

MINUTES
REGULAR MEETING OF THE VALDOSTA CITY COUNCIL
5:30 P.M., THURSDAY, OCTOBER 20, 2011
COUNCIL CHAMBERS, CITY HALL

OPENING CEREMONIES

Mayor Joseph "Sonny" Vickers called the regular meeting of the Valdosta City Council to order at 5:30 p.m. Council members present were: Hoke Hampton, Tim Carroll, Ben Norton, and James Wright. Councilman Alvin Payton, Jr., Councilman Robert Yost, and Councilwoman Deidra White were absent. The invocation was given by Rev. J. D. Martin, King Solomon Missionary Baptist Church, followed by the Pledge of Allegiance to the American Flag.

APPROVAL OF MINUTES

The minutes of the October 6, 2011 Regular Meeting were approved by unanimous consent (4-0) of the Council.

BIDS, CONTRACTS, AGREEMENTS, AND EXPENDITURES

Consideration of a request to approve a consulting firm for the Five Points Municipal Auditorium Project as recommended by the Steering Committee.

Pat Collins, City Engineer, stated that he would be presenting an overview of the Request for Qualifications (RFQ) process for the Municipal Auditorium Project at Five Points. Mr. Bob Goddard, Chairman of the Municipal Auditorium Steering Committee, will present the details of the selection process, and Mr. Rob Evans, Manager Partner of IPC, Incorporated, will present the recommended design team, design approach, and schedule. The first thing that the Five Points Municipal Auditorium Steering Committee did was to separate itself into two groups. One group had an interest in funding and operations and the other was the RFQ Group which consisted of seven members including the City Engineer. On June 15, 2011, they published the RFQ seeking interested design firms. Every effort was made to convey information to interested firms. On August 2, 2011, the City held a non-mandatory RFQ pre-proposal presentation. The meeting yielded approximately 30 consultants from North Carolina, Georgia, Florida, and other states. Topics included site selection and details, existing auditorium space, uses and suggested upgrades, existing fees, the need for a sound business plan, the new regional library, and the project timeline. In the advertised RFQ there was a general explanation of the scope of work, the insurance requirements, proposal format which was limited to 100 pages, evaluation procedure, and special conditions. By the end of the process there were ten addendums which were mainly questions that were asked of the Committee for further clarification. The selection timeline began on June 15, 2011 with the RFQ advertisement and the deadline for submission was August 23, 2011. On September 1, 2011, they had delivery method training and then they shortlisted the teams on September 7th. They decided to bring five more firms back to make presentations and then on September 28th they spent the entire day listing to presentations and ranking the presentations. On October 13th, the Sub-Committee convened with the full Committee and they discussed their recommendation. They are now asking for Council's support of the recommendation given by the full Committee. There were 13 responses and included principal firms from as far away as Minnesota. All of the firms were well qualified to perform the work. The firms were as follows: (1) Altman & Barrett Architects, (2) Cogdell & Mendrala Architects, (3) Cooper Cary, (4) Danis (submitted two proposals – Construction Manager at Risk and Design/Build), (5) Ellis, Ricket & Associates, (6) Hammel, Green & Abrahamson, (7) IPG, (8) J. Glenn Gregory, (9) McCall & Associates, (10) Sizemore Group Architects, (11) Smallwood, Reynolds, Stewart, Stewart, and (12) tvsdesign. All of the participating consultants were very professional and complied with every request contained in the addendums. The selection process was thorough and it has taken several weeks to get through the Steering Committee and to Council for approval. To ensure that the RFQ Selection Sub-Committee was knowledgeable about the different project delivery method options for development of the auditorium, a training session was held on September 2, 2011. Mr. Bob Goddard, Chairman of the Municipal Auditorium Steering Committee, will present the details of the selection process and will provide the final recommendation to Mayor and Council.

Bob Goddard, Chairman of the Municipal Auditorium Steering Committee, stated that on September 7th the RFQ Sub-Committee met in the City Hall Annex and they reviewed 13 different proposals from 12 different architectural firms. Those firms also partnered with an additional firm from another part of the country who specialized in Municipal Auditorium and Theater design. Each proposal was reviewed, ranked, and shortlisted to five firms to come back and present oral presentations to the Committee. The five firms that were selected were as follows: (1) Altman & Barrett/John Sergio Fisher, (2) Cogdell & Mendrala/Holzman Moss Bottino, (3) Ellis, Ricket & Associates/Zeidler Partnership, (4) IPG Incorporated/Lord Aeck Sargent, and (5) J. Glenn Gregory/Odell. Each of the firms chose to use a theater consultant as part of their team and those consultants were: (1) Auerback, Pollock, Friedlander from New York City, New York, (2) Theatre Consultants Collaborative, LLC from Chapel Hill, North Carolina, and (3) Theatre Projects Consultants from Norwalk, Connecticut. Each of the three firms were used in the different proposals that were presented and each one is nationally recognized and worked on projects such like the renovations of Carnegie Hall, the Kennedy Center, and other centers. The Sub-Committee met on the morning of September 28, 2011 to receive final instructions and began the presentations. The presentations were in alphabetical order beginning at 8:00 a.m. Each architectural firm had 45 minutes to make their presentation followed by 30 minutes of questions and answers. During that time, the RFQ Sub-Committee asked seven pre-determined questions of each firm. The first team to present was Altman & Barrett Architects, Cogdell & Mendrala Architects was second, Ellis, Ricket & Associates was third, IPG Incorporated was fourth, and J. Glenn Gregory was the final firm. Following the presentations, the RFQ Sub-Committee met one last time and made a final ranking of those five presentations. They were scored and ranked on their performance and each one was asked the same seven questions which totaled 70 points. If a question received an outstanding answer then it received a 10 point value. If the question was excellent, they received 9 points, a good answer received 8 points, a fair answer received 7 points, and a poor answer received 6 points. They were 30 points that were allowed for overall presentation delivery allowing for a total of 100 points to be received by a firm overall. The five presenters met and the final scoring was as follows: Altman & Barrett Architects was ranked fifth, J. Glenn Gregory was ranked fourth, Ellis, Ricket & Associates was ranked third, Cogdell & Mendrala Architects was ranked second, and IPG Incorporated was ranked first. On October 13, 2011, the full Committee met and the Sub-Committee made their presentation to the full Committee. They recommended IPG based on their presentation and high score received. They received a score of 96.4 out of 100 possible points and the Sub-Committee felt there were extremely qualified and had a high level knowledge of local issues. The team that they presented has worked together in the past on other projects and they stressed in their presentation affordability and making sure that they came in with the budget that was prescribed. The Sub-Committee felt that they had a high level of trustworthiness and they developed several different auditorium and site concepts for review. Their presentation was well rehearsed, confident, and very direct and sincere. The second group in point total was Cogdell & Mendrala from Savannah with their partnering firm of Holzman Moss Bottino with a score of 88.7 points.

Rob Evans, IPG Incorporated, stated that when they look at work their approach is to be responsible for the charges they have seen. They immediately select a team who can be trusted and who understands that they will be accountable to them and to our community and leadership. IPG began with the end in mind and one of the things they did to excite their entire team was to create a Play Bill. This Play Bill alludes to the possibilities of what could occur at Five Points when the facility is in place. They broke the team up into characters in a five act play at Five Points. The first act would be their team of professionals, the Steering Committee, community leadership, and community to look at all of the possibilities of what Five Points could be within the budget limitations and timelines so that when SPLOST comes up in 2013 they will have something to move forward. The first act will include programming, master planning, traffic engineering, and conceptual site plans which would include all of the amenities that they see necessary on that site. IPG prepared some concepts on the site which was a good way to see what could occur. They were very diverse and were done in a vacuum with no interaction with the Steering Committee or leadership. The team they selected is extraordinary and they have done a lot of work together. They have also done work in our community. The acoustical consultant and theater consultant have both done some of the facilities they are going to visit. Acts two, three, four, and five come much later in the process. There is a lot of local representation on the design team now and during the construction phases. Finally, they are looking at six meetings starting in December to visit sites and gather information from similar facilities and strategies that they might want to apply. In January, 2012, there will be a large project kickoff meeting and in March, 2012 the arts and operation planning research will begin. They will also be looking at cost models in Georgia as they visit other facilities. In April, 2012, there will be some conceptual planning and in June, 2012 they will have schematic design

selection. In August, 2012, they will have the final presentation. Mayor Vickers inquired about the budget that they will be working within. Pat Collins stated that they would be working in the area of \$250,000 to \$300,000 for design and \$20 million for construction.

Pat Collins, City Engineer, stated that this Agenda Item is for consideration of a request to approve IPG, Incorporated to perform all of the professional consulting services necessary for the design and future construction of the Municipal Auditorium at Five Points as recommended by the Full Municipal Auditorium Steering Committee. The SPLOST VI referendum included funding not only to acquire the site, but also included funding to complete the preliminary auditorium design, site planning, and off-site roadway improvements for the new facility. On June 15, 2011, the City of Valdosta published a Request for Qualifications (RFQ) seeking interested design firms. Thirteen firms responded and the responses were scrutinized through a fair and thorough two-part selection process. IPG, Incorporated scored the highest points and was ranked first by the RFQ Selection Sub-Committee for both their written submittal and formal presentation. On October 13, 2011, the Sub-Committee's recommendation to award a contract to IPG received the full endorsement of the Municipal Auditorium Steering Committee. Staff has negotiated a scope of services and contract for preliminary professional architecture and civil design services with IPG Incorporated in the amount of \$266,050. The scope of work includes the preliminary design of the new auditorium and amphitheater and site work for the new library which was done by others at Five Points. The scope includes preliminary design of off-site roadway and stormwater improvements, and the contract provides a means for extension through final design and construction services in the event that the project advances as anticipated. Staff recommends that the Mayor and Council accept the recommendation of the Municipal Auditorium Steering Committee and approve a contract with IPG, Incorporated in the amount of \$266,050 plus a 10% contingency. Councilman Carroll inquired as to whether the Library Board would hear a presentation or if this was something that we already know they are supporting. Pat Collins stated that a Library Board member is on the Selection Committee. Larry Hanson stated that the Library Board will not be approving this project because the entire Committee is master planning the entire 22 acres which includes accommodating the Library on this property as part of the master plan project. They are very much involved in that part of the project. Larry Hanson thanked the Mayor and Council for having this citizen-driven Committee. They are advocates for the project and will help us to determine what we need in the facility, how we pay to build it, the structure to operate it, and how we pay to operate it. They are serving a very valuable role and this is a great example of citizens choosing to be involved.

A MOTION by Councilman Carroll, seconded by Councilman Norton, was unanimously adopted (4-0) to approve a contract with IPG, Incorporated in the amount of \$266,050 plus a 10% contingency for the Five Points Municipal Auditorium Project.

Consideration of bids for equipment repairs at the Withlacoochee Water Pollution Control Plant.

Henry Hicks, Utilities Director, stated that the Withlacoochee Wastewater Plant is over 30-years old and its associated equipment is rapidly reaching the end of useful operation. The Belt Press Building was partially submerged during the 2009 flood event and only electrical repairs were authorized through FEMA. The two belt presses located in this building are used to dewater the thickened biosolids removed from the treatment process and disposed at the landfill. This dewatering reduces water content of the biosolids thus significantly lowering disposal costs. These belt presses did receive some minor flood damage in 2009 but continued to operate after electrical repairs were made. The belts were recently replaced on one unit but due to the condition of the rollers and bearings, the belts will not stay centered causing ineffective dewatering of solids, increased disposal costs, as well as unnecessary premature wear on the new belt as they remain in service. Due to the age and condition of this equipment, the rollers, bearings, and a section of water pipe on one press require immediate replacement to maintain compliance with regulatory requirements (both presses are necessary to handle all solids removed during the treatment process). Until the press is disassembled, it is unknown whether the bearing blocks holding the rollers and their bearings require repair or replacement. As a result, a 30% contingency will be required should these additional repairs be needed. The repairs are necessary to maintain regulatory compliance and keep disposal our costs at a minimum. Quotations from two vendors were obtained (the equipment manufacturer and a local vendor capable of performing this work). The local firm, Winnersville Machine and Welding, was the lowest responsive bidder with a bid of \$51,828.35. Henry Hicks recommended that Council approve the low bid submitted by Winnersville Machine and Welding in the amount of \$51,828.35 plus a 30% contingency. Mayor Vickers inquired as to how long the repair would take. Henry Hicks stated that it would take a couple of months at the most.

A **MOTION** by Councilman Carroll, seconded by Councilman Hampton, was unanimously adopted (4-0) to approve the low bid submitted by Winnersville Machine and Welding in the amount of \$51,828.35 plus a 30% contingency for equipment repairs at the Withlacoochee Water Pollution Control Plant.

CITY MANAGER'S REPORT

Larry Hanson, City Manager, stated that October is community Planning month and there were a lot of activities scheduled. There was a tour of the Water Treatment Plant on Tuesday night and there is a tour of the Traffic Management Center today which started at 5:30 p.m. This is a great citizen outreach opportunity and we are doing a lot of things to involve our Staff and citizens in local government.

Each Monday morning Sementha Mathews, Public Information Officer, sends out an E-mail blast called "In the City This Week" and it is a great informational resource to keep the citizens informed about what is going on in our City.

There are nine slots coming up for the Boards, Commissions, and Authorities. This is very important for our community and the process of advertising to seek citizens to apply voluntarily is working very well. The deadline to apply for the following slots is November 2, 2011: (1) Valdosta-Lowndes County Industrial Authority – 1 slot, (2) Land Bank Authority – 2 slots, (3) Valdosta Housing Authority – 2 slots with 1 slot being a resident appointment, (4) Valdosta-Lowndes County Conference Center & Tourism – 1 slot, and (5) Central Valdosta Development Authority/Downtown Development Authority – 3 slots.

Make-A-Difference Day will be held on Saturday, October 22, 2011 from 8:30 a.m. to 11:30 a.m. The City works in collaboration with the Keep Valdosta-Lowndes Beautiful organization and there are several sites available for citizens to participate in this year including Sugar Creek.

The ACCG will be hosting a meeting in Valdosta on October 25, 2011 at the James H. Rainwater Conference Center. Lowndes County Commissioner Joyce Evans is a District Representative and is hosting the meeting and she has asked Council's consideration in attending the event.

The work on the MLK, Jr. Corridor Project has resumed since September 26, 2011 when AT&T relocated their poles. New sidewalks have been installed on the north and south sides of MLK with the exception of one 75 foot section where Georgia Power is continuing some work. The sidewalks, pavers, and irrigation are taking place along with some of the final electrical work. Georgia Power will be installing the new pedestrian light bases and the lights have been delivered so they are scheduled for installation next week. The project is on schedule barring any unforeseen circumstances and this phase of the project should be completed by Thanksgiving.

Coleman-Talley, LLP will be holding their Third Annual American Cancer Society Relay for Life BBQ fundraiser on October 28, 2011. Chicken dinner plates can be purchased for \$8.00 per person and all proceeds go to the American Cancer Society.

COUNCIL COMMENTS

Councilman Carroll stated that they are working on the punch list for the water and sewer extension on Smithbriar Drive and Pine Point Drive. Councilman Carroll thanked Pat Collins, City Engineer, and his Staff for their assistance on this project as well as Larry Dean of Standard Contractors.

Mayor Vickers stated that he and some friends have prepared a Mayor's Calendar which is a 14-month calendar that includes November and December of this year and all of 2012. These calendars were not paid for with taxpayers' money. Copies are available in the lobby outside of Council Chambers.

CITIZENS TO BE HEARD

George Boston Rhynes, 5004 Oak Drive, stated that he appreciated the follow up that the City has given to the railroad tracks. He met with the City Manager and they have been working to resolve and fix the railroad tracks not only on Fry Street but throughout the City. He received an email from the City Manager and he should not

have stood before this Council and complained about railroad tracks when they were vigorously working on them in order to resolve the problem. Mr. Rhynes commended them for the work that they had done; however, he did wish that the community could be more informed on what is brought before Council. If information was filtered back to the community the citizens would not be left in a state of limbo in terms of not knowing what is being done.

Matt Portwood, 4233 Wilshire Drive, stated that he is a Senior History Major at Valdosta State University and represented young cyclists in Valdosta. He likes to commute and ride his bicycle for his health and he carries the Georgia Bicycle Law Enforcement Pocket Guide because several cyclists have complained to him that they have been stopped by the Police who do not even know the law. A Georgia State Patrolman stopped one cyclist and told him that he needed to get off the road and get onto the sidewalk. One of the first rules in the Pocket Guide is that a cyclist belongs on the road. Mr. Portwood stated that making Valdosta a friendlier bicyclist city involves two key elements. The first element is to educate both automobile drivers and cyclists and he is working at a grass roots level to get the Pocket Guide out to all cyclists in Valdosta. They are also trying to write letters to the Editor of the local newspaper and build up education among drivers and cyclists so that they understand the laws. The second element is that the City needs changes in infrastructure. Mr. Portwood commended the Mayor and Council on the Transportation Master Plan because it is impressive. It appears that Valdosta will be a great pedestrian and cyclist friendly City in 25 years; however, today it is not. There have been stories of cyclists who have been hit and killed and a friend of his was spit on by a motorcyclist who did not know he belonged on the road and was told to get on the sidewalk. Another cyclist was clipped by the side mirror of a car. If we were to raise the priority level of biking paths and pedestrian walk ways on the Transportation Master Plan it would make Valdosta a safer and better place to ride. Mr. Portwood stated that an older gentleman told him that he did not mind bikes but they just need to get out of the way of traffic. The point is that they are traffic.

ADJOURNMENT

Mayor Vickers entertained a motion for adjournment.

A MOTION by Councilman Carroll, seconded by Councilman Hampton, was unanimously adopted (4-0) to adjourn the October 20, 2011 meeting of the Valdosta City Council at 6:17 p.m. to meet again in regular session on Thursday, November 10, 2011.

City Clerk, City of Valdosta

Mayor, City of Valdosta