

# Town of Indian Shores

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## TOWN COUNCIL WORKSHOP

MINUTES - MARCH 25, 2010

**INDIAN SHORES TOWN COUNCIL WORKSHOP MEETING convened at 2:01 P.M.**  
**Those present were Mayor Lawrence, Vice Mayor Herndon, Councilor Smith, Councilor Sutch and Councilor Irelan.**

**Also Present: Marcia Grantham, Town Clerk; Mary Karayianes, Director of Finance; Chief Williams, Town Administrator; Lawrence Nayman, Building Official.**

### **1.0 Discussion of the Committee's recommendation concerning the General Contractor for the Town's new Municipal Center.**

**Mayor Lawrence thanked the members of the Selection Committee for their efforts in reviewing and ranking the Contractors.**

**Chief Williams stated he had expected the bid amounts to be closer to the Town's budget figure, however in discussions with the Building Official and the Architect, the footprint was larger than initially anticipated.**

**Chief Williams reported the bids ranged from \$4,213,535.00 to \$4,573,600.00.**

**Chief Williams further reported the majority of the Council members attended the presentations by the top six selected contractors, the Selection Committee has completed the rankings and the Building Official has ranked them in alphabetical order by the point system used.**

**Chief Williams advised that Hennessy Construction was ranked first, with Beck ranking second and Gates Butz ranked number three, followed by Creative Contractors, Wichman Construction and CB Constructors. Chief Williams stated that project approach was what set them apart from the rest, noting Hennessy presented a three stage approach.**

James J. Lawrence  
Mayor

Joan G. Herndon  
Vice Mayor

Carole Irelan  
Councilor

Steve Sutch  
Councilor

William F. Smith  
Councilor

E.D. Williams  
Town Administrator  
Chief of Police

Mary Karayianes  
Director of Finance  
and Personnel

Marcia Grantham  
Town Clerk

James Yacavone  
Town Attorney

Lawrence G. Nayman  
Building Code  
Administrator

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*Mayor Lawrence stated he was impressed with the companies that had done a lot of homework in solving problems that they will be faced with during construction.*

*Vice Mayor Herndon stated she was familiar with three of the projects Hennessy had done, which were the Mahaffey Theatre, Don Cesar Hotel and St. Pete Yacht Club.*

*Chief Williams reported on one other issue with the selection process, advising he had discussed with the Architect the approach to take whether to select the top one or top two for further negotiations, noting personally he would like to select the first ranked and go to number two, if necessary.*

*Councilor Irelan stated she agreed with Chief Williams about not pitting two people who we might want and compete on the price.*

*Mayor Lawrence stated he did not mind pitting them against each other as one might have ideas on value engineering that the other might not have thought of.*

*Lawrence Nayman, Building Official, reported he does have a list of things to discuss, advising they do not have a lot of extras and change orders are usually requested by the owner. He stated that negotiating with one contractor would be much easier.*

*Mayor Lawrence asked Council members if they all agreed that the goal of value engineering is to build a project as close to our budget cost as possible, and all were in agreement on this position. Mayor Lawrence stated he feels the Town has to approach the project as if the Town will not receive any Penny for Pinellas re-payment funds from the County, and the Town has to entirely fund the project.*

*Chief Williams stated he believes it should be a combination approach by reducing the cost and some coming from the General Fund Budget, advising he would like to know what process to follow based on Council direction.*

*Chief Williams reported he has talked with the Building Official on what the "give-ups" can be to get the contract down to a reasonable price, and what he has heard is that we will probably not get it down to our budget figure.*

*Chief Williams stated the Town has approximately \$3.65 million to \$3.67 million, and we are talking about approximately a \$300,000.00 increase in fund balance last year, noting \$1 million was taken from the current fund balance and moved to the CIP fund, leaving a \$1.6 million in General Fund balance.*

**Chief Williams** reported that approximately \$200,000.00 has been expended to date covering the Architect's cost, engineering cost and asbestos cost.

**Chief Williams** stated in looking at it realistically, all six bid figures were very tight, and in all probability we will not get to our budget figure.

**Chief Williams** reviewed present budget status as follows:

- \*\* \$1.1 million in accrued FY2010 CIP Fund Balance.
- \*\* \$1 million transferred from a \$2.6 million Fund Balance as of 9/30/09, bumping capital to \$2.1 million.
- \*\* \$1.5 million to be borrowed against Penny for Pinellas funds.
- \*\* \$100,000.00 budgeted in CIP, which was there for preliminary costs for new Municipal Center project, (Architect, concept design, etc.)
  
- \*\* Above funds have nothing to do with receipt of anticipated \$3.5 million from Pinellas County Penny for Pinellas funds.

Any additional funding, i.e. federal funds for EOC, other than negotiated down items, Town currently has \$3.4 million remaining.

**Chief Williams** advised the difference can be handled in two ways, one being "pay as you go" and the other would be to extend the debt beyond the proposed \$1.5 million.

**Mayor Lawrence** stated it seems like we should do everything we can to get close to the budget figure and maximize options to put off today and do tomorrow, if possible.

**Chief Williams** stated with all the discussions for possible reductions it may amount to only about \$400,000.00, advising the Building Official will discuss with the Architect and determine what is correct and how one may impact another item.

**Discussion followed among Council Members with Chief Williams and the Building Official responding to various questions.**

**It was a consensus of the Council members that all were in favor of Hennessy Construction and to proceed with the single negotiation process, and all agreed on the ranking of the six (6) General Contractors.**

**2.0 Discussion on ordinance addressing canopies on the beach.**

*Mayor Lawrence reported the issue of canopies remaining on the beach for extended periods of time was brought up at the Council meeting on March 23, 2010, noting he and Chief Williams have discussed this several times as an on-going problem.*

*Mayor Lawrence further reported he had obtained a copy of an Ordinance passed by Town of Redington Shores in 2008, and advised that City of Indian Rocks Beach had passed one in 2006, noting they were very similar, but that Redington Shores had expanded on the wording.*

*After discussion, it was a consensus of the Council members there was a need to control the canopies.*

*Chief Williams stated he would work on a draft ordinance and submit to Attorney Yacavone for review.*

**INDIAN SHORES TOWN COUNCIL WORKSHOP MEETING adjourned at 3:20 P.M.**

  
**MARCIA GRANTHAM, CMC**  
**Town Clerk**