

OAK RIDGE CITY COUNCIL SPECIAL MEETING
Municipal Building Courtroom

October 11, 2018

Minutes

The special meeting of the City Council of the City of Oak Ridge, Tennessee convened at 4:00 p.m. on October 11, 2018 in the Courtroom of the Municipal Building with Mayor Warren L. Gooch presiding.

ROLL CALL

Upon roll call the following Councilmembers were present: Councilmember Kelly Callison; Mayor Pro Tem Rick Chinn, Jr.; Councilmember Jim Dodson; Mayor Warren L. Gooch; Councilmember Derrick Hammond; Councilmember Charles J. Hope, Jr.; and Councilmember Ellen Smith.

Also present were Mark S. Watson, City Manager; Kenneth R. Krushenski, City Attorney, and Mary Beth Hickman, City Clerk,

RESOLUTIONS

Resolution No. 10-89-2018

A RESOLUTION AWARDDING A CONTRACT (FY2019-056) TO JENKINS & STILES, LLC, KNOXVILLE, FOR THE CONSTRUCTION OF THE OAK RIDGE PRE-KINDERGARTEN AND SCARBORO PARK IMPROVEMENTS PROJECT IN AN AMOUNT NOT TO EXCEED \$8,410,000.00 AND AUTHORIZING THE CITY MANAGER TO SIGN CHANGE ORDERS UP TO FIVE PERCENT (5%) OVER THE CONTRACT PRICE.

Mayor Pro Tem Chinn moved for approval of the resolution, and Councilmember Callison seconded. Mayor Gooch called on Councilmember Callison to comment on the recommendation from the Budget and Finance Committee. Councilmember Callison stated that the committee had reviewed the bids and held extensive discussions prior to recommending approval.

Mayor Pro Tem Chinn asked about the additional cost of furniture for both projects. Mr. Watson stated that Jacene Phillips is going over existing furniture to see what can be carried over but that the plan is to include furniture costs in the bond offering.

Councilmember Hammond stated that the recommended contractor has mentioned a willingness to be aggressive about members of the community being involved in the project. Bart Jenkins, President of Jenkins and Stiles, stated that he plans to have a job fair and reach out to the community. Mr. Watson stated that the City would partner with them to assist in getting the word out.

The resolution was approved unanimously by board vote with Councilmembers Callison, Dodson, Hammond, Hope, Smith, Mayor Gooch and Mayor Pro Tem Chinn voting "Aye."

Resolution 10-90-2018

A RESOLUTION AWARDDING A CONTRACT (FY2019-057) TO JENKINS & STILES, LLC, KNOXVILLE, FOR THE CONSTRUCTION OF THE SENIOR CENTER FACILITY IN AN AMOUNT NOT TO EXCEED \$2,683,035.00 AND AUTHORIZING THE CITY MANAGER TO SIGN CHANGE ORDERS UP TO FIVE PERCENT (5%) OVER THE CONTRACT PRICE.

Councilmember Dodson moved for approval of the ordinance, and Councilmember Hammond seconded.

Councilmember Callison provided an overview of the Budget and Finance Committee's recommendation. He stated that the committee had reviewed and was pleased with the combination of both bids and that

one of the driving forces behind the recommendation of awarding the contract for both projects to the same bidder was a \$25,000 credit for utilizing the same contractor and the time factor of this contractor being able to finish the Senior Center project earlier.

Mayor Pro Tem Chinn stated that the awarding of this contract was a more difficult decision due to Jenkins and Stiles not being the lowest bidder, but that the time factor of being able to finish early has to be part of the decision, as well as the fact that Jenkins and Stiles included a self-imposed penalty of \$500 per day if the project is not completed by their deadline.

Chris Haire with Hartson Construction addressed Council regarding his firm being the low bidder and the fact that the deadline was more arbitrary for the Senior Center project. Jacene Phillips stated that because the Pre-K had to be completed in time for the start of the school year, that that deadline was more set in stone than the Senior Center.

Councilmember Dodson stated that he was not convinced that the time factor was considered as important with the Senior Center project and that he wants a senior center but also wanted to make sure the process was fair.

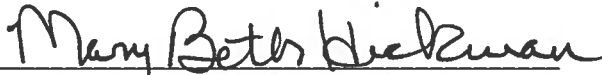
City Attorney Ken Krushenski read the criteria to Council for choosing the "Lowest Responsible Bidder."

The resolution was approved unanimously by board vote with Councilmembers Callison, Dodson, Hammond, Hope, Smith, Mayor Gooch and Mayor Pro Tem Chinn voting "Aye."

General discussion was held with Chris Bessler from Cumberland Securities regarding the issuance of bonds for the financing of the project, but no action was taken.

There was also general discussion regarding the furniture allocation amounts for the Senior Center and Pre-K projects and further discussion on fundraising initiatives being proposed for the Senior Center. Liz Batchelor, 119 Greystone Drive, Oak Ridge, addressed Council regarding the Senior Center Foundation's raising of funds for furniture for the Senior Center. No action was taken.

ADJOURNMENT: 5:16 p.m.


Mary Beth Hickman, City Clerk

APPROVED BY CITY COUNCIL
November 12, 2018


Warren L. Gooch, Mayor