

SPECIAL MEETING OF THE CITY COUNCIL
CITY OF CALEDONIA, MINNESOTA
Wednesday, January 20, 2016

CALL TO ORDER: Following due call and notice thereof, Mayor Gran called the meeting to order at 6:00 p.m. in the Council Room, City Hall.

PLEDGE OF ALLEGIANCE: Mayor Gran led the Council and visitors in stating the Pledge of Allegiance.

ROLL CALL: Members present: Mayor Joshua Gran, Paul Fisch, and DeWayne Schroeder. City staff present: City Clerk/Administrator: Adam Swann.

AGENDA: Motion by Member Fisch, second by Member Schroeder to approve the agenda. All members present voted in favor and the motion was declared carried.

VISITORS AND COMMUNICATIONS: Thomas R. Schaffer, president, USAquatics, Inc.; Ryan K. Johnson, business development/project manager, USAquatics, Inc.; Daniel E. McGonigle, general manager, the *Caledonia Argus*.

NEW BUSINESS:

a. Review of revised design plans for the Caledonia Aquatic Center (“CAC”) with Mr. Schaffer and Mr. Johnson of USAquatics, Inc.

In response to question from Member Fisch, Mr. Schaffer reported that the CAC would have its own electrical system. Mr. Schaffer reported that the retaining wall had been removed. Mr. Schaffer stated that no new drawings for the CAC would be sent to potential contractors without Council’s approval.

Mr. Schaffer explained that the January 7, 2016 cost estimate for the CAC was based on input provided by area contractors.

Mr. Schaffer stated that the City should have a meeting with local contractors to review the current plans and solicit feedback on how best to prepare the bid packages. Mr. Schaffer said that the bids would come back high if the community’s contractors didn’t support the project.

Member Fisch asked Mr. Schaffer what contractors would be needed for project. Mr. Schaffer said that the project would need contractors for the following areas: plumbing, electrical, mechanical, pool, bath house, site work, fence, demolition, landscaping, flat work, and masonry.

Mr. Schaffer said that the project could not be scaled down much more and that the CAC was going to lose its value if it was further reduced in size. Mr. Schaffer reported that he recently met with Parkers Prairie, MN, a city smaller than Caledonia that is constructing a \$1.8 million aquatic center.

Mr. Schaffer reported that the City’s Aquatic Center would have capacity for 300 people and that the pool would be smaller than the one in Spring Grove, MN.

Mayor Gran asked if the bath house could be reduced in size; Mr. Schaffer responded that it could not in order to meet minimum requirements for toilets, showers, and related fixtures.

Member Schroeder asked if metal shingles could be used rather than asphalt ones; Mr. Schaffer said that metal shingles would be more expensive.

Mr. Schaffer reported that the life expectancy of the pool shell was 50 years. Mr. Schaffer said the pool the was going to be less expensive to operate than the current City pool because it would have fewer filters and utilize a high-efficient heater.

Mr. Schaffer directed the Council to the probable cost estimate for the CAC and explained that the items listed in the column labeled “Budget” were mandatory for the project and that items listed in the column labeled “Alts” were optional features.

In response to a question from Member Fisch, Mr. Schaffer said that the City could buy some supplies for the project directly, such as cement, to reduce project costs.

Mr. Schaffer said that Davy Engineering Co. still needed to finish the site plan for the utilities and sidewalk.

Mr. Schaffer said that USAquatics, Inc.’s 5% construction management fee could be lower if a contractor handled several bid packages.

Mr. Schaffer said that he thought the \$1,974,877 million base project cost listed in the January 7, 2016 probable cost estimate was high.

Member Fisch said the goal of the contractor meeting on January 27, 2016 was to determine the best way to organize the bid packages.

The Council and Mr. Schaffer discussed the possible timeline for soliciting and reviewing bids and constructing the Caledonia Aquatic Center.

Mr. Schaffer reported that nothing from the current pool could be salvaged.

The Council and Mr. Schaffer discussed what time to hold the contractor's meeting on January 27, 2016. The Council decided to hold the meeting from 10:00 a.m. – 11:30 a.m. on January 27, 2016.

Member Fisch thanked USAquatics for their work on the project.

ANNOUNCEMENTS: The next regular meeting will be held on Monday, January 25, 2016 at 6:00 p.m.

ADJOURNMENT: There being no further business before the Council, a motion to adjourn was made by Member Fisch, seconded by Member Schroeder. All members present voted in favor and the motion to adjourn was declared carried at 7:00.

Joshua D. Gran
Mayor

Adam G. Swann
Clerk/Administrator