

CITY COUNCIL MINUTES

Richfield, Minnesota

Special City Council Worksession

September 27, 2011

CALL TO ORDER

The meeting was called to order by Mayor Goettel at 6:15 p.m.

ROLL CALL

Council Members Present: Debbie Goettel, Mayor; Sue Sandahl; Fred Wroge; Pat Elliott; and Tom Fitzhenry.

Staff Present: Steven L. Devich, City Manager; Pam Dmytrenko, Assistant City Manager; Dave Conrads, Building Maintenance Supervisor; and Cheryl Krumholz, Recording Secretary.

Item # 1	DISCUSSION REGARDING ORFIELD LABORATORIES INC. RICHFIELD MUNICIPAL CENTER PERFORMANCE COMMISSIONING
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Mike Cox and Mike Klass, Wold Architects and Engineers, discussed the Municipal Center construction process, including building goals, challenges, balanced budget and performance standards. They stated they consider the construction a complete success.

Mr. Cox and Mr. Klass reviewed and provided a status update on the Orfield Labs building performance standards commissioning, including the report's concerns regarding the Council Chambers light fixtures, sound masking and the HVAC system.

Steve Orfield, Orfield Laboratories, Inc., stated when the building performance standards commissioning was conducted, he was not aware the building was not fully operational and suggested another commissioning be done.

Assistant City Manager Dmytrenko responded that Mr. Orfield was aware and that she had communications to support his knowing about the building not being fully operational. She added the budget included only one commissioning.

Mr. Orfield stated that he understood the commissioning should be done before occupancy because there is no opportunity when it is occupied other than at night.

Council Member Wroge stated he believed the commissioning should be done when the building is occupied.

Mayor Goettel stated she wanted the building to be tested accurately.

Council Member Elliott questioned who was responsible to pay for another commissioning. He added he believed Orfield Labs did commissioning before the building was ready therefore neither the City nor Wold should pay for it to be done again.

Mr. Klass explained the rationale for installing 3 foot light shelves instead of 6 foot light shelves.

Mr. Orfield stated the building is not a failure but some things are incorrect and need to be fixed to protect the City Council's interest and investment.

Mayor Goettel asked Mr. Orfield if a report from Wold addressing the requested corrections would be acceptable.

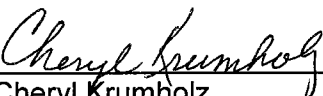
Mr. Orfield said yes, with measurements that are validated.

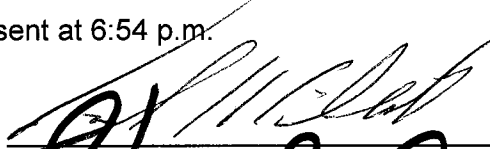
The City Council directed the City Manager to negotiate with Wold Architects and Orfield Labs to remedy the building performance standards commissioning issues.

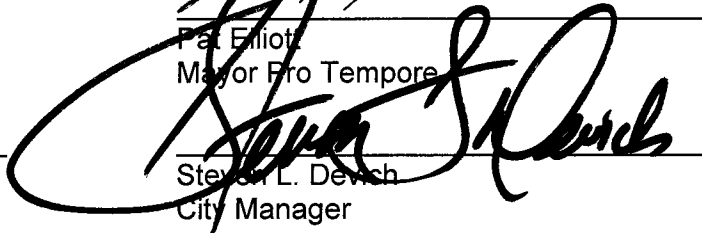
ADJOURNMENT

The meeting was adjourned by unanimous consent at 6:54 p.m.

Date Approved: October 11, 2011


Cheryl Krumholz
Recording Secretary



Pat Elliott
Mayor Pro Tempore


Steven L. Dewch
City Manager