

COMMITTEE OF A WHOLE MEETING MAY 11, 2020

A Committee Of A Whole meeting was called to order by Mayor Scott J. Harl in the Peru City Council Chambers on Monday, May 11, 2020 at 6:30 p.m.

City Clerk Dave Bartley called the roll with Aldermen Ferrari, Waldorf, Lukosus, Radtke, Payton present; Aldermen Sapienza, Ballard and Buffo present; Mayor Harl present.

MINUTES

Mayor Harl presented the Committee Of A Whole Minutes of April 13, 2020. Alderman Radtke made a motion that the minutes be received and placed on file. Alderman Ferrari seconded the motion; motion carried.

PRESENTATION

City Engineer Eric Carls initiated a discussion regarding the proposed police station and reviewed the process and introduced the development team. Ms. Leigh McMillen of Leopardo Companies, Mr. Matt Lamps and Ms. Angela Kalsto of Basalay Cary and Alstadt Architects and Mr. Dean Roberts of McClaren, Wilson & Lawrie, Inc. (MWL).

Peru's police station will be built for \$16.4 million – and no more.

Ms. McMillen, senior vice president of Leopardo Companies announced its guaranteed maximum price for constructing the proposed station to be located off Midtown Road west of Hy-Vee. Ms. McMillen stated the price includes \$13 million for construction plus another \$3.4 million for furnishings, computers and other equipment and stated the total includes nearly \$900,000 that has been paid already.

Ms. McMillen reported on the process with several months of bi-weekly workshops and 160 cost savings options.

Ms. McMillen also discussed some highlights of the new complex:

- Segregated entrances for the public and the force, a division that ensures security and clearly shows where citizens need to enter for an event in the community space.
- The complex also includes ample garage space to extend the lifespan of the vehicles and the sensitive IT equipment.

Ms. McMillen stated we're very confident this will be a very successful project for the community.

Mr. Matt Lamps of Basalay Cary and Alstadt Architects reviewed the site plan.

Mr. Dean Roberts of MWL noted the following:

- Excellent site selections
- Public vs secure entrances into the facility
- Reviewed the floor plan
 - Efficient and effective

Mr. Lamps reviewed the exterior finishes.

Ms. McMillen presented the following:

- \$16,356,806.00 GMP
- \$13,927,040 construction only
- 12-16 month build cycle

City Engineer Eric Carls noted some bid packages have been sent out to determine more complete cost estimates.

Finance Officer Justin Miller has a proposed detailed cash flow.

Alderman Radtke asked what the difference is between the min/max or what incentives to subcontractors (subs) to be under budget. Ms. McMillen noted the subs are bidding competitively and the 70/30 split with the city on savings.

City Engineer Eric Carls note the local incentive and control of city to steer direction.

Further discussion regarding GMP for the proposed police station will continue at the regular meeting

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ADJOURNMENT

Alderman Waldorf made a motion that the meeting be adjourned. Alderman Sapienza seconded the motion and motion carried. Meeting adjourned 7:03 p.m.