

A special meeting of the City Commission was held in the Commission Room of the City-County building, 325 Court Street, Sault Ste. Marie, Michigan on Tuesday, November 16, 2010 at 12:00 p.m.

The meeting was called to order by Mayor Bosbous

Present: Mayor Bosbous, Commissioner Bauer (arrived at 12:10 p.m.), Burton, Gerrie, Lynn, Munsell (arrived at 12:05 p.m.), and Stefanski

Absent:

Also Present: City Manager Nebel, City Attorney Cannello, City Clerk Robin R. Troyer, Acting City Engineer Steve Gregorich

Consideration of a Change Order for the Federal Building:

Work has been proceeding at a significant pace on the Federal Building. As work is continuing forward there are a number of issues that were omitted from the original plans for the building. In some cases, Administration has requested several additional items that were not included in the original bids. Proposed Change Order No. 48 is a comprehensive Change Order covering a number of items related to the building. This includes changes to the service counter, electrical and data additions/relocations not included in the original plans, additional security camera locations within the building, significant modifications to the ceiling in the Commission chambers from the original proposed plan, mounting preparation for audio-visual equipment in the Commission chambers, relocation of the post office mailboxes in the lobby of the Federal Building, addition of a handrail on the southwest stairway from the first floor to the third floor (code requires handrails on both sides of the stairway and this was not included in the original plans), and other similar type adjustments.

The available funds including contingency for this project are at \$239,045.70 based on the last approved Change Orders.

Administration is anticipating another comprehensive Change Order in the next couple of weeks to address other items.

Administration is bidding out the technical package for this building. An allowance has been included for the work that will be part of that technical package in the budget for this project.

City Manager Nebel has asked DeVere to keep track of those items where costs are being incurred where things have to be changed after something was put into place according to the original plans for the renovation of the Federal Building. It is City Manager Nebel's opinion that these costs should be presented to Wilcox Engineering, since they would not have been incurred if the project had been designed correctly from the beginning.

The expenses in this Change Order are simply things that were not included in the
November 16, 2010

the specifications and plans at time of bidding. In theory, if they were included in the original plans, the initial bids would have reflected a number of these items and would have been higher; however, as everyone knows, the cost for these items increase as part of the change order process over what they likely would have been as part of the original bid.

Reutilization of an existing building for new uses always have a number of unanticipated matters that will come up during the renovation process. This has been compounded significantly by having truly an incomplete set of plans at the time the City bid this project.

Moved by Commissioner Munsell, supported by Commissioner Gerrie

That the City Commission approve Change Order No. 48 for the Sault Federal Building Renovations.

Carried: Yeas: Mayor Bosbous, Commissioner Bauer, Burton, Gerrie, Lynn, Munsell, and Stefanski
Nays: None

Work session regarding various security issues with the Federal Building and other City facilities:

The City Manager Report and Recommendation from the November 1st City Commission meeting as well as the Departmental Infrastructure and Security reports were distributed to the Commission for review at the work session. This report also included some comments from the City's current insurance carrier.

City Manager Nebel outlined what some departments have done in terms of security as well as the security and infrastructure provisions included in the Federal Building Project.

Discussion ensued the importance of including the necessary security measures during the renovation phase of the Federal Building project.

Moved by Commissioner Munsell, supported by Commissioner Lynn

That the City Commission support the various security issues for the Federal Building as outlined in the City Manager's Report and Recommendation with one modification of moving the panic button from the City Clerk's desk to the Mayor's desk in the Commission Chambers.

Carried: Yeas: Commissioner Bauer, Burton, Gerrie, Lynn, Munsell, Stefanski, and Mayor Bosbous
Nays: None

Matters presented by the Public:

November 16, 2010

None

Moved by Commissioner Munsell, supported by Commissioner Gerrie

That the meeting adjourn from the Mayor's Conference room at 12:37 p.m. and that the City Commission proceed to the Federal Building for a facility tour.

Motion carried unanimously.

The City Commission toured the Federal Building until approximately 1:15 p.m. where they then proceeded to the old Central Savings Bank building and Masonic Hall. Commissioner Bauer, Burton, and Lynn excused themselves following the Federal Building Tour. Mayor Bosbous, Commissioner Gerrie, Munsell, and Stefanski toured the old Central Savings Bank Building and Masonic Hall until approximately 2:15 p.m.

ANTHONY G. BOSBOUS, MAYOR

ROBIN R. TROYER, CITY CLERK

November 16, 2010