

**MUSTANG CITY COUNCIL
JUNE 28, 2012**

The Mustang City Council met in regular session on Tuesday, June 28, 2012 at 5:00 p.m. in the Mustang Police Department Community Room. Notice of the meeting was posted on the Bulletin Board outside the Mustang Municipal Building on Tuesday June 26, 2012 at 9:56 a. m. in compliance with the Open Meeting Law, 25 O.S., Section 301, et. seq.

A. CALL TO ORDER

Mayor Jay Adams called the meeting to order at 5:00 p.m.

B. ROLL CALL

Councilmembers Present:	Taylor
	Grubbs
	Bowers
	Jones
	Hagan
	Mount
	Adams

Councilmembers Absent:	None
-------------------------------	-------------

C. DISCUSSION ITEMS

1. Discussion, Consideration and Possible Action Regarding Selection and Interview of Architects for the Town Center Expansion.

a. Brinkley Sargeant	Interview 5:15 – 5:45
b. Red Prairie Architects	Interview 6:00 – 6:30
c. Rees Architects	Interview 6:45 – 7:15

a. Brinkley Sargeant –

Dwayne Brinkley with Brinkley Sargeant made the presentation for his Architect Firm which is based in Dallas. He stated that the firm is 36 years old and they designed the Mustang Town Center and the Police Department. They had an established budget and they met that budget.

**MUSTANG CITY COUNCIL
SPECIAL MEETING
JUNE 28, 2012
PAGE 2**

He knows the area because his wife is an OSU Graduate.

Jason Cotton, Civil Engineer with Cardinal Environmental would be the engineer and he has done work for Norman and Oklahoma City.

Brinkley showed projects they have done and how they go through the process.

Brinkley explained expansion considerations such as parking, utility relocation, lighting control, capacity in electrical panels and code compliance.

He talked about their phasing strategy and how they would hold construction meetings every two weeks.

Councilman Mount stated that the Community Center has too many roof problems now, are you proposing any roof changes?

Brinkley stated that wasn't a design problem. The roof needs preventative maintenance.

Mount asked about new types of materials and Brinkley stated that rubber roofing could be one and that could be easier to manage.

Adams asked if Brinkley would be lead on the project and he said, yes.

Adams asked if selected what would travel costs be and Brinkley said, \$8,000 but would be happy to cap that.

MOTION was made by **Councilwoman Bowers**, seconded by **Councilwoman Hagan** to recess.

AYE: Taylor, Grubbs, Bowers, Jones, Hagan, Mount, Adams

NAY: None

b. Red Prairie Design -

Patrick Bumpas, Architect introduced himself and stated that they don't pursue every project just the ones that are important to them. He also stated that this is

**MUSTANG CITY COUNCIL
SPECIAL MEETING
JUNE 28, 2012
PAGE 3**

an entrepreneur business and they all came from large firms. They decided that they all want to stay closer to their clients.

He talked about their years of experience and qualifications. Patrick was the lead architect in building Mustang's City Hall six years ago. He stated that there were zero change orders on that project and they made every deadline.

Bumpas also stated that they look for opportunities to make the most out of every dollar. He also went over the projects that his firm has been involved in and introduced Teresa Petromilli, Architect and Lance Mills, Civil Engineer who lives in Mustang.

Bumpas stated that he met with Justin Battles and Desiree Webber. He stated that he does not know all the details but in case there is a need for a Library Consultant on this project, he knows one.

He stated that the project timeline is October, 2013. He talked about being more productive if keep in touch with clients and that they use touch pads.

He stated that on this project the key is the Civil Engineer and they talked about going west with the expansion. He talked about losing investments already made such as the street and parking that is already there.

Adams asked if he would go south if that is what everyone wants and Bumpas said, absolutely and **Grubbs** thought it was a good alternative.

Adams asked if they had any experience in sound proofing and Bumpas said, yes and explained further.

Adams asked if selected what would travel cost be and Bumpas stated that they are completely local and he didn't think they would have any unless asked to get someone from out of state.

MOTION was made by **Councilwoman Hagan**, seconded by **Councilman Mount** to recess.

AYE: Taylor, Grubbs, Bowers, Jones, Hagan, Mount, Adams
NAY: None

**MUSTANG CITY COUNCIL
SPECIAL MEETING
JUNE 28, 2012
PAGE 4**

c. Rees Architect -

Dennis McPhee, Richard Semtner and Farooq Karim introduced themselves to Council.

Karim talked about projects they have done and the experience they have and he passed out pictures of projects they have done.

Richard Semtner talked about experience he has with the company and stated that he will handle construction management.

Dennis McPhee went over the schedule and budget and developing a project schedule to be detailed to work around that schedule. They will keep the City informed and the \$2.1 million budget will be monitored. They will do actual detailed analysis to stay within the budget.

They talked about Semtner's commitment to the community since he lives close to Mustang. His kids grew up in Mustang.

They talked about in-house landscaping and in-house interior design. They stated that 85% of their projects are for repeat clients and 90% of their projects are small ones.

They stated that their visualization capabilities are second to none and the City will know what they are getting from day one.

Mayor Adams asked if they had experience in cost effective sound proofing.

Karim stated that broadcast design is one of their specialties.

Adams asked how many projects are they working on now and they said that Semtner is absolutely available, Karim is upfront and working on every project and Dennis is more of a Project Manager, There is a team of 10 to 12 people on the project.

Adams asked if selected what percentage of travel cost would there be.

Karim stated typically there is no travel cost.

**MUSTANG CITY COUNCIL
SPECIAL MEETING
JUNE 28, 2012
PAGE 5**

McPhee stated 5% and 6% is the normal range but there would probably be no travel cost or meals.

Grubbs asked if they had specific Library experience.

Karim stated that they have related experience such as higher education and K through 12.

The architects finished their presentation and the Council filled out their selection forms where they rated each firm. The City Manager collected the forms and tallied the numbers.

MOTION was made by **Mayor Adams**, seconded by **Councilman Mount** to recess until the City Manager could finish counting.

AYE: Taylor, Grubbs, Bowers, Jones, Hagan, Mount, Adams

NAY: None

The top scores went to Brinkley Sargeant and Red Prairie.

Councilman Grubbs wasn't in favor of Brinkley Sargeant because he wanted to keep the Architect in town. He stated that Prairie Design did most work of the other architects in this process. They spent time with staff and thought of other ideas and showed most dedication.

Jones thought Brinkley Sargeant came across as corporate and plastic.

Bowers agreed with having local but they did make a mistake on the time line on their bid.

Grubbs thought being local should get extra points. If so that would make Brinkley Sargeant and Red Prairie tied.

Hagan stated that she considered them being local but thinks very highly of Brinkley. They kept us on budget and kept us informed when they did the Town Center Project. There were a lot of change orders but we have their results staring us in the face.

**MUSTANG CITY COUNCIL
SPECIAL MEETING
JUNE 28, 2012
PAGE 6**

Jones stated that they were architects who approved the roof and what about change orders.

Mount stated that his job is to look for people who are the best even if they don't live here. His job is to find the best company for the best job.

Grubbs talked about Brinkley having a lot of change orders and how that is a cash cow for contractors.

Adams asked Desiree Webber, Library Director to make a comment and she asked members of her Library Board to speak and they liked Red Prairie.

Webber stated of the seven who bid Red Prairie took a lot of time to get to know the project and met with her and the Parks Director for an hour.

Battles stated that when they had trouble with the sound in the Banquet Room they talked to Rees Architect and they brought out the sound panels and Bumpas was a part of that team at the time.

Battles stated that he contacted Brinkley Sargeant in 2007 when having trouble with the roof and he was told to contact the contractor and he felt he was put off by that firm at the time. They did say that those roofs are made to maintain but he felt that he didn't get a good answer from them.

Mayor Adams stated that after hearing from the Library Board and the Parks Director Brinkley's past work concerns him. The two companies are dead even and if give points for being local it would tip to Red Prairie.

Adams recommended considering awarding to Red Prairie.

Taylor was concerned with the mistake made on the time line by Red Prairie.

Jones stated that he is an author of 3 books and we are not machines. You can make mistakes so it is not a deal breaker to him.

**MUSTANG CITY COUNCIL
SPECIAL MEETING
JUNE 28, 2012
PAGE 7**

MOTION was made by **Councilman Grubbs**, seconded by **Councilman Jones** to move forward with Red Prairie Design as Architect for the Expansion of the Town Center Project.

A roll call vote was taken.

AYE: Taylor, Grubbs, Jones, Adams

NAY: Bowers, Hagan, Mount

The vote to award Red Prairie Design as Architect passed.

2. Discussion, Consideration and Possible Action Regarding Approval of City Councilmember's Projects with Previously Allocated Funds.

City Manager Rutledge went over the projects Council was interested in for the expenditure of their \$5,000.

Jones, Hagan Grubbs and Mount wanted to transfer their monies for the roof repair at the Town Center.

Rutledge stated that Bowers couldn't do anything with her money right now for the projects that she was interested in. Not enough time to get them in.

Justin Battles, Parks/Recreation Director explained the roof repair and how the project should be done.

The **City Manager** stated that the Mayor wanted \$3,790 to go for LED signs; Councilman Taylor wanted \$540 to purchase trash cans for the park and the rest for repairs to the roof of the Town Center.

MOTION was made by **Mayor Adams**, seconded by **Councilman Jones** to whatever is left over out of Special Projects will be transferred to roof repair for the Community Center.

AYE: Taylor, Grubbs, Bowers, Jones, Hagan, Mount, Adams

NAY: None

**MUSTANG CITY COUNCIL
SPECIAL MEETING
JUNE 28, 2012
PAGE 8**

D. ADJOURNMENT

MOTION was made by **Councilwoman Hagan**, seconded by **Councilman Grubbs** to adjourn.

AYE: Taylor, Grubbs, Bowers, Jones, Hagan, Mount, Adams

NAY: None

The meeting was adjourned at **7:45 p.m.**

Mayor

Attest:

City Clerk