

CITY OF TAYLORSVILLE
Special City Council Meeting and Work Session

Wednesday, January 23, 2002
Council Chambers
2521 West 4700 South
Taylorsville, Utah 84118

Attendance:

Mayor Janice Auger

Council Chairman Bruce Wasden
Vice Chairman Bud Catlin
Council Member Ken Cook
Council Member Les N. Matsumura
Council Member Russ Wall

John Inch Morgan, City Administrator
Mark McGrath, Community Director
John Brems, City Attorney
Gerry Orr, City Treasurer
Michael Maloy
Cindy Chesnut, Deputy Recorder

Others Present: Jill Searle, Danielle Jones, Mona Searle, Richard Warburton, Carol Klein, Helene Smith, Lynn Marsh, Connie Taney, Morris Pratt, Aimee Newton, Kevin Hanson, Kay Allen, Jerry Milne, Robert Bedont, Brooks Terry, Diane Spainhower, Gerd Dixon, Ted Pierce, Becky Hawkins, Brian Junge, Jeff Chivers, Mike Seares, Steve Froebe

WORK SESSION

Layton Construction/Gould Evans Architects Team

1. How Does the Contract Work?

John Inch Morgan, City Administrator introduced the Design/Build team from Layton Construction and Gould/Evans - Steve Froebe, Jeff Chivers, Mike Seares, Becky Hawkins, and Brian Junge.

Mr. Steve Froebe, Layton Construction came before the Council to explain the following elements of the design/build process:

- **PARTNERSHIP:** There is a true partnership between the City of Taylorsville, Layton Construction and Gould/Evans, which is structured as follows:

- Tylorsville – Owner;
 - Layton – Team Leader (single point of contact); and,
 - Gould/Evans – Team Design Consultants
- There is one contract for all of the Design/Build process that hires both the design and the construction management team.

▪ **GOALS:**

- understand the City's needs;
- receive continued community and staff input;
- design and build parallel to the established budget; and
- expedite the design and construction process to reduce the over-all cost of the project.

▪ **FOCUS:**

- maintain open communication;
- do constructability reviews throughout the process;
- value engineering;
- life cycle cost vs. first cost analysis; and,
- schedule efficiencies

▪ **BENEFITS - Cost savings:**

- timely value engineering;
- competitive subcontractor bidding with an "open book" bid process;
- fully innovative project schedule;
- increased contractor communications and cooperation;
- commitment to schedule;
- early ordering of long lead items; and,
- "just in time" procurement

2. Footprint of City Office Building

Mr. Froebe explained the proposed Design/Build project schedule as the City Council discussed and reviewed dates for the schematic design (footprint, location, etc.), design development, bid packaging, draft contract specifics, recruitment of a construction manager, and the master plan of the property.

There was further discussion regarding access to the building. Vice Chairman Catlin expressed concern regarding the installation of a road from 5400 South to the building, not knowing the future development for the remaining property. He also inquired as to whether the established budget included all necessary utilities into the building and if it provided access for the underground utilities to the balance of the property. The consultant instructed those in attendance that the Fire Marshall would likely require two points of ingress and egress for public safety and evacuation. Chairman Wasden inquired with regards to the possibility of expanding the basement to the full size of the building and he indicated that the design should include a better entrance from the back parking lot. Mr. Froebe said that the expanded basement would be an inexpensive cost. Council

member Cook said that he supported changing the exterior if needed; however, changing the total square footage at this time would result in lost time. Council member Wall believed that it would be a waste of taxpayers' dollars if the basement was not expanded to the full length of the building and he expressed concern regarding the additional cost that would be over and above the established budget. Mr. Froebe further explained details relevant to the Design/Build process of which included value trading.

Through a straw poll, the City Council gave direction to the Design/Build team to proceed with the existing footprint of the building to include a fully excavated basement, proceed with the site development as proposed in the RFP response, design by the brown area on the colored site plan in the consultant's proposal, and through the process, attempt to stay within the 3.66 million dollar budget.

3. Volume and Height of Building

The Design/Build team presented a visual drawing of the building as the City Council discussed the clear light roof that would bring light into the building and break up the large roof, concern with regards to the proposed building having a different style of architecture than the fire station, the possibility of expanding the dormer on the east side, and discussion regarding the 11' ceilings, at which time Council member Wall explained the new technology in HBAC, wherein higher ceilings allow for a better distribution of air and due to this fact, believed that the ceilings should remain 11 feet in height. He further inquired in regards to the HVAC equipment. Mr. Froebe explained that currently the mechanical equipment is designed in the basement; however, if approved, it could be located on the roof in the clear storage. Mr. Brian Junge, Gould/Evans reported that the proposed design involved a two-story building with 11 foot ceilings and that the proposed height of the building from the ground to the top of the roof would be approximately 40 feet. Following a brief discussion the City Council took a straw poll and all members were in favor of the proposed height of the building.

Chairman Bruce Wasden inquired as to whether the Design/Build team required further direction. Mr. Froebe indicated the authorization to proceed with the schematic design and that public input would be required as soon as possible. Mayor Auger said that the City Council could consider the contract with the established budget as a target, during the February 6th City Council meeting, which would allow the team to proceed with Phase One. City Attorney John Brems informed the Council that this amount would not be the guaranteed maximum price.

4. Public Input Process

The City Council, Mayor Auger, and the City Administrator discussed future open houses, special edition newsletter, web page information with a link to Layton Construction, and the implementation of a public input station that has updated displays, project response forms, drop box etc. During the discussion it was suggested that the Design/Team place a sign on the property that would indicate the future site of the Tylorsville City Hall/Justice Court.

5. Financing Options

Mayor Auger presented a brief summary of possible financing options in regards to the new City Office/Municipal Court Building that included:

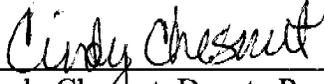
- Option 1) Developer builds the building/City signs lease w/option to purchase/term to be determined;
- Option 2) Creating Building Authority – Finance building over time. Building Authority owns building and pay debt service, City pays Building Authority an annual rent payment;
- Option 3) BOND;
- Option 4) Self Fund/Access credit line; and
- Option 5) Self Fund/Access Credit Line and Fund Balance

Following discussion in regards to the advantages and disadvantages of the options mentioned by the Mayor, the City Council concurred that option No. 4 was the preference due to the low interest rate, simplicity, and lower overall cost.

Adjourn

Council member Cook **MOVED** to adjourn. Chairman Wasden **SECONDED** the motion. Chairman Cook called for discussion. There being none, he called for a vote. The motion passed unanimously. Chairman Wasden declared the meeting closed.

I hereby certify that the foregoing represents a true, accurate and complete record of the Taylorsville City Council Work Session held January 23, 2002.



Cindy Chesnut, Deputy Recorder



Bruce Wasden
City Council Chairman

Dated this 23rd day of January 2002.

BY ORDER OF THE TAYLORSVILLE CITY COUNCIL

approved: cc 02-20-02