



City of Sidney, MT  
City Council Special Meeting 9-25-23  
September 25, 2023 6:30 PM  
115 2nd Street SE | Sidney, MT 59270

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The City Council meetings are open to the public attending in person, with masks encouraged when social distancing cannot be accomplished. If the public does not wish to participate in person, they are also invited to participate via a Zoom meeting. You can participate via phone:

Meeting ID: 713 080 5898    Passcode: 4332809    Call: 1-346-248-7799

1. **Call to Order**

Mayor Norby called the Special Meeting of the Sidney City Council to order 6:30pm.

2. **Pledge of Allegiance**

The Pledge of Allegiance was stated by all present.

3. **Aldermen Present**

Christensen, Godfrey, Stevenson, Koffler, Rasmussen (via phone) and DiFonzo

4. **Visitors**

Greg Hitchcock (Sidney Herald) and Sean Swisse (B&B Builders)

5. **New Business**

a. **City Hall Remodel Bid Award**

Clerk/Treasurer Chamberlin stated they held the bid opening for the City Hall Remodel on September 12th, 2023. She stated they had 2 bidders: B&B Construction was the lowest bidder at \$1,584,128 with 180 calendar days and Corland Construction at \$1,613,000 with 200 calendar days. She stated with B&B Builders having the lowest bid, SDI Architects and city staff worked with B&B Builders on getting a list of valued engineering items, or items that are specifically given a cost to for the City to decide if they would like to continue to include those items. She stated with the current bid amount the City will have approximately \$130,000 in construction contingency and another almost \$90,000 in excess funding available for the project. Clerk/Treasurer reviewed the VE items and discussion:

**VE Item #1: Deduct -\$7,400.00. Change from Solid surface countertops to laminate with Gem-Lock edges.** Clerk/Treasure Chamberlin stated this VE item has other options in VE #11 and VE

#13. She stated they are recommending to stay with the solid surface countertops, as they are more durable and can be sanded down and refinished if scratches happen, unlike laminate. She stated they would like to do a Request for Proposal once the bid is awarded because when it was bid the subcontractor only bid the higher costing countertop for the entire project, which is the wood stain looking countertop, and it could be looked at possibly going with the lesser costing gray countertop. General consensus of the City Council was to do an RFP for VE#13 and to not approve VE #1 and #11.

**VE Item #2: Deduct -\$1,600.00. Change from 5-piece cabinet doors to flat panel.** Clerk/Treasurer Chamberlin stated they are not recommending this VE as aesthetically they would like the 5 piece cabinets and it does not save enough money. General consensus of the City Council was to not approve VE #2.

**VE Item #3: Deduct -\$9,000.00. Repaint Exterior stucco rather than installing new metal siding.** Clerk/Treasurer Chamberlin stated by doing this VE there would be metal siding under the newly installed windows on the north of the building, but all other locations there is currently stucco would only be painted. She stated they could do an RFP to get the cost of not doing any metal siding and installing stucco boards under the new windows to have a more cohesive look and save further money. Alderwoman Godfrey expressed concern with not updating the outside of the building and the state of the stucco being cracked and the durability of the commercial grade metal siding was also discussed. General consensus of the City Council was to not approve VE #3.

**VE Item #4: Deduct -\$12,200.00. Remove (2) Type B windows and associated work from west façade; leave as existing infill/paint stucco on exterior, match adjacent on interior.** Clerk/Treasurer Chamberlin stated this would remove 2 of the 3 windows in PWD Hintz office, leaving him with a north facing window. PWD Hintz stated he would prefer to not have as many windows in his office. General consensus of the City Council was to approve VE #4.

**VE Item #5: Deduct -\$5,600.00. Remove wood wainscot from the soffit above the council desk, and the top section from the south wall of 130 Council Chambers (go down to 4'0" high wainscot only on this wall to match adjacent walls).** Clerk/Treasurer Chamberlin stated the original plan was to have a full wall of wainscot behind the council dais, but this reduces it to the 4 foot wainscot that will be on the other walls. General consensus of the City Council was to approve VE #5

**VE Item #6: Deduct -\$4,800.00. Remove east side concrete, ramp and rails from the project scope entirely.** Clerk/Treasurer Chamberlin stated the public works crew will be fixing the sidewalk and curb and gutter in this location next spring and so this will be done by them at that time. General consensus of the City Council was to approve VE #6.

**VE Item #7: Deduct -\$4,181.00. - Change kitchen sink to standard ADA-compliant double bowl stainless steel and change faucet to 'economy' ADA-compliant fixture with satin chrome finish - Change to an 'economy' wall sink and faucet in restrooms. - Remove shower from staff restroom; replace with mop sink with stainless steel splash guards.** Clerk/Treasurer Chamberlin stated they are recommending doing a RFP for this VE item, as they would recommend doing the changes in the kitchen area and taking out the staff shower, but do not want to see the change to the

economy wall sink and faucet in the restrooms. General consensus of the City Council was to do an RFP for VE #7 to get cost breakdown of these items and possibly only do part of them.

**VE Item #8: Deduct -\$50.00. Kitchen Hood – change to economy model.** General consensus of the City Council was to not approve VE #8.

**VE Item #9: Deduct -\$4,500.00. Lighting Package – Provide VE Fixture package (as able) with similar look to basis of design.** Clerk/Treasurer Chamberlin stated they are not recommending approval of this VE as there is no guarantee the lighting package chosen will be what they have picked out and the City will have less authority on approval. General consensus of the City Council was to not approve VE #9.

**VE Item #10: Deduct -\$5,500.00. At council desk, change to (1) quad-plex outlet and (1) data outlet per ~9'0" section, center on section.** Clerk/Treasurer Chamberlin stated the original plans had separate outlets at each chair for the council dais and the staff desk, this will reduce the number of outlets from 12 to 4. Alderman DiFonzo stated he has concerns with that not being enough outlets for use and would like to see 4 six plex outlets minimally. General consensus of the City Council was to do an RFP for VE #10 to get cost and see if able to do 6 plexes instead of quadplexes.

#### **ADDITIONAL VE ITEMS OFFERED BY SIDNEY MILLWORK & B&B BUILDERS**

**VE Item #11: Deduct -\$13,200.00. Change from solid surface countertops to laminate with 3mm PVC Edge.** Discussed with VE #1.

**VE Item #12: Deduct -\$3,600.00. Delete crown molding in rooms 102, 103, 105, 107, 108, 113, 114, 115, 120 and 121.** Clerk/Treasurer Chamberlin stated they are not recommending getting rid of the crown molding, as it will be more aesthetically pleasing and seamless with the drop ceiling. Mr. Swisse stated it is only a trim board, not fancy crown molding. General consensus of the City Council was to not approve VE #12.

**VE Item #13: Deduct -\$4,500.00. The only spec on the solid surface was "Equal to Dupont Corian" I priced the solid surface to include a full range of colors for Corian or LG Hi Macs. If they want to stay with solid surface countertops and choose colors from color groups 1 or 2, they could save this much.** Discussed with VE #1.

**VE Item #14: Deduct -\$8,200.00. Delete all (17) window treatments.** Clerk/Treasurer Chamberlin stated the current plans have 2-inch wood looking blinds but they do feel window treatments are necessary. Alderman Stevenson asked if the office window tint was looked at so blinds are not needed and Alderwoman Christensen stated tinting would be a better option for longevity. General consensus of the City Council was to request a RFP for VE #14 to see cost of window tinting instead of blinds.

**VE Item #15: Deduct -\$25,000.00. Delete all wall tiles only in the bathrooms, replacing them with wet rated sheetrock and epoxy paint.** Clerk/Treasurer Chamberlin stated the original plans had 6-foot of wall tile in all of the bathrooms, but since these are not high traffic and high use restrooms they do not feel it is necessary. General consensus of the City Council was to approve VE #15.

Motion was made to award the bid for the City Hall Remodel to B&B Builders for \$1,584,128 with the VE deductions as discussed.

Motion made by Alderwoman Godfrey, Seconded by Alderman Koffler.

Voting Yea: Alderman Koffler, Alderwoman Rasmussen, Alderman DiFonzo, Alderman Stevenson, Alderwoman Godfrey, Alderwoman Christensen

## 6. Adjournment

**Adjournment:** 7:09 pm.