New Business

6i) Recommendations to Council

1. Keep City Administrative offices, the Library, Community and Senior Centers in the central campus area.
2. Move the Police and Fire Departments off-site into a new Public Safety Building.
3. Obtain an option to purchase a site for a Public Safety Building as soon as possible.
4. Start construction on a Public Safety building within the next 2-5 years.
5. Start construction on a new Community/Senior Center in the central campus area within 2-5 years after the completion of the Public Safety Building.
6. Consider building a new pool to replace the current pool which is reaching the end of its useful life at the same time as the Community/Senior Center.
7. Engage the public using professional consultants to gain support and receive input.

Action Items

Report recommendations from the committee to City Council at the first October meeting.

- 1) **Next Meeting Dates.** TBD – if necessary

Adjournment. Motion by Brian, Second by Connie at 7:45 PM.

Minutes by Project Manager - Brad Bruun