



CITY OF BELLAIRE TEXAS

MAYOR AND COUNCIL

MAY 27, 2014

Council Chamber

Special Session

6:30 PM

7008 S. RICE AVENUE
BELLAIRE, TX 77401

SPECIAL SESSION - 6:30 P.M.

A. Call to Order and Announcement of a Quorum - Dr. Philip L. Nauert, Mayor.

Dr. Philip L. Nauert, Mayor, called the City Council of the City of Bellaire, Texas, to order at 6:30 p.m. on Tuesday, May 27, 2014. Mayor Nauert announced that a quorum was present consisting of the following members of City Council:

Attendee Name	Title	Status	Arrived
Philip L. Nauert	Mayor	Present	
Amanda B. Nathan	Mayor Pro Tem	Present	
Roman F. Reed	Councilman	Present	
James P. Avioli Sr.	Councilman	Present	
Gus E. Pappas	Councilman	Present	6:58 PM
Pat B. McLaughlan	Councilman	Present	
Andrew S. Friedberg	Councilman	Present	
Paul A. Hofmann	City Manager	Present	
Tracy L. Dutton	City Clerk	Present	
Karl Miller	Director	Present	

B. Presentations:

Dr. Philip L. Nauert, Mayor, advised that the City had been given the blessing of the citizens of Bellaire in the form of bond money availability added to money that the City already had in its coffers to consider and proceed with the reconstruction of the City Hall, Civic Center, Police Station, and Municipal Court Building.

Mayor Nauert indicated that there were two major issues for City Council to concentrate their effort on. The first issue was the physical arrangement of the four major building functions (i.e., one building for all functions or a cluster of small buildings).

If a decision was made as to the physical arrangement of the four major building functions, Mayor Nauert asked that City Council come to an understanding of the construction management form that the City would engage for the project.

It was noted that there would be an opportunity for personal and audience comments. Mayor Nauert indicated that public input was the primary reason that City Council had scheduled the evening's meeting. He urged those present to consider providing their input during the agenda item set up for that purpose.

1. Municipal Building Concepts Studies:

Introduction:

Director of Facilities Management Karl Miller thanked the City Council for reconvening

to meet on the topics related to municipal building concepts and the procurement process.

Director Miller noted that Jeff Gerber, Chief Executive Officer (CEO) of the architectural firm Pierce Goodwin Alexander & Linville (PGAL), had presented the "Municipal Building Concepts Studies" to City Council on May 5, 2014, in a Special Session. The purpose of the studies was to assist City Council in making the big picture decisions that the Mayor mentioned earlier (i.e., physical arrangement of buildings and construction methodology).

Presentation:

CEO Gerber advised that, depending on the configuration of the facilities, the City had an opportunity to change how the public viewed the area of the community where City facilities were located. For example, four options were shown for district markers at the corner of Jessamine Street and South Rice Avenue, as well as a walkable streetscape (or pedestrian walk zone) along South Rice Avenue. Another opportunity related to parking and the consideration of perimeter parking rather than a conventional parking lot.

With respect to the size of the new City facilities, CEO Gerber indicated that the departmental space program requirements totaled approximately 42,000 square feet. An overview of the options for the physical arrangement or configuration of the City's four major building functions (i.e., City Hall, Civic Center, Police Station, and Municipal Court Building) was presented by CEO Gerber as indicated below.

Consolidated Building Option:

Option one consisted of a single, two-story 30,000 square foot structure to house all of the major building functions. The location of the single structure was noted to be in the approximate location of the existing City Hall/Civic Center.

Split Building Option:

Option two consisted of two buildings. One 15,000 square foot building would house the Police Station, Municipal Court, and City Hall. The location of the building would be in the approximate location of the existing Civic Center. The second building would consist of 9,000 square feet and would house the Civic Center and Senior Center. The location of the second building would be in the approximate location of the existing Police and Municipal Court Building.

Campus of Buildings Option:

Option three consisted of three buildings. One building of approximately 15,000 square feet would house the City Hall and Municipal Court and would be located on the footprint of the existing City Hall and Civic Center. A second building of approximately 9,000 square feet would house the Civic Center and Senior Center and would be located on the footprint of the existing Police and Municipal Court Building. The third building of approximately 10,000 square feet would serve the Police Department. The location of the third building would be on the footprint of an existing parking lot between the Fire Station and Library.

CEO Gerber stressed the importance of choosing a final configuration that the City would be happy with for 50-70 years. He noted that the Library needed to be part of City Council's conversation. Under the "Campus of Buildings Option," an expansion

could be made later to the Civic Center and Senior Center for a new Library. It was also noted that the current parking lot beside City Hall and in front of the Central Water Plant could be converted to green space by moving existing parking to the perimeter of Bellaire Town Square.

Pros and cons were given for each of the building options as follows:

Consolidated Building Option Pros/Cons:

Pros given for the consolidated building option included: 1) having all City departments in the same building, 2) efficient construction, and 3) maximization of green space. Cons included a large impact on existing trees and remote parking options.

Split Building Option Pros/Cons:

Pros given for the split building option included: a minimal impact on existing trees and the provision for the largest parking zone among the three options, as well as the possibility for an expansion of the Civic Center to house a future Library, along with the ability to open the City's Great Lawn (Bellaire Town Square) to South Rice Avenue. One con was cited for this option--less green space than other options under consideration.

Campus of Buildings Option Pros/Cons:

Pros given for the campus of buildings option included the creation of a public safety zone, the separation of City functions, and the ability to open the City's Great Lawn (Bellaire Town Square) to South Rice Avenue. Cons cited for this option were less green space than other options under consideration and least efficient construction.

Conclusion and Recommendation:

CEO Gerber indicated that one big decision that needed to be made by members of City Council was whether or not to continue to house the Police Department and Municipal Court in the same building. Arguments in favor of housing the Police Department and Municipal Court in the same and different buildings were given by CEO Gerber. He advised that there was no right or wrong answer with respect to keeping the Police Department and Municipal Court in the same or different buildings.

The configuration recommended by PGAL was the campus of buildings option for Bellaire.

Mayor Nauert indicated that City Council would not get involved in any discussion regarding the recommendation until later in the evening.

2. Municipal Facilities Procurement Process:

Director of Facilities Management Karl Miller provided an overview of the municipal procurement process for the selection of architectural and engineering services, as well as options related to the selection of a construction methodology for the City's new municipal facilities.

Municipal Procurement Process:

Director Miller advised that the law required that the City seek Requests for

Qualifications (RFQs) for professional architectural and engineering services and that the most qualified firm be selected. Once the selection had been made, the City could begin negotiating a contract and discussing prices, fees, and terms.

Evaluation criteria to be used in the selection of professional architects and engineers included the experience of the firm with municipalities and similar projects; personnel assigned to the firm's team and their experience; firm's experience with public input and their approach to working with the public and seeking information; knowledge of the community and the project; and technical knowledge and expertise.

Director Miller advised that he believed the evaluation, selection, and negotiation process could be completed and a recommendation provided to City Council in September of 2014. It was hoped that the design process could be started in October of 2014.

Construction Delivery Options:

It was noted that there were five delivery options that could be considered for the construction of the new municipal facilities, as follows: 1) Design-Bid-Build Process; 2) Competitive Sealed Proposal Process; 3) Construction Manager at Risk; 4) Design-Build; and 5) Design-Build Finance.

Recommendations:

Director Miller advised that his recommendation was to select the "Construction Manager at Risk" process. He indicated that he had looked at many items in reaching his recommendation, such as the complexity of the project, condition of the market for construction, budget impact, transparency, competitive pricing, availability of expertise from the start of the project to its completion; time constraints; experience of personnel; and management background. Director Miller indicated that it was anticipated that final drawings for the project would be presented to City Council in August of 2015, with construction to begin in October of 2015 and be completed by July of 2016.

In addition to the construction methodology recommendation, Director Miller recommended using the Request for Qualifications process and utilizing the AIA (American Institute for Architects) contracts for construction manager and owner. He advised that these were the same contracts used for the Fire Station, and that the contracts were detailed and fair for both parties.

C. Personal/Audience Comments.

Keith Bowers:

Mr. Bowers addressed City Council and asked why the special meeting on municipal facilities had been scheduled on the day after a three-day weekend, as well as Election Day. Residents working the Election were still closing the polls and unable to attend the meeting. He suggested that the City try to avoid those types of conflicts in the future.

Mr. Bowers commented that he believed the new city facilities should face the street rather than the park, as residents desired to see something attractive from the street or front side. He urged City Council to make the entrance and exits for the facilities convenient for the citizens using the facilities.

In addition, Mr. Bowers suggested a smaller footprint for the facilities and indicated that his preference would be one building (three stories in height with a good foundation). One consolidated building was noted to be much more economical and efficient (i.e., single set of utilities and heating, ventilation and air conditioning), in Mr. Bowers' opinion.

Mr. Bowers referred to the possible encroachment of the new facilities upon dedicated park space. He indicated that Texas law might require that a referendum be placed before the citizens to do so. He urged City Council to be very careful with the placement of the facilities.

In closing, Mr. Bowers indicated that he was in favor of remote perimeter parking for the employees. He urged City Council to remember who their customers were--not the employees in the building, but the residents living in Bellaire.

Bill Stone:

Mr. Stone addressed City Council and indicated that his presence this evening was as a resident and not as a representative of the Environmental and Sustainability Board. He urged City Council, citizens, designers, and architects of any new buildings to take the extra steps necessary to make the new facilities as energy efficient as possible and to achieve the maximum LEED (Leadership in Energy and Environmental Design) rating. Although the steps necessary to achieve such a rating would be more costly initially, Mr. Stone believed that over time the City would recoup the costs if the facilities were built properly.

John Gabriel:

Mr. Gabriel addressed City Council and commented that he believed that pulling the buildings apart in a campus-like setting was a very smart move, particularly in a park. The scale of the building would be much more appropriate in a park setting. In addition, as mentioned earlier, such a setting would allow the architect the opportunity to work around the existing trees.

Mr. Gabriel stated that he personally wished to see more focus on zoning the site so that particular functions were adjacent to other compatible functions, such as recreational functions, beyond the wall of the building.

For a project of this nature, Mr. Gabriel agreed that the "Construction Manager at Risk" methodology was also a smart move.

Dr. Johnnie Frazier:

Dr. Frazier addressed the City Council and indicated that she was in favor of the campus concept for the new city facilities. Dr. Frazier advised that she was looking at the long-term (i.e., the next 50-70 years down the road) for the future Bellaireians.

She indicated that her concern was for buildings that would be sustainable for the long-term and fill the future needs of Bellaire beyond its current capacity. She expressed concern that in 5-10 years, the Police Department and Municipal Court could outgrow a single building without the capacity to expand. With the campus concept, the City would have ample opportunity for space and potential expansion over the years. The suggestion of adjoining the Library to the Civic Center was also a great idea, in her opinion.

Winfred Frazier:

Mr. Frazier addressed City Council and thanked them for their time on behalf of the citizens. He indicated that he, too, liked the campus plan and felt it made sense for Bellaire.

In closing, he urged City Council to put some thought into the type of buildings in terms of material, landscaping, and parking. Mr. Frazier looked forward to a transformation of the City's existing facilities into something all of the City would be proud of.

D. Action Items:

1. Consideration of and possible action on a recommendation from PGAL to adopt the "Campus of Buildings" municipal facility configuration option for the development of the following new municipal facilities: City Hall, Civic Center, Municipal Court Building, and Police Station.

Motion:

To accept the recommendation from PGAL to adopt the "Campus of Buildings" municipal facility configuration option for the development of the following new municipal facilities: City Hall, Civic Center, Municipal Court Building, and Police Station.

Following questions of PGAL and Director of Facilities Management Karl Miller regarding the municipal facility configuration recommendation, as well as further discussion among members of City Council related to the recommended configuration option, action was taken on the main motion.*

*For the record, Councilman Pat McLaughlan indicated that he would abstain from voting on the main motion as he felt the issue had not been adequately advertised to the public and that the public had not had an opportunity to engage with City Council. Additionally, Councilman McLaughlan felt that the existing City Hall building was functional.

(Requested by Karl Miller, Facilities Management)

RESULT:	ADOPTED [6 TO 0]
AYES:	Nauert, Nathan, Reed, Avioli Sr., Pappas, Friedberg
ABSTAIN:	McLaughlan

2. Consideration of and possible action on a recommendation from the Department of Facilities Management regarding a procurement process for the selection of architectural and engineering services and on the selection of a construction methodology option for the City's new municipal facilities: City Hall, Civic Center, Municipal Court Building, and Police Station.

Motion:

To approve a recommendation from the Department of Facilities Management to follow the Request for Qualifications (RFQ) procurement process for the selection of architectural and engineering services and to adopt the "Construction Manager at Risk" construction methodology for the City's new municipal facilities: City Hall, Civic Center, Municipal Court Building, and Police Station.

Following discussion among members of City Council regarding the procurement process and construction methodology, action was taken on the main motion.
(Requested by Karl Miller, Facilities Management)

RESULT:	ADOPTED [UNANIMOUS]
AYES:	Nauert, Nathan, Reed, Avioli Sr., Pappas, McLaughlan, Friedberg

E. Adjournment

Motion: Adjourn the Special Session of the City Council of the City of Belliare, Texas, at 8:01 p.m. on Tuesday, May 27, 2014.

RESULT:	ACCEPTED [UNANIMOUS]
MOVER:	Pat B. McLaughlan, Councilman
SECONDER:	Amanda B. Nathan, Mayor Pro Tem
AYES:	Nauert, Nathan, Reed, Avioli Sr., Pappas, McLaughlan, Friedberg