

REQUEST FOR COUNCIL ACTION

SUBJECT: Award and Execute a Contract to Method Studio Inc. for design of the new West Jordan Community Center.

SUMMARY: Award a contract to Method Studio Inc. and authorize the Mayor to execute a contract with Method Studio Inc. for design and construction administration for the new West Jordan Community Center to be built at about 8200 South and 2200 West (commonly referred to as the Sugar Factory site).

FISCAL AND/OR ASSET IMPACT: Funding for the design of the project is available from the Building Capital Fund (470-473000).

STAFF RECOMMENDATION: Staff recommends approval of a contract to Method Studio Inc. and authorizing the Mayor to execute a contract between the City and Method Studio Inc. for design services for the new West Jordan Community Center.

MOTION RECOMMENDED: "I move to adopt Resolution No. 19-165 awarding a contract to Method Studio Inc. and authorizing the Mayor to execute a contract between the City and Method Studio Inc. for design services for the new West Jordan Community Center."

Roll Call vote required.

Prepared and Presented by:

Justin D. Stoker

Justin D. Stoker (Aug 26, 2019)

Justin Stoker
Public Works Deputy Director

Recommended by:

Brian Clegg

Brian Clegg (Aug 26, 2019)

Brian Clegg
Public Works Director

Authorized for Council Consideration:

David R. Brickey

David R. Brickey (Aug 27, 2019)

David R. Brickey
City Manager

Reviewed as to Legal Sufficiency:

Jared C. Tingey

Jared C. Tingey (Aug 27, 2019)

City Attorney's Office

BACKGROUND DISCUSSION:

On July 10th the City accepted proposals from architecture firms for design services on the new West Jordan Community Center. Seven firms submitted proposals. In accordance with the RFP documentation, the first stage of review was completed for all proposals received. The review included evaluating the firms experience and qualifications, demonstrated understanding of the project, scope of work to deliver the desired final construction project, proposed schedule, and cost proposal. In the second stage, the top three firms were invited to present their vision, project ideas, and professional recommendations for a quality design, maximization of a facility that would serve a variety of different audiences. This presentation was provided to several staff members from the civil engineering, planning, public works, administration and finance/procurement departments.

Based upon the review of the proposals and the presentations, staff recommends the approval of the contract with Method Studio Inc.

Attachments:

Resolution

Contract

THE CITY OF WEST JORDAN, UTAH
A Municipal Corporation

RESOLUTION NO. 19-165

**A RESOLUTION AWARDING A CONTRACT WITH METHOD STUDIO INC. AND
AUTHORIZING THE MAYOR TO EXECUTE A CONTRACT FOR PROFESSIONAL
SERVICES BETWEEN THE CITY AND METHOD STUDIO INC. FOR DESIGN SERVICES
FOR THE WEST JORDAN COMMUNITY CENTER PROJECT**

Whereas, the City Council of the City of West Jordan has received proposals for design services for the West Jordan Community Center project with the best proposal as determined by the City's selection criteria being from Method Studio Inc. in an amount not to exceed \$350,500.00; and

Whereas, the City Council desires to award a contract to Method Studio Inc. which award shall not be binding upon the City of West Jordan unless and until the contract is fully executed by the parties; and

Whereas, the proposed contract between the City of West Jordan and Method Studio Inc. (a copy of which is attached) to provide design services for the West Jordan Community Center Project has been reviewed; and

Whereas, the City Council of the City of West Jordan has determined that the attached contract with Method Studio Inc. to provide design services for the West Jordan Community Center Project is acceptable for an amount not to exceed \$350,500.00

NOW, THEREFORE, IT IS RESOLVED BY THE CITY COUNCIL OF WEST JORDAN, UTAH, THAT:

- Section 1. The Professional Services Contract for engineering services for the West Jordan Community Center Project is hereby awarded to Method Studio Inc. which award shall not be binding upon the City of West Jordan until the contract is fully executed by the parties.
- Section 2. The Mayor is hereby authorized to execute the Professional Services Contract with Method Studio Inc. for design services for the West Jordan Community Center Project, in an amount not to exceed \$350,500.00.
- Section 3. This Resolution shall take effect immediately upon passage.

Adopted by the City Council of West Jordan, Utah this 11th day of September 2019.

Jim R. Riding
Mayor

ATTEST:

Jamie Brooks, CMC
Interim City Recorder

600

RESOLUTION NO. 19-165

A RESOLUTION AWARDED A CONTRACT WITH METHOD STUDIO INC. AND AUTHORIZING THE MAYOR TO EXECUTE A CONTRACT FOR PROFESSIONAL SERVICES BETWEEN THE CITY AND METHOD STUDIO INC. FOR DESIGN SERVICES FOR THE WEST JORDAN COMMUNITY CENTER PROJECT

Voting by the City Council	"YES"	"NO"
Council Member Alan Anderson	_____	_____
Council Member Dirk Burton	_____	_____
Council Member Zach Jacob	_____	_____
Council Member Chad R. Lamb	_____	_____
Council Member Chris McConnehey	_____	_____
Council Member Kayleen Whitelock	_____	_____
Mayor Jim Riding	_____	_____



CONTRACT FOR PROFESSIONAL SERVICES

City of West Jordan
West Jordan Community Center

THIS Contract made this 11th day of September 2019 between the City of West Jordan, a municipal corporation (hereinafter referred to as "City"), and Method Studio (hereinafter referred to as "Consultant").

WHEREAS, the City desires to obtain consulting services from Consultant, and Consultant desires to provide these services to City. City and Consultant, therefore, agree as follows:

1. **HIRING OF CONSULTANT.** City hereby retains Consultant, and Consultant hereby accepts such engagement, to perform the services described in Paragraph 2 herein. Consultant warrants it has the qualifications, experience, and facilities to properly perform these services.
2. **CONSULTANT OBLIGATIONS.** The services to be performed by the Consultant shall be as follows:

City staff will work with the architect to develop three different conceptual floor plan and elevation schemes within the project budget to be provided to the City Council for their review and consent.

Following the selection and approval of a concept plan and elevation by the City Council, the City may contract with a Construction Manager/General Contractor (CM/GC) to assist the City with design cost and concept design verification. After concept design verification, the architect will be given approval to proceed with the full design phase of the project. It is expected that the architect shall provide full construction services such as review of submittals and conducting weekly coordination meetings during construction, as well as commissioning and close-out of the project.

Additional requirements listed below are some of the service work functions that the City shall require of the awarded architectural firm.

- A. Assist in identifying project objectives and schedule.
- B. Prepare schematic design, design development documents, construction documents and specifications for the facility.
- C. In consultation with the CM/GC provide a probable cost estimate at the schematic design, 50%, 90%, and Bid Document Preparation.
- D. Advise the Owner of requested changes on the project time schedule or cost.
- E. Assist the Owner or Owner's contractor in securing permits necessary for the construction of the project as required by local authorities and jurisdictions. The architect shall submit the drawings, specification, and permit applications as required.
- F. It is expected that the architectural firm will meet with the City Planning and Building Safety authorities at the completion of the design development phase and 90% phase in an effort to address issues, concerns and etc. that can be addressed prior to bid document preparation.

- G. Provide office furniture configurations as part of the design services. The drawings will be used by equipment vendors or in-house personnel for equipment reconfigurations.
- H. Development of an FF&E Manual. The architectural firm shall assist in the selection and specification of new furniture, fixtures and equipment for Owner approval. This shall include furniture, fixture and equipment layouts for all spaces and areas of the building. Provide the Owner with an FF&E schedule that includes item name, manufacturer, series, style, dimensions, finish, fabric, yardage, color, quantity, owner or contractor provided and pricing for bidding purposes. Utilize state contracts where possible.
- I. Provide at your own cost, printing or copying of any development documents and other project records, communication and miscellaneous documentation through design.
- J. The architect will not be responsible for the printing costs associated with the actual bid documents to the contractors for bidding and construction use. However, all other copies of progress set(s) and bid sets for consultant(s) use or others under the direction of the architect will be the responsibility of the architect.
- K. Provide five (5) review sets of drawings and specifications to the owner at Schematic Design, Design Development and 90% Construction Documents. The CM will provide the construction documents for solicitation of bids. Bid sets shall be distributed by the architectural firm from its office.
- L. Provide one (1) reproducible set of Bid Documents to the Owner along with electronic documents in current, AutoCAD manipulative disc, MasterSpec and Microsoft Word format.
- M. Provide three (3) wet stamped and signed Permitting Documents for Building Permit submission.
- N. Architect and appropriate team members shall assist the Owner in attending all planning and zoning meetings as required. Architect shall also assist in preparing presentation drawings or materials as requested by the permitting authorities for such meetings.

Detailed description of additional work. See the attached Proposal. (Exhibit A)

The above services shall be performed in accordance with the City's Request for Proposal (Exhibit B) inclusive of the Consultant's Proposal dated July 10, 2019 which are incorporated herein by this reference. The Proposal is more fully set forth in Exhibit A which is attached to this Contract.

3. **COMPENSATION AND PAYMENT.** Except for authorized extra services (pursuant to Paragraph 4), if any, the total compensation payable to Consultant by City for the services described in Paragraph 2 shall not exceed the sum of \$350,500.00 and shall be earned on an hourly basis.

All payments shall be made within thirty (30) calendar days after the Consultant has provided the City with written verification of the actual compensation earned, which written verification shall be in a form satisfactory to the City. Invoices shall be made no more frequently than on a monthly basis and shall describe work performed.

4. **EXTRA SERVICES.** City shall pay Consultant for extra services which are authorized in writing in addition to the services described in Paragraph 2, in such amounts as mutually agreed to in advance. Unless the City and Consultant have agreed in writing before the performance of extra services, no liability and no right to claim compensation for such extra services or expenses shall exist.

5. **SERVICES BY THE CITY.** The City shall perform the following services:

- (1) Provide to Consultant copies of available information related to the project and project site. The City will not be responsible for the accuracy of the information.
- (2) Review Consultants work and provide Consultant with comments, if any, in a timely manner.

6. **PROGRESS AND COMPLETION.** Consultant shall commence work on the services to be performed upon receiving an executed contract from the City. Design and permitting to be completed by February 28, 2020.

7. **OWNERSHIP OF DOCUMENTS.** All drawings, designs, data, photographs, reports and other documentation, including duplication of same prepared by Consultant in the performance of these services, shall become the property of City.

8. **PERSONAL SERVICES; NO ASSIGNMENT; SUBCONTRACTOR.** This Contract is for professional services, which are personal services to the City. The following persons are deemed to be key member(s) of or employee(s) of the Consultant's firm, and shall be directly involved in performing or assisting in the performance of this work:

Joe Smith, AIA, LEED AP
Todd Kelsey, AIA, LEED AP
Brighton Lemmon, LEED GA, IIDA
David Hulsberg, AIA
Jessica Batty
Basil Harb, AAIA

Should these individuals be removed from assisting in this contracted work for any reason, the City shall have the right to approve the replacement individuals assigned to the project or may terminate this Contract.

This Contract is not assignable by the Consultant, without the City's prior consent in writing.

9. **HOLD HARMLESS AND INSURANCE.**

A. Indemnity.

Consultant shall indemnify and hold the City, its elected officials, officers and employees, harmless from all loss, liability, damage, damages, claims, lawsuits, demands and judgments including, but not limited to, attorney's fees and costs, general liability, automobile and professional errors and omissions liability, arising out of, directly or indirectly, the negligent acts, errors and omissions of the Consultant in performing the services described.

B. Insurance.

(1) Workers Compensation: Statutory workers' compensation insurance (Part A). Such insurance shall also include employer's liability (Part B) insurance in a limit of no less than \$1,000,000 for each: accident, disease, employee. No owner or officer may be excluded.

(2) Professional Liability: Professional errors and omissions insurance in the amount not less than \$3,000,000 each claim, \$3,000,000 aggregate; and

(3) General Liability Insurance. General personal injury and property damage liability insurance and automobile liability insurance with a \$2,000,000 minimum per occurrence limit combined bodily injury and property damage, with a \$3,000,000 minimum aggregate limit, provided the general policy aggregate shall apply separately to the Contractor on a per project basis. The City, its officers, and employees, shall be named as an additional insured.

All insurance policies shall be issued by a financially responsible company or companies authorized

to do business in the State of Utah which are carry a Moody's rating of not less than A. Consultant shall provide City with copies of certificates (on the City certificate form) for all policies reflecting the coverage, with an endorsement that they are not subject to cancellation without thirty (30) calendar days prior written notice to City.

The selected COMPANY's insurance shall at all times name the City of West Jordan, its officers, employees, and volunteers as additional insured with respect arising from any work that results from this bid/contract.

10. **RELATIONSHIP OF THE PARTIES.** The relationship of the parties to this Contract shall be that of independent contractor(s). In no event shall Consultant be considered an officer, agent, servant or employee of City. The Consultant shall be solely responsible for any worker's compensation, withholding taxes, unemployment insurance and any other employer obligations associated with the described work.

11. **STANDARD OF CARE.** Consultant services shall be performed in accordance with the skill and care ordinarily exercised by members of the same profession performing the same or similar services at the time Consultant's services are performed. Consultant shall, at Consultant's sole expense reperform any services not meeting this standard.

12. **CORRECTIONS.** In addition to the above indemnification obligations, the Consultant shall correct, at its expense, all errors in the work which may be disclosed during the City's review of the Consultant's report or plans. Should Consultant fail to make such correction in a reasonably timely manner, such correction shall be made by the City, and the cost thereof shall be charged to and paid by Consultant. "Errors in the work" as referred to above does not include and shall be in addition to, "red lines" or other standard corrections which are provided to Consultant by City.

13. **TERMINATION BY CITY.** Unless otherwise stated in the Special Terms and Conditions, this contract may be terminated, with cause by either party, in advance of the specified termination date, upon written notice being given by the other party. The party in violation will be given ten (10) working days after notification to correct and cease the violations, after which the contract may be terminated for cause. This contract may be terminated without cause, in advance of the specified expiration date, by either party, upon 30 days prior written notice being given the other party. On termination of this contract, all accounts and payments will be processed according to the financial arrangements set forth herein for approved services rendered to date of termination.

14. **ACCEPTANCE OF FINAL PAYMENT CONSTITUTES RELEASE.** The acceptance by Consultant of the final payment made under this Contract shall operate as and be a release to City from all claims and liabilities for compensation to, or claimed by, Consultant for anything done, finished or relating to the Consultant's work or services. Acceptance of payment shall be any negotiation of the City's check.

However, approval or payment by the City shall not constitute nor be deemed a release of the responsibility and liability of Consultant, its employees, subcontractors, agents and consultants for the accuracy and/or competency of the information provided and/or work performed; nor shall such approval or payment be deemed to be an assumption of such responsibility or liability by the City for any defect or error in the work prepared by Consultant, its employees, subcontractors, agents or consultants.

15. **WAIVER; REMEDIES CUMULATIVE.** Failure by a party to insist upon the strict performance of any of the provisions of this Contract by the other party, irrespective of the length of time for which such failure continues, shall not constitute a waiver of such party's right to demand strict compliance by such other party in the future. No waiver by a party of a default or breach of the other party shall be effective or binding upon such party unless made in writing by such party and no such waiver shall be implied from any omission by a party to take any action with respect to such default or breach. No express written waiver of a

specified default or breach shall affect any other default or breach, or cover any other period of time, other than any default or breach and/or period of time specified. All of the remedies permitted or available to a party under this Contract, or at law or in equity, shall be cumulative and alternative, and invocation of any such right or remedy shall not constitute a waiver or election of remedies with respect to any other permitted or available right or remedy.

16. **CONSTRUCTION OF LANGUAGE OF CONTRACT.** The provisions of this Contract shall be construed as a whole according to its common meaning and purpose of providing a public benefit and not strictly for or against any party. It shall be construed consistent with the provisions hereof, in order to achieve the objectives and purposes of the parties. Wherever required by the context, the singular shall include the plural and vice versa, and the masculine gender shall include the feminine or neutral genders or vice versa.

17. **MITIGATION OF DAMAGES.** In all situations arising out of this Contract, the parties shall attempt to avoid and minimize the damages resulting from the conduct of the other party.

18. **RECORDS ADMINISTRATION.** The Consultant shall maintain or supervise the maintenance of all records necessary to properly account for the payments made to the Consultant for costs authorized by this contract. These records shall be retained by the Consultant for at least four years after the contract terminates, or until all audits initiated within the four years, have been completed, whichever is later.

19. **GOVERNING LAW.** This Contract and the rights and obligations of the parties shall be governed and interpreted in accordance with the laws of the State of Utah.

20. **CAPTIONS.** The captions or headings in the Contract are for convenience only and in no other way define, limit or describe the scope or intent of any provision or section of the Contract.

21. **AUTHORIZATION.** Each party has expressly authorized the execution of this Contract on its behalf and bind said party and its respective administrators, officers, directors, shareholders, divisions, subsidiaries, agents, employees, successors, assigns, principals, partners, joint ventures, insurance carriers and any others who may claim through it to this Contract.

22. **REPRESENTATION REGARDING ETHICAL STANDARDS FOR CITY OFFICERS AND EMPLOYEES AND FORMER CITY OFFICERS AND EMPLOYEES.** The Consultant represents that it has not: (a) provided an illegal gift or payoff to a city officer or employee or former city officer or employee, or his or her relative or business entity; (b) retained any person to solicit or secure this contract upon an agreement or understanding for a commission, percentage, brokerage or contingent fee, other than as exempted in the City's Conflict of Interest ordinance; or (c) knowingly influenced (and hereby promises that it will not knowingly influence) a city officer or employee or former city officer or employee to breach any of the ethical standards set forth in the City's Conflict of Interest ordinance, Title 1, Chapter 11, Section 15 of the City of West Jordan Municipal Code.

23. **EQUAL OPPORTUNITY CLAUSE.** The Consultant agrees to abide by the provisions of Title VI and VII of the Civil Rights Act of 1964 (42USC 2000e) which prohibits discrimination against any employee or applicant for employment or any applicant or recipient of services, on the basis of race, religion, color, or national origin; and further agrees to abide by Executive Order No. 11246, as amended, which prohibits discrimination on the basis of sex; 45 CFR 90 which prohibits discrimination on the basis of age; and Section 504 of the Rehabilitation Act of 1973, or the Americans with Disabilities Act of 1990 which prohibits discrimination on the basis of disabilities. Also, the Consultant agrees to abide by Utah's Executive Order, dated June 30, 1989, which prohibits sexual harassment in the workplace.

24. **ENTIRE CONTRACT BETWEEN PARTIES.** Except for Consultant's proposals and

submitted representations for obtaining this Contract, this Contract supersedes any other contracts, either oral or in writing, between the parties hereto with respect to the rendering of services and contains all of the covenants and contract between the parties with respect to said services. Any modifications of this Contract will be effective only if it is in writing and signed by the party to be charged.

25. **PARTIAL INVALIDITY.** If any provision in this Contract is held by a court of competent jurisdiction to be invalid, void or unenforceable, the remaining provisions will nevertheless continue in full force without being impaired or invalidated in any way.

26. **NOTICES.** Unless otherwise required by Federal or State law to be delivered to another entity or individual, any notice required to be given hereunder shall be deemed to have been given by depositing said notice in this United States mail, postage prepaid, or by facsimile with proof of transmission, and addressed as follows:

TO CITY: CITY OF WEST JORDAN
Justin Stoker, P.E.
8000 South Redwood Road
West Jordan, Utah 84088
Facsimile No.: (801) 569-5127

With a copy to the City Attorney
City Attorney
8000 South Redwood Road
West Jordan, Utah 84088
Facsimile No.: (801) 569-5149

TO CONSULTANT: Method Studio
360 West Aspen Avenue
Salt Lake City, UT 84101
Phone: 801-532-4422

EXECUTION OF CONTRACT

In concurrence and witness whereof, this Contract has been executed by the parties effective on the date and year first above written.

CITY OF WEST JORDAN

ATTEST:

Mayor

Interim City Recorder

APPROVED AS TO LEGAL FORM

Jared C. Tingey

City Attorney

CONSULTANT

By: _____

Its: _____

STATE OF _____)

:SS

COUNTY OF _____)

On this ____ day of _____, 20____, personally appeared before me,
_____, who being by me duly sworn did say that he is the
_____ of _____, a
corporation, and that the foregoing instrument was signed in behalf of said corporation by
authority of its Board of Directors, and he acknowledged to me that said corporation executed
the same.

NOTARY PUBLIC

My Commission Expires:

Residing in _____ County, _____

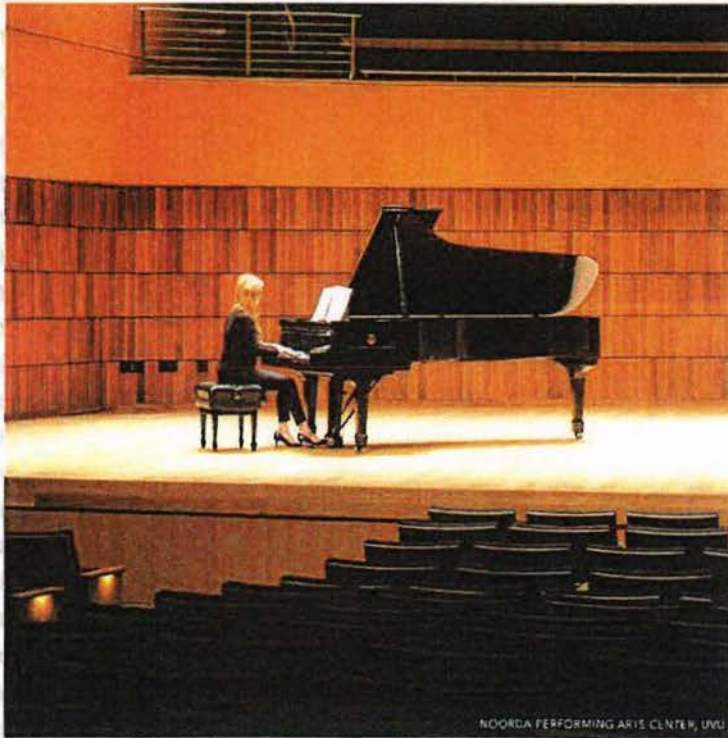
EXHIBIT A
(Consultant Proposal)



method studio

ARCHITECTURAL & ENGINEERING
SERVICES PROPOSAL
FOR
THE CITY OF WEST JORDAN
WEST JORDAN COMMUNITY CENTER

7.10.2019



NOORDA PERFORMING ARTS CENTER, UVU

TABLE OF CONTENTS

	PAGE
1 introductory letter	ii
2 project scope + understanding	1-5
3 project schedule	6-7
4 hours allocation (spreadsheet summary by classification)	8
 APPENDIX	
5 project team - team qualifications: organizational chart and resumes - firm qualifications	a1 – a8
6 team availability	a9–a10
7 similar project experience - similar projects - references	a11–a32
8 proposed project fee (provided under separate cover)	Not Numbered
9 completed non-collusion affidavit - firm insurance certificate	Not Numbered

July 10, 2019

Danyce Steck
Director of Finance
City of West Jordan

RE: West Jordan Community Center proposal

Dear Danyce and members of the Selection Committee:

method studio
360 w aspen ave
salt lake city, ut 84101
801.532.4422 o
www.method-studio.com

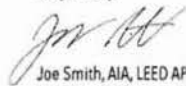
We have fully enjoyed our past work with the City of West Jordan on your feasibility study for a new cultural facility. Method Studio feels we have a great understanding of your vision, your goals and your values. You want to leverage your community's investment carefully. We can implement your objective of flexible spaces to maximize the usefulness of the building and gracefully support multiple purposes. We've gained deep expertise in responding to these kinds of challenges with solutions that work for everyone—and that keep the city residents at the forefront of the process. Our passion lies in helping make communities better, in working collaboratively to maximize opportunities, solve difficult challenges of today, while anticipating future needs. We have committed our careers to working to help make peoples' lives better. We believe in what we do and enjoy the opportunity we have to make a difference.

We have been honored to work with a number of municipalities and groups on community centers, multi-purpose facilities and performance spaces. We love this work and feel your project scope aligns with our expertise, passion and qualifications. **As regional leaders, widely considered experts in community centers and performance venues, we are well positioned to deliver a high-performance design that maximizes value, emphasizes connections, offers a wonderful sense of place and community!** Method Studio approaches our work as a collaboration between client and designer, working together to create meaningful places with a lasting impact in our community. Method Studio offers:

- As mentioned above, Method Studio brings a **breadth of community center, cultural and performance venue expertise** working with cities just like West Jordan to establish community & multi-purpose performance centers that build community, meet your budget and bring value at the highest level. Our team brings success on a multitude of projects very similar to yours in scope. We look forward to the potential of working with you!
- **Availability and powerful resources** with a core leadership team available and committed to the project for the duration. This team is prepared to deliver with a commitment of programming and design excellence, collaboration and service through which we know we can meet your highest expectations. We have recently completed a number of other community/performance venues and are eager and available to start work on this project with 100% dedication.
- **98% repeat client base** which is a testament to our past performance and something we take great pride in. Our clients and the resulting working relationships are of critical importance to us. Our repeat client base is a testament to our desire to build lasting, working relationships built upon our clients visions and objectives.

We imagine a brilliant Community Center project executed successfully, and that maintains harmony with West Jordan's civic campus, charming neighborhoods, resident demographic and aligned with the values of your community. We'll support your desire for flexible spaces and an imaginative site response. We'll help you reinforce West Jordan's brand as a cohesive community where people live, work and play. We welcome the opportunity to talk with you at length about the project.

Respectfully,



Joe Smith, AIA, LEED AP
Principal-in-Charge/Theater Architect

PROPOSED SCOPE OF WORK

WHY METHOD?

We are inspired by West Jordan's historical appreciation for community engagement and the arts, and their commitment to encouraging residents to participate in the Arts through providing a relevant venue that will be home to their creativity. An outlet for expression is the mark of a progressive and responsive government. It is certain that the new Center will elevate the entire community of West Jordan.

At Method Studio we pride ourselves in developing customized design solutions for each project. We recognize and are excited to develop a custom Community Center for West Jordan based on the community's specific needs and vision. We are passionate about the arts and community cultural center projects. We have put together a seasoned team of experts both internally and externally with our consultant team that we have had continuous success with on similar projects.

The Method Studio team brings deep skills and understanding that will provide a seamless design process for the West Jordan Community Center including:

- **Extensive experience in Cultural Arts and Community Centers:** We have completed over a dozen similar projects for public or non-profit entities. Every member of our team has been an integral part of one or more of these projects with proven success working together. We are confident that this experience brings great value to West Jordan. In particular we bring great insight to compare and understand what elements are going to ensure success.
- **Availability + Commitment to your project from startup to completion.** When combined with our proven success within tight schedule and budgetary requirements, we can hit the ground running with momentum, pushing the project forward effectively. We will work in a collaborative setting that includes city administration, facilities staff, and other identified stakeholders.
- **Excellent Understanding of the Project Scope:** We carried out the feasibility study for the project. We also have a proven track record and the highest past performance rankings for similar projects. We know how to develop material to support quick decision making and collaboration. We have many recent examples, and are more than happy to share them with you.

PROJECT VISION AND SCOPE UNDERSTANDING

West Jordan has a long term vision of constructing a new Multi-purpose Community Center to be used by the community at large including various Community Arts Groups. Our understanding of design services required for the Community Center would include, but are not limited to full architectural and engineering design with the following anticipated elements to be included in the design:

- Auditorium with a modest 250-seat fixed-seating performance space. It is not anticipated that the stage would include a flyrigging or that the seating would include a balcony.
- Option to expand the facility at a later date should the need arise.

- Parking for visitors, staff, support, and public vehicles. This should include ADA accessible parking as appropriate.
- Site Improvements, landscaping, walkways and monument signs with special consideration for low maintenance landscaping and efficient use of water resources, as required and where appropriate.
- The building should include a large multi-purpose space with the ability to break down the space with sound walls into smaller spaces when appropriate for the use.
- The building will include a gallery/lobby area which could be used for public receptions or an open house for public events.
- Consider the possibility for the building to include a warming kitchen to support potential receptions.





NORTH OGDEN AMPHITHEATER & COMMUNITY CENTER



WEST JORDAN COMMUNITY CENTER CONCEPT DESIGN, BRIGHAM CITY, UTAH



WOODRUFF CENTER FOR THE ARTS, OREM, UTAH

At the start of the project Method will conduct a series of visioning work sessions with the project steering committee and key stake holders to confirm and expand on West Jordan's vision, mission and project goals.

Method Studio will explore and consider all types of building systems and construction methods to maximize facility capability and project budget, including but not limited to steel, masonry, or concrete tilt-up, to provide a high value design.

PROJECT APPROACH

Community centers and community cultural arts facilities need to be designed correctly to allow the events and art housed within to be fully expressed. Method Studio has a passion for community projects the arts and building design and take cultural arts and community use challenges and opportunities seriously on every project. We realize that the West Jordan Community Center needs to be a custom approach to fit community needs. Acoustics are a primary concern, proper sound isolation needs to be factored, adjacent site noise from cars trucks and the train lines need to be highly considered. Method looks for opportunities to economically buffer noise critical spaces from noise generators both interior and exterior and will work with the city to utilize the most cost effective sound mitigation materials and design strategies. Amplified and unamplified events for simultaneous usages need to be factored and considered with every design decision, Method will engage West Jordan in all critical decisions especially where major costs are associated. Electrical and mechanical systems need to be designed to support the programs and uses, background noise from equipment in and out of spaces can severely effect performances and events.

Spaces will need to be flexible to accommodate a variety of community uses, we constantly look for opportunities to affordably multi-purpose spaces not only for traditional performing arts usage such as plays, musical theatre, ballet, modern dance, traditional voice, and instrumental music but also other community use opportunities to help provide revenue and drive maximum usage both day and night, the following are some examples :

- o Folk Art
- o Print making
- o Photography
- o Emerging artist forums
- o Spoken word
- o Story telling
- o Poetry
- o Maker spaces
- o Digital art
- o Sculpture
- o Film
- o Outdoor art shows, fine art, photography, etc.

Method Studio realizes that the best community venues are the ones that get used. Critical to this goal is flexibility as mentioned above but also critical is that the spaces need to be affordable and easy to operate to renters and users. Method will engage West Jordan in all decisions that affect venue cost, both first cost and long-term operational costs. We pay particular attention to items that help to minimize required front of house staff and back of house production support and look for opportunities to help turn over spaces quickly. Some ideas include the following:

- Technical productions systems that work for a variety of uses but are easy to operate by a small staff
- Technical productions systems that are safe and don't require extensive training or oversight
- Properly developed space adjacencies to allow concurrent building usage, make sure patrons and user groups don't disturb or have to cross through other areas in use
- Properly sized equipment and furniture storage in the right locations that allows for quick set up and take down.
- Well designed material intake and building support circulation zones and storage
- Technical grids, power and lighting features that are flexible but are also easy to access and maintain with minimal equipment
- We are forward thinking, we like to discuss potential future usage and will help West Jordan to reasonably develop infrastructure within this project to help support potential future needs: Digital art, Sculpture, Film, Outdoor art shows, fine art, photography, etc.

DELIVERABLES TO WEST JORDAN

Below is a summary of key project deliverables to West Jordan, please reference the project schedule and work plan for additional info:

CONCEPT & SCHEMATIC DESIGN PHASE-

- Assist in identifying project objectives and schedule, provide City with a comprehensive schedule
- City Council Review- provide (3) Concept Design options with elevations within project budget
- After concept design approval and notice to proceed complete schematic design package provide the city with a comprehensive package including drawing and basis of design documents (5 hard copies). In consultation with the CM/GC provide an opinion of probable cost.

- After concept design approval and notice to proceed complete schematic design package provide the city with a comprehensive package including drawing and basis of design documents (5 hard copies). In consultation with the CM/GC provide an opinion of probable cost.

DESIGN DEVELOPMENT PHASE-

- Complete design development package and provide the city with a comprehensive package including drawing and basis of design documents (5 hard copies). In consultation with the CM/GC, provide an opinion of probable cost.
- Meet with the City Planning and Building Safety authorities at the completion of the design development phase and 90% phase in an effort to address issues, concerns and etc. that can be addressed prior to bid document preparation.

CONSTRUCTION DOCUMENT PHASE-

- Develop and issue a 90% Construction Documents document package to the city including drawings and specifications (5 hard copies). In consultation with the CM/GC provide an opinion of probable cost.
- Meet with the City Planning and Building Safety authorities at the completion of the design development phase and 90% phase in an effort to address issues, concerns and etc. that can be addressed prior to bid document preparation.

PLAN REVIEW PHASE-

- Provide three (3) wet stamped and signed Permitting Documents for Building Permit submission or electronic submission as allowed.

BIDDING PHASE-

- The CM will provide the construction documents for solicitation of bids. Bid sets shall be distributed by the architectural firm from its office.
- Provide one (1) reproducible set of Bid Documents to the Owner along with electronic documents in current, AutoCAD manipulative disc, MasterSpec and Microsoft Word format.

ADDITIONAL DELIVERABLES: phases and timeline TBD with client input-

- Assist the Owner in attending all planning and zoning meetings as required. Architect shall also assist in preparing presentation drawings or materials as requested by the permitting authorities for such meetings.
- Advise the Owner of requested changes on the project time schedule or cost.

- Assist the Owner or Owner's contractor in securing permits necessary for the construction of the project as required by local authorities and jurisdictions. The architect shall submit the drawings, specification, and permit applications as required.
- Provide office furniture configurations as part of the design services. The drawings will be used by equipment vendors or in-house personnel for equipment reconfigurations.
- Develop an FF&E Manual. Method Studio will assist in the selection and specification of new furniture, fixtures and equipment for Owner approval. This shall include furniture, fixture and equipment layouts for all spaces and areas of the building. Provide the Owner with an FF&E schedule that includes item name, manufacturer, series, style, dimensions, finish, fabric, yardage, color, quantity, owner or contractor provided and pricing for bidding purposes. Utilize state contracts where possible.
- Provide printing or copying of any development documents and other project records, communication and miscellaneous documentation through design at no cost to the city of West Jordan.

COMMUNICATION

The importance, complexity, and schedule of this dynamic project demand clear lines of communication between our team and the City of West Jordan. While open communication ensures that all team members and stakeholders are nimble and specific with responses and decisions, it is critical that main points of contact are identified for the overall project, and that they have time and resources to make critical, timely decisions, and document and oversee the flow of information between all concerned parties.

Method Studio prides itself in its pursuit of the best, most fun, collaborative, and effective design process. Our team, including our consulting engineers, is composed of bright, creative, experienced individuals with proven success in programming, design, and project management of projects with similar function, complexity and importance to your unique Community Center project - and we know how to have a little fun too! We each bring personalities, experience, skills and talents that are complimentary to one another, providing a well-rounded and balanced team. We are proud of the energy and enthusiasm we bring to each and every project, each and every meeting. We are committed to rising to the occasion for any challenge that is presented during the design and construction process. While we are focused on providing great design leadership, we view ourselves as facilitators. We understand that each individual on the Oversight Committee, each of the users and stakeholders, must be engaged in an open and collaborative process to ensure that the grand vision is realized, and that no needs/goals or opportunities are missed. Lastly, we're really excited about the project and the opportunity to continue building our relationship with West Jordan, and the chance to design an extremely significant project in one of Utah's most dynamic cities.

Workshops: An important and effective way to collectively engage the stakeholders and various user groups in an efficient and short amount of time. As necessary, an intensive design charrette may be employed at workshops to further the discussion, visualize critical decisions, and quickly evaluate options.

Focus Groups and One-on-One Interviews: Provide an opportunity for our team to learn more about specific issues of concern for the City, the project management team, and the various stakeholders.

Project Coordination Meetings: Throughout the design process, regular work sessions will be held with a working committee comprising West Jordan representatives. The committee will act as a sounding board that represents the interests of everyone involved and will have the primary purpose of guiding the site and building concept designs. It will be important that each member have the ability to attend all scheduled project coordination meetings. This will allow for productive discussions during meetings with limited time spent reviewing past issues, which will, in turn, help keep the project on schedule.

Budget and Scope Control Plan

SCOPE-

We design to available square footage and budget targets while helping stakeholders understand opportunities and limitations as early as possible. We'll implement a scope control plan to mitigate scope creep and manage expectations for the project.

- Define vision and complete scope of work, square footage, and budget targets early in the process with our engineers and document it. We then get West Jordan buy-in and approval.
- Create a "living" space summary spreadsheet that is reviewed every meeting to back check against initial targets, catch scope creep, and discuss solutions
- Establish with steering committee clear line of decision-making with rules for square footage and scope requests, so expectations are managed and everyone buys in to the overall project vision and goals.

BUDGET-

Along with clear scope and size parameters, the vision must be aligned with the construction budget. Construction costs are only part of the full project cost, which includes furniture and equipment costs, AV/IT costs, testing and inspections, agency management fees, design fees, legal fees, etc. We'll design to budget from the start—using our database of cost-per-square foot for each type of space and our knowledge of current market conditions. Our process includes:

- **Dual cost estimating process**—In addition to our in-house cost data we have included CCC for cost estimating on our team. Together, we'll create a "living" cost model that evolves in real-time. We will also utilize CMGC cost models as available and will facilitate reconciliation between CMGC and Design Team cost models.

- **Target-Value-Delivery estimating**—Develop accurate cost estimates and construction schedule projections that assign and monitor the scope of specific cost targets for each major building component right at the beginning of SDs. All team members assist in developing budget targets and are held accountable to design to those targets.

- **Cost on meeting agendas**—Project costs are a key agenda item at every meeting. Method Studio facilitates this discussion and expects participation from all. We follow-up with those not present.

CHANGE CONTROL PLAN

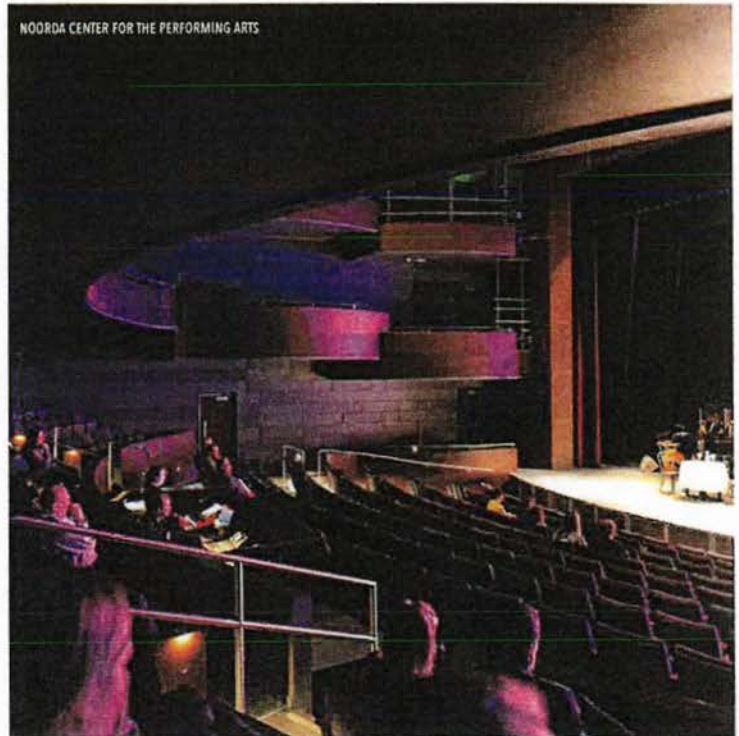
The Method Studio team, including our consulting engineers, understands the importance of designing and constructing to the available budget on all projects, and the West Jordan Community Facility is just as important. We know that there is no substitute for comprehensive and accurate construction drawings and specifications. The quality and completeness of our drawings has a direct effect on the overall cost of the project, and we take that responsibility seriously. We are committed to minimizing errors and omissions to the extent possible. We'll conduct a thorough site observation effort to document the existing site conditions, and we will provide in-depth existing conditions drawings to minimize the associated risks to the extent possible. Similarly, we'll demand and work to verify the accuracy of the site surveys for exterior conditions.

In order to help the selected contractor and subcontractors provide the design described in the drawings and specifications, it will be imperative that our team work closely and frequently with the contractors during construction to observe construction progress and, to the extent possible, catch construction errors before cost and schedule impacts become overwhelming in light of correcting the problem.

Our team will utilize comprehensive drawings, illustrations, renderings and 3D and physical models to convey the full extent of the design to the owner and user groups to the extent possible. This will help to minimize surprises, and, ultimately, reduce owner-directed changes. When the City does deem a change necessary, we'll work closely with the City and contractor to explore all options and the related cost/schedule impacts prior to providing a Proposal Request and prior to recommending approval of any changes.

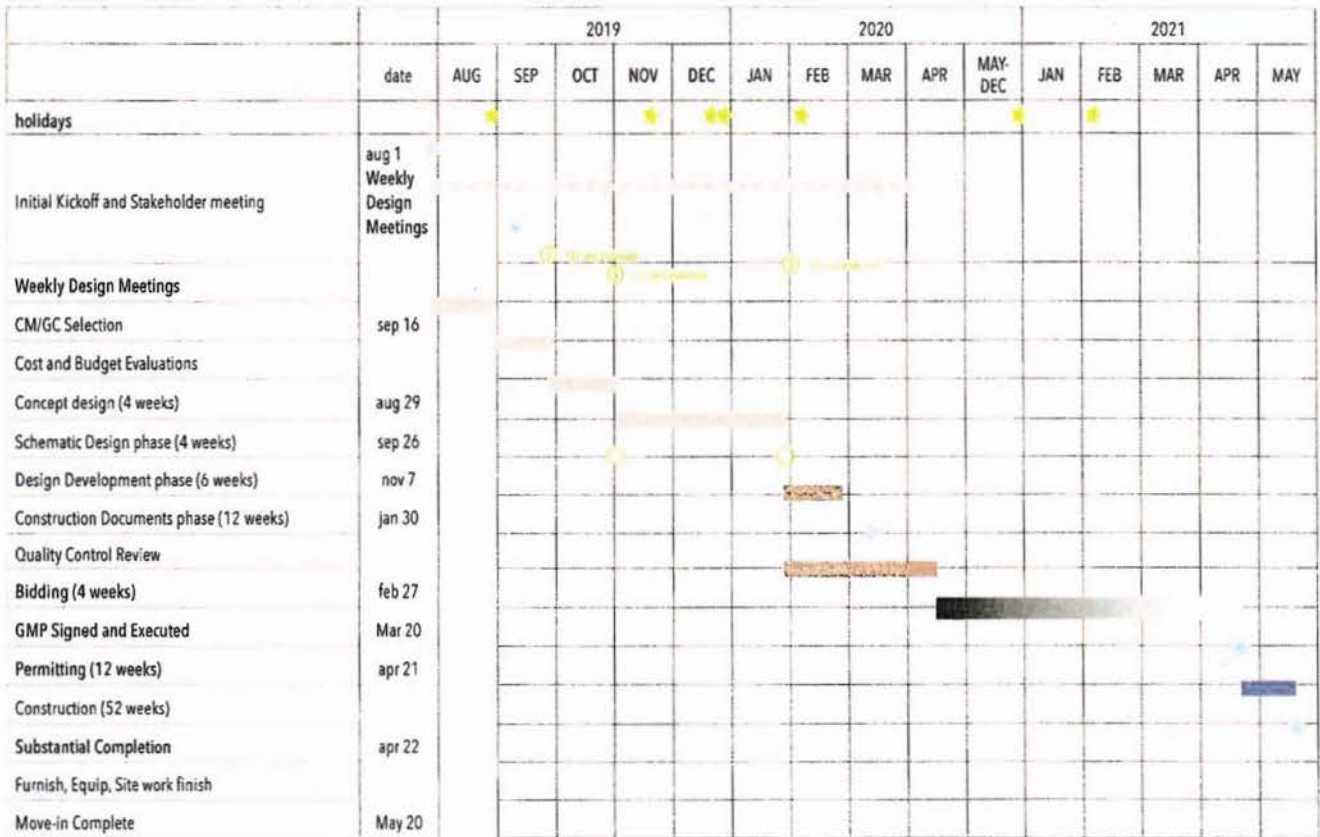
PROJECT CLOSEOUT

Method Studio understands the importance of getting to the substantial completion milestone, and more importantly the Project close-out process. Quite frankly, it is the last impression that West Jordan will have of our team, and we intend to make the most of it! We will work diligently to ensure that our participation in, and reports for, site observation visits are thorough to the extent possible. We will participate in the final punch-list walk-through, and contribute to a comprehensive and efficient process. We'll work tirelessly to satisfy all of the requirements and comments of the final inspection, helping where necessary to ensure that the project receives a Certificate of Occupancy when required by West Jordan and as identified in the general contractor's construction schedule. We are committed to quickly producing and delivering Record Drawings to West Jordan once we've received the as-built redlines from the contractor. We will work with all concerned parties to ensure that all Closeout Documentation is complete, reviewed, and approved in a timely manner. Please reference the project schedule for proposed start/end dates and duration.w



PROPOSED SCHEDULE

Below is our proposed schedule to complete the work for the West Jordan Community Center. Method Studio brings extensive success on directly related community center and performing arts center projects where we meet or beat schedule parameters. We look forward to reviewing this schedule with you carefully, and finalizing a schedule that works best for your needs. On the second page, we have provided some detail on the specific phases of the work.



PROJECT AWARD

- This schedule is based off project award on August 1st. The schedule will be updated as per the actual award and notice to proceed

WEEKLY MEETINGS

- Meetings will occur weekly and will be set after the project kickoff. Each meeting will include a discussion on schedule, budget, project progress, and design problems. Attendees will include West Jordan project representative, arts council representative, CM/GC after award, Method Studio, and project engineers as required. Method Studio will prepare agenda, take meeting minutes, and publish these minutes within 24 hours of the meeting.

CM/GC SELECTION

- Interview and selection will occur after the completion of Concept Design with the intention of having them onboard with enough time to prepare an estimate based on the Schematic Design Deliverable.

COST BUDGET AND EVALUATIONS

- Cost Estimates will occur at schematic design, Design development, and 90% Construction Documents in order to ensure the project is on track. Budget will be live and discussed at every meeting.

CONCEPT DESIGN

- Week 1 - Concept Design will begin with establishing the vision and aspirations of the project.
- Week 2 - Concept plan presented, and a verification of square footages and space functions presented
- Week 3 - Initial massing options presented along with site layout options. Owner helps Method Studio establish design direction.
- Week 4 - Presentation of Concept Design deliverables. Goal of this meeting is to establish design direction, building massing, floor plan layout, program spaces, general site orientation and approach

SCHEMATIC DESIGN

- Week 5 - Engineers are presented the Concept Design and initial schemes with construction type, utility layout, and general MEP systems are reviewed.
- Week 6 - Exterior materials and patterns are presented along with further refinement of the design. Plan adjustments reviewed. Initial site exterior sound issues and resolutions are presented.
- Week 7 - Typical construction details are presented to the CM/GC for pricing options to determine the best construction method. Design refinement on the exterior and site ground are presented. Site utilities and roadways are coordinated with city officials. Initial interior theater seating layouts, entrance lobby designs, and materials are discussed.
- Week 8 - The Schematic Design Deliverable is presented for final comment and revisions.

DESIGN DEVELOPMENT

- Week 9 - Review comments from schematic design are discussed and incorporated. Function of the theatre and support spaces are refined. Building systems and coordination are presented.
- Week 10 - Cost estimate from CM/GC is presented and reviewed by the team. Direction is determined depending on the results of the cost estimate. Code review is completed and initial discussions with city code officials and the fire marshal are conducted.

- Week 11 - Refinements to the exterior and site design are presented. By this point the exterior design should be set and the development of wall sections can be coordinated with all trades and the CM/GC. The theatre design, seating, acoustics, stage access/function, and pre-function spaces are presented to the end users. VR and initial renderings discussed as a design aide. Refinements to the design are incorporated.
- Week 12 - Support spaces and lobby interior design is presented for comment. Initial furniture discussions will be presented for all spaces.
- Week 13 - A presentation of the structural and MEP systems to the city maintenance, users, and upkeep officials. Theatrical systems and proposed equipment/function will be reviewed with the end users.
- Week 14 - Presentation of the exterior/interior renderings and VR. Design Development package presented and discussed for review prior to submittal. Internal QC review of documents.

CONSTRUCTION DOCUMENTS

- Week 15 - Review of the Design development package. Meeting with the code officials to address any potential concerns with the design or site approach.
- Week 16 - Design Development cost estimate from CM/GC is presented and reviewed by the team. Adjustments and direction are set from here. Based on this discussion, the plan is confirmed and the construction documents commence.
- Week 17 thru 21 - BIM coordination, space/design refinement, building security, material selection, individual space design casework and equipment and other details are discussed. Theatre lighting, seating, AV and theatrical equipment, access, acoustics, design, and materials are discussed and finalized. Final materials are selected for interior spaces. Review of landscaping and site features.
- Week 22 - Update on the CM/GC Budget. Review of market conditions and study of the remaining design contingency. Review of the mechanical, electrical, plumbing, and utility systems.
- Week 23 thru 27 - The documents and specifications are finalized and detailed in coordination with the CM/GC. The BIM model is coordination with possible trades and the GC to reduce future changes.

BIDDING AND PERMITTING

- Construction Documents are turned into the City for permit review and the GC for bidding. The intent is to have an addendum free set of documents to ensure a better price. The GMP begins to be confirmed after the initial code and site plan review from West Jordan City. Method Studio and the design team to response to any bidder questions.

CONSTRUCTION

- Contractor mobilizes and begins construction. Method Studio attends every OAC (Owner, Architect, Contractor) meeting and ensures timely responses to any questions or concerns from the Contractor
- Substantial Completion set for April 22, 2021. The General Contractor will refine this date based on the construction schedule. After Substantial Completion the City can begin to move some equipment.

GRAND OPENING

- Final turn-over of the building to West Jordan City for use for performance and community center slated for May 20. The grand opening scheduled to be prior Memorial Day festivities.

HOURS ALLOCATION - SUMMARY BY CLASSIFICATION

Staff Class	% of Fee	Hours	# of Weeks
Concept Design	5%	137	4
Principal			
Project Manager			
Project Architect			
Lead Designer			
Cadd Technician			
Interior Designer			

Staff Class	% of Fee	Hours	# of Weeks
Schematic Design	10%	143	4
Principal			
Project Manager			
Project Architect			
Lead Designer			
Cadd Technician			
Interior Designer			

Staff Class	% of Fee	Hours	# of Weeks
Design Development	20%	298	8
Principal			
Project Manager			
Project Architect			
Lead Designer			
Cadd Technician			
Interior Designer			

Staff Class	% of Fee	Hours	# of Weeks
Construction Documents	30%	464	12
Principal			
Project Manager			
Project Architect			
Lead Designer			
Cadd Technician			
Interior Designer			

Staff Class	% of Fee	Hours	# of Weeks
Bidding / Negotiation	5%	75	4
Principal			
Project Manager			
Project Architect			
Cadd Technician			

Staff Class	% of Fee	Hours	# of Weeks
Construction Administration	23%	378	52
Principal			
Project Manager			
Project Architect			
Cadd Technician			
Interior Designer			

Staff Class	% of Fee	Hours	# of Weeks
FFAE	0%	133	4
Principal			
Interior Designer			

Staff Class	% of Fee	Hours	# of Weeks
As-Built Documents	3%	77	2
Principal			
Project Manager			
Project Architect			
Cadd Technician			

TOTAL		1706 hours	
--------------	--	-------------------	--

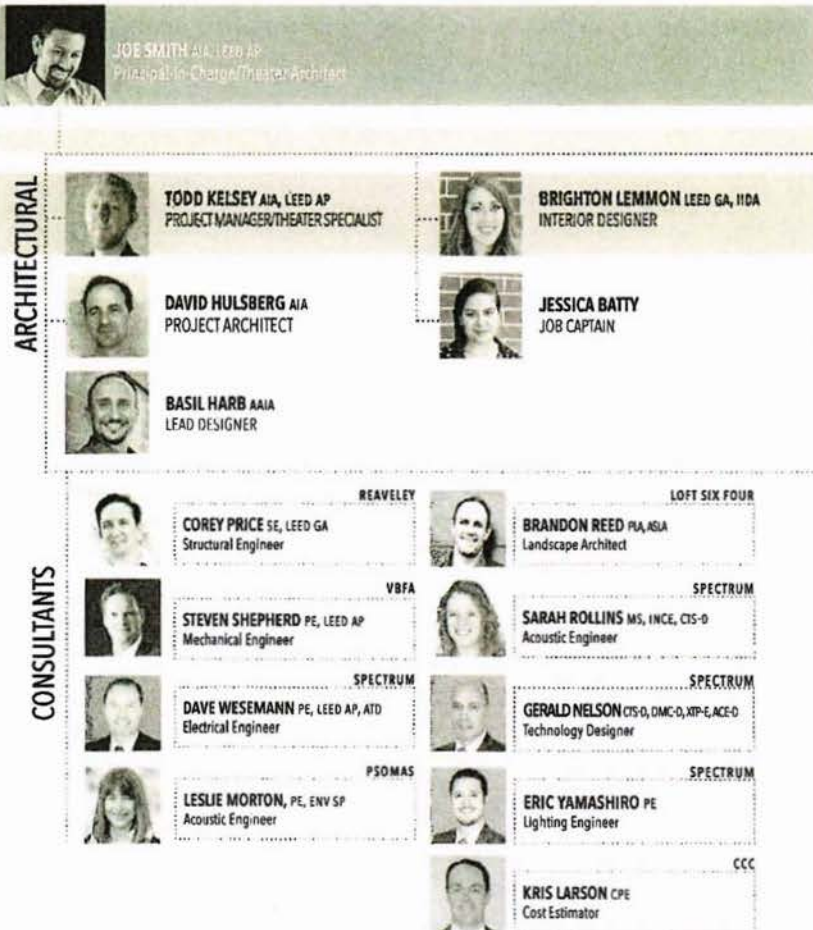
Note: detailed fee proposal with hours allocation provided under separate cover

ORGANIZATIONAL CHART



This team is 100% committed to the project for the duration.

The timing is excellent for Method Studio's team and support staff of 90+ individuals to take on the West Jordan Community Center! This core team is assigned to the project for the duration. All of these leaders have worked on a multitude Performing Arts/Community projects together. They are eager to help you achieve your important and specific goals. Our method is proactive, hands-on, supportive and mentoring. We work interactively and seamlessly from day one. There will be no "hand off" from one team member to another.





JOE SMITH AIA, LEED AP
PRINCIPAL-IN-CHARGE/THEATER ARCHITECT

Joe is a seasoned project leader with extensive experience in community, multi-purpose and performing arts buildings. He brings great strength in overseeing the management and design of successful, complex cultural and civic projects. Joe understands the nuances and complexity of community & performing arts center design and will apply that in-depth knowledge to this project. His leadership results in projects that are appropriate, on budget, meet schedule, and are also beautiful and functional.

SELECTED EXPERIENCE

West Jordan Cultural Facility Feasibility Study, West Jordan, UT
Mid Valley Performing Arts & Community Center, Taylorsville, UT
Orem Community Center/Library Hall (Auditorium + Gallery + Multipurpose Facility), Orem, UT
Vista School Performing Arts & Community Center Auditorium Building, Ivins, UT
Clearfield Community Arts Center, Clearfield, Utah
Orem Center for Story & Art Community Center, Orem, UT
Noorda Center for the Performing Arts, UVU, Orem, UT
Eccles Performing Arts Center, Snow College, Ephraim, UT
Geary Theater Community Center Remodel, Utah State University, Price UT
Eccles Fine + Performing Arts Center, Dixie State University, St. George, UT
Fine Arts Complex Facilities Plan, JSU, Logan, UT
Russell/Wanlass Performance Hall, Logan, UT
Eliza R. Snow Performing Arts Addition/Remodel, BYU - Idaho, Rexburg, ID
Kent Concert Hall Addition, Logan, UT
SCERA Community Arts & Theater Remodel, Orem, Utah
Orem Fitness and Community Center Replacement, Orem, UT
Performing Arts + Education Ctr. Conceptual Design, USU Eastern, Price UT
Fine + Performing Arts + Multi-use Building, USU Eastern, Price, UT
Performing Arts School, Pleasant Grove, UT
Concert Venue, Pleasant Grove, UT
Marching Band/Music Rehearsal Add., LaVell Edwards Stadium, BYU, Provo
Dance Studio Remodel, Utah Valley University, Orem, UT
Dance Studio & Multipurpose Room Addition, Ephraim, UT
Dixie Technical College Auditorium & Multipurpose Center, St. George, UT
This is The Place Heritage Park Gathering Barn, SLC, Utah
UVU Multi-use classroom building and Auditorium, Orem, UT
Draper Amphitheater & Community Center, Draper, Utah
Barker Park Amphitheater & Community Center, North Ogden, UT
Las Colonias Amphitheater, Grand Junction, CO

PROFESSIONAL
Founding Partner and Senior Principal
11 years with Method Studio

EDUCATION
Master of Architecture, University of Utah
Bachelor of Architecture, University of Utah

21 years

6710870-0301

AFFILIATIONS
American Institute of Architects

USGBC LEED Accredited Professional



TODD KELSEY AIA, LEED AP
PROJECT MANAGER/COMMUNITY & PERFORMING ARTS SPECIALIST

Todd brings outstanding leadership to each project he manages and is in great demand by clients and consultants alike, all of whom see the value of his ability to see the big picture without missing the details. He is an excellent communicator and a thoughtful designer. His vast experience on large and complex projects, as well as on and performing arts facilities will inform his approach to the West Jordan Cultural Arts Facility. He completely understands how each space differs and what will make it functional and beautiful. As day-to-day contact, Todd will be the conduit between the design team and all project stakeholders. He is responsible for managing schedule, budget, contractor coordination, and allocation of resources for the duration of the project.

SELECTED EXPERIENCE

West Jordan Cultural Facility Feasibility Study, West Jordan, UT
Mid Valley Performing Arts & Community Center, Taylorsville, UT
Orem Community Center/Library Hall (Auditorium + Gallery + Multipurpose Facility), Orem, UT
Vista School Performing Arts & Community Center Auditorium Building, Ivins, UT
Noorda Center for the Performing Arts, Programming & Design, UVU, Orem, UT
The Center for Story & Art, Orem, UT
Geary Theater Remodel, Utah State University, Price, UT
Classroom Building, 900 seat auditorium, Utah Valley University, Orem, UT
Dance Studio Remodel, Utah Valley University, Orem, UT
Reagan Theater Remodel, Utah Valley University, Orem, UT
Centre Stage Remodel, Utah Valley University, Orem, UT
Kent Concert Hall Addition, Utah State University, Logan, UT
Fine & Performing Arts Center and Central Instruction Bldg., Utah State University, Eastern, Price UT
Dixie Technical College + Auditorium, St. George, UT
Utah Museum of Natural History, University of Utah, Salt Lake City, UT*
Salt Lake City Public Services Maintenance Facility, Salt Lake City, UT*

PROFESSIONAL
Principal
7 years with Method Studio

EDUCATION
Master of Architecture, University of Utah
Bachelor of Architecture, University of Utah

15 years

8674114-0301

AFFILIATIONS
American Institute of Architects
USGBC LEED Accredited Professional

**Experience prior to joining Method Studio*



DAVID HULSBERG AIA
PROJECT ARCHITECT

David brings a breadth of community center and performing arts experience to the team including as project manager for the West Jordan Cultural Arts facility feasibility study. He has led the programming and design of a number of large-scale projects including several complex additions and remodels. David is highly skilled at internal team leadership in various capacities and external collaboration with owners, steering committees, and consultants. He consistently brings energy and enthusiasm to every project with a careful eye for detail. He is naturally inquisitive, excels as a listener, and is proactive in gaining a comprehensive understanding of all project goals and challenges.

SELECTED EXPERIENCE

- West Jordan Cultural Facility Feasibility Study, West Jordan, UT
- Mid Valley Performing Arts & Community Center, Taylorsville, UT
- Orem Community Center/Library Hall (Auditorium + Gallery + Multipurpose Facility, Orem, UT
- The Center for Story & Art, Orem, UT
- Vista School Performing Arts & Community Center Auditorium Building, Ivins, UT
- Geary Theater Remodel, Utah State University, Price UT
- Davis Tech Applied Health Sciences Building, Kaysville, UT
- USU Valley View Replacement Housing, Project Architect, Logan, UT
- BYU Life Sciences and Auditorium, Higher Education, Laboratory, Project Architect, Provo, UT*
- Gillette College STEM Building Program, Higher Education, Gillette, Wyoming*
- Fort Carson Fitness Facility, Sports/Rec, BIM Lead, Fort Carson Army Base, CO*
- SLC Airport Operation Center, Corporate, Addition & Remodel, Salt Lake City, UT*
- Dugway Dispatch, US Army Dugway Proving Grounds, UT*
- Dugway Life Sciences, US Army Dugway Proving Grounds, Addition & Remodel, UT*
- USU Biology Pre-Programming, Higher Education, Laboratory, Logan UT*
- Unified State Lab - Specimen Remodel, Laboratory, Addition & Remodel, Taylorsville, UT*
- Huntsman Cancer Institute Phase IV Programming/Schematic Design, Laboratory, Salt Lake City, UT*
- Falcon Hill Retail Building, Commercial, Hill Air Force Base, UT*

*Experience prior to joining Method Studio

PROFESSIONAL
BIM Director & Senior Associate
3.5 Years with Method Studio

EDUCATION
Master of Architecture
University of Utah
Bachelor of Architecture
University of Utah

EXPERIENCE
12 Years

PHONE
861.745.9030

MEMBERSHIP
American Institute of Architects



BASIL HARB AIA
LEAD DESIGNER

Basil is a talented designer and 3D technician who has worked on a number of community & performing arts projects. He is a creative, detail oriented professional bringing focus, energy and dedication to his work. He has led the design and 3D work on the Orem Center for Story & Art, brings extensive experience on arts facilities and has worked on multiple civil projects throughout the western region. He brings great vision and insight to each new project and enjoys working in a collaborative environment. Basil is a "gentle giant" and is a great asset to each project he is involved in.

SELECTED EXPERIENCE

- West Jordan Cultural Facility Feasibility Study, West Jordan, UT
- Mid Valley Performing Arts & Community Center, Taylorsville, UT
- Orem Community Center/Library Hall (Auditorium + Gallery + Multipurpose Facility), Orem, UT
- Vista School Performing Arts & Community Center Auditorium Building, Ivins, UT
- Clearfield Community Arts Center, Clearfield, Utah
- Orem Center for Story & Art Community Center, Orem, UT
- Noorda Center for the Performing Arts, UVU, Orem, UT
- Eccles Performing Arts Center, Snow College, Ephraim, UT
- Geary Theater Community Center Remodel, Utah State University, Price UT
- Eccles Fine + Performing Arts Center, Dixie State University, St. George, UT
- Fine Arts Complex Facilities Plan, USU, Logan, UT
- Russell/Wanlass Performance Hall, Logan, UT
- Eliza R. Snow Performing Arts Addition/Remodel, BYU - Idaho, Rexburg, ID
- Kent Concert Hall Addition, Logan, UT
- SCERA Community Arts & Theater Remodel, Orem, Utah
- Orem Fitness and Community Center Replacement, Orem, UT
- Performing Arts + Education Ctr. Conceptual Design, USU Eastern, Price UT
- Fine + Performing Arts + Multi-use Building, USU Eastern, Price, UT
- Performing Arts School, Pleasant Grove, UT
- Concert Venue, Pleasant Grove, UT
- Marching Band/Music Rehearsal Add., LaVell Edwards Stadium, BYU, Provo
- Dixie Technical College Auditorium & Multipurpose Center, St. George, UT
- This is The Place Heritage Park Gathering Barn, SLC, Utah
- UVU Multi-use classroom building and Auditorium, Orem, UT
- Draper Amphitheater & Community Center, Draper, Utah
- Barker Park Amphitheater & Community Center, North Ogden, UT
- Las Colonias Amphitheater, Grand Junction, CO

PROFESSIONAL
Principal
11 years with Method Studio

EDUCATION
Bachelor of Architecture
University of Arizona

EXPERIENCE
17 years

MEMBERSHIP
Associate American Institute of Architects



BRIGHTON LEMMON LEED GA, IIDA
INTERIOR DESIGNER

Brighton brings a breadth of experience leading interior design and FF&E packages for a variety of higher education projects throughout the state. She has been the interior designer for a multitude of civic and cultural arts facilities that have been highly successful. She listens carefully to the needs of her clients and brings excellent working relationships. She approaches her projects with full dedication and enthusiasm, and works closely with her clients to achieve their specific objectives.

PROFESSIONAL
Associate
5 years with Method Studio

EDUCATION
Bachelor of Interior Design, Utah State University

EXPERIENCE
8 years

CERTIFICATIONS
LEED Green Associate

SELECTED EXPERIENCE

- West Jordan Cultural Facility Feasibility Study, West Jordan, UT
- Mid Valley Performing Arts & Community Center, Taylorsville, UT
- Orem Community Center/Library Hall (Auditorium + Gallery + Multipurpose Facility), Orem, UT
- Vista School Performing Arts & Community Center Auditorium Building, Ivins, UT
- Orem Center for Story & Art Community Center, Orem, UT
- Noorda Center for the Performing Arts, UVU, Orem, UT
- Geary Theater Community Center Remodel, Utah State University, Price UT
- Kent Concert Hall Addition, Logan, UT
- Taylor Gardens Apartments, Salt Lake City, UT
- 9th East Lofts, Salt Lake City, UT
- Edge Homes, Design Center, Utah Valley, UT
- BYU Harman Building Addition, Programming & Design, Provo, UT
- Brigham Young University Heritage Halls Central Building, Provo, UT
- Utah State University Library Remodel, Logan, UT
- Utah State University - Student Life Center, Orem, UT*
- Utah State University Maverik Stadium Addition + Remodel, Logan, UT



JESSICA BATTY
JOB CAPTAIN

Jessica is a skilled and experienced Job captain with a keen eye for aesthetics and detail. She knows the technical side of architecture, and is accurate, efficient and focused. She has worked on many of Method Studio's most recent community arts projects and brings a record of great success and strong client relations. She will be a great asset to programming, planning and REVIT side of our work for the West Jordan Community Center.

PROFESSIONAL
Designer
5 years with method studio

EDUCATION
Master of Architecture, University of Utah

EXPERIENCE
7 years

SELECTED EXPERIENCE

- Mid Valley Performing Arts & Community Center, Taylorsville, UT
- Orem Community Center/Library Hall (Auditorium + Gallery + Multipurpose Facility), Orem, UT
- Vista School Performing Arts & Community Center Auditorium Building, Ivins, UT
- Noorda Center for the Performing Arts, Programming & Design, UVU, Orem, UT
- The Center for Story & Art, Orem, UT
- Geary Theater Remodel, Utah State University, Price, UT
- Classroom Building, 900 seat auditorium, Utah Valley University, Orem, UT
- Dance Studio Remodel, Utah Valley University, Orem, UT
- Reagan Theater Remodel, Utah Valley University, Orem, UT
- Centre Stage Remodel, Utah Valley University, Orem, UT
- Kent Concert Hall Addition, Utah State University, Logan, UT
- Fine & Performing Arts Center and Central Instruction Bldg., Utah State University, Eastern, Price UT
- Dixie Technical College + Auditorium, St. George, UT
- Utah State University Maverik (Romney) Stadium Renovation, Logan, UT
- Utah State University, Science & Technology Building, Donor Packet, Tooele, UT
- Utah Valley University, Gunther Trades Concourse Renovation, Orem UT
- Brigham Young University Heritage Village Student Housing, Provo, UT
- Utah Valley University, Gunther Trades Concourse Renovation, Orem, UT



COREY PRICE SE, LEED GA
STRUCTURAL ENGINEER

As the project manager for the Noorda Center for the Performing Arts, Corey managed the structural design of the 500-seat proscenium theater and 900-seat concert hall. His technical expertise and attention to detail make Corey a valued team member.

PROFESSIONAL DESIGNATION
Structural Project Manager

EDUCATION
M.E., Structural Engineering, Utah State University
B.S., Civil Engineering, Utah State University

EXPERIENCE
17 Years

CERTIFICATIONS
Professional Engineer - Utah, 2005
Professional Structural Engineer - Utah, 2008
LEED Accredited Professional - 2009

ASSOCIATIONS
Structural Engineers Association of Utah - Member

SELECTED EXPERIENCE

- Midvalley Performing Arts and Community Center, Taylorsville, UT
- Beverly Taylor Sorenson Center for the Arts, Cedar City, UT
- Shakespeare Theater & Eileen & Ellen Anes Studio Theatre, Cedar City, UT
- UVU Noorda Center for the Performing Arts, Orem, UT
- Ogden High School Auditorium Historic Restoration, Ogden, UT
- USU Kent Concert Hall Addition, Logan, UT
- USU Nora Eccles Harrison Museum of Art Entry, Logan, UT
- BYU-Idaho Snow Performing Arts Bldg Addition & Remodel, Rexburg, ID
- Marmalade Library, Salt Lake City, UT
- Utah Valley Convention Center, Provo, UT
- Holladay Library Addition & Renovation, Holladay, UT
- Provo Community Recreation Center, Provo, UT
- Southwest Technical College Allied Health & Technology Bldg - Cedar City, UT
- USU Maverik Stadium Westside Renovation, Logan, UT
- USU Valley View Residential Hall Replacement - Logan, UT
- USU Eastern Central Instructional Building, Price, UT
- DSU Campus View Suites, St. George, UT
- Davis Technical College Allied Health Building, Layton, UT
- Mountainland Technical College Technology & Trades Bldg, Lehi, UT



STEVE SHEPHERD PE, LEED AP
MECHANICAL ENGINEER

Steve Shepherd is a licensed professional engineer with more than 20 years of experience. He is also a LEED Accredited Professional, experienced and committed to providing sustainable design. From recreation and senior centers to city office buildings, Mr. Shepherd has the expertise and experience that this project requires. His expertise includes HVAC and plumbing design, specification writing, and mechanical cost estimating. Areas of specialization include civic buildings, office buildings, educational projects, assembly/performing arts facilities and correctional facilities.

PROFESSIONAL DESIGNATION
Principal Mechanical Engineer

EDUCATION
BS Mechanical Engineering, Utah State University

EXPERIENCE
24 years

EXPERIENCE
189989

CERTIFICATIONS
ASHRAE
ACEC
APEM
USCBC

SELECTED EXPERIENCE

- West Jordan Cultural Arts Center, West Jordan, Utah
 - Ellen Eccles Theater Study, Salt Lake City, Utah
 - Hale Center Theater, West Valley City, Utah
 - Weber State University Browning Performing Arts Mechanical Upgrade, Ogden, Utah
 - Dixie State College Performing Arts Center, St. George, Utah
 - Snow College Eccles Performing Arts Center, Ephraim, Utah
 - Southern Utah University Library and Fine Arts Museum, Cedar City, Utah
 - Brigham Young University Harris Fine Arts, Provo, Utah
 - Sun Valley Music Pavilion, Sun Valley, Idaho
 - Clearfield Aquatics Center, Clearfield, Utah
 - Davis County Senior Center, Farmington, Utah
 - Midvale Senior Center, Midvale, Utah
 - Riverton Senior Center, Salt Lake County, Riverton, Utah
 - Cottonwood Recreation Center Phase 2, Cottonwood Heights, Utah
 - Promontory Point Multi-Purpose Building, Park City, Utah*
 - West Valley City Recreation Center (Includes gymnasium), West Valley City, Utah*
- *Asterisk indicates projects completed prior to joining VBFA.



DAVE WESEMANN PE, LEED AP, AID
ELECTRICAL ENGINEER

Dave has 29 years of electrical engineering design, cost control, and construction review experience. He has a vast project history involving industrial, mission critical, educational, commercial, medical, and government facilities for a wide range of clients across the United States and at various places throughout the world. His project leadership, attention to detail and schedules, and ability to coordinate various services with the electrical design are hallmarks of his work. He is a LEED Accredited Professional (LEED AP) and has provided electrical engineering on more than 40 LEED projects.

SELECTED EXPERIENCE

Orem City Library Hall Auditorium, Orem, UT - with Method Studio
Salt Lake County Mid-Valley Performing Arts Center, Taylorsville, UT
UVU Performing Arts Center Programming & Design, Orem, UT
South Jordan City Mulligans Golf and Games Clubhouse Remodel & Expansion, South Jordan, UT
South Jordan City Mulligans Golf & Games Renovations, South Jordan, UT
West Jordan Cultural Arts Facility, West Jordan, UT
West Valley City Utah Cultural Celebration Center at the Riverfront and Amphitheater, West Valley City, UT
Salt Lake County West Jordan Library & Viridian Event Center, West Jordan, UT
Weber County Library New Headquarters, Roy, UT
Weber County Main Library and auditorium Renovation, Ogden, UT
Duchesne County Centennial Event Center, Duchesne, UT
Murray City Hall, Murray, UT
Cottonwood Heights City Hall, Cottonwood Heights, UT
UVU New Classroom Building & 1,000-seat auditorium, Orem, UT
U of U Sorenson Arts & Education Complex Programming & Design, SLC, UT
USU Recital Hall, 421-seat auditorium, Logan, UT

PROFESSIONAL
Principal Electrical Engineer

EDUCATION
BS Electrical Engineering, University of Utah

EXPERIENCE
29 Years

PHONE
181563-2202

CERTIFICATIONS
IEEE
IES
USGBC
BICSI
ACEC



LESLIE MORTON PE, ENV SP
CIVIL ENGINEER

Leslie Morton has significant experience in the civil and water source engineering fields. Her areas of expertise include project management; street/roadway design; water, sewer and storm drain design; site grading; and drainage. She is familiar with sustainable design techniques and is skilled at incorporating these elements into her projects. Her extensive knowledge and site design give her the depth of expertise to provide solutions to a broad range of project challenges and concerns.

SELECTED EXPERIENCE

West Jordan Library Complex, West Jordan, UT
Jordan Valley Transit Oriented Design (TOD) Multi-Family Development, West Jordan, UT
Ron Woods Sports Complex, West Jordan, UT
Oracle Data Center, West Jordan, UT
Oracle Data Center Phase II, West Jordan, UT
Oracle Data Center, Detention Redesign, West Jordan, UT
Jordan Landing Master Development, West Jordan, UT
Old Bingham Highway Waterline Relocation, West Jordan, UT
9000 South Waterline Design, West Jordan, UT
Airport Road Sewer and Storm Drain Improvements, West Jordan, UT
Bingham Creek Infrastructure Design & Channel Widening, West Jordan, UT
Center Park Drive Extension, West Jordan, UT
Springville Community Park Master Plan, Springville, UT
Northwest Quadrant Storm Drain Master Plan, Salt Lake City, UT
West High School Parking Lot, Salt Lake City, UT
Salt Lake School District Bus Maintenance Facility, Salt Lake City, UT
University of Utah Ivor Thomas Building, Salt Lake City, UT
University of Utah IS Skaggs Pharmacy Research Building, Salt Lake City, UT
Utah Valley University Digital Learning Center, Orem, UT
University of Utah Alumni House - Programming, Salt Lake City, UT
University of Utah Sutton Geology and Geophysics Building, Salt Lake City, UT

PROFESSIONAL
Engineer

EDUCATION
MS Civil & Environmental Engineering, University of Colorado
BS Civil Engineering, U of U

EXPERIENCE
26 years

PHONE
186163-2202

CERTIFICATIONS
American Council of Engineering Companies (ACEC), Utah Chapter (Past President)



SARAH ROLLINS CTS-D, DMC-D, XTP-E, ACE-D
ACOUSTICAL ENGINEER

Sarah has a successful history of providing acoustic services for dozens of municipal projects. When she designs the acoustics for a space, one main focus is suitable background sound levels. She has extensive experience working with architects and engineers, specifically mechanical engineers, early in the programming and design phases to ensure that appropriate HVAC noise and vibration controls are incorporated. Her skills and abilities include room acoustics measurements, computer modeling, HVAC acoustics, site vibration studies, plan review for acoustics, client education and service, and task management (time and budget). Her experience with meeting stringent acoustical requirements gives her the expertise required to successfully complete the West Jordan Community Center.

SELECTED EXPERIENCE

- Orem City Library Hall Auditorium, Orem, UT
- Salt Lake County Mid-Valley Performing Arts Center Sound Study, Taylorsville, UT
- North Ogden City Barker Park Amphitheater Expansion, North Ogden, UT
- USU Eastern Campus Geary Theatre Improvements, Price, UT
- SL County West Jordan Library Complex & Event Center, West Jordan, UT
- West Jordan Cultural Arts Facility, West Jordan, UT
- Duchesne County Centennial Event Center, Duchesne, UT
- Weber County Library New Headquarters, 255 seat multi-purpose room, Roy, UT
- Weber County Main Library Renovation, Auditorium, Ogden, UT
- Kaysville City Municipal Building, Kaysville, UT
- UVU New Classroom Building, 1,000 seat auditorium, Orem, UT
- Holy Trinity Church Community Center, Salt Lake City, UT
- Aberdeen High School Auditorium, Aberdeen, ID

TITLE
Acoustical engineer

EDUCATION
MS, Physics, Acoustics Emphasis, BYU 2005
BS, Applied Physics, Acoustics Emphasis, BYU, 2003

YEARS
13 years

CERTIFICATIONS
ACE-D
CTS-D
DMC-D
XTP-E

PROFESSIONAL SOCIETIES
ASA
Syn-Aud-Con
INCE
AVIXA



BRANDON REED PLA, ASIA
LANDSCAPE ARCHITECT

Brandon tries to create an experience that is seamless, cohesive, and extremely intentional at the same time. This is only accomplished through his understanding of the design intent and the owner's needs. He focuses on the people who will interact with these exterior spaces. He is committed to creating unique and memorable places that elevate our surroundings and improve the lives of those who move through them daily.

SELECTED EXPERIENCE

- UVU Noorda Center for the Performing Arts; Orem, Utah
- Mid-Valley (PAC) Performing Arts Center; SLCounty, Taylorsville, Utah
- North Ogden Amphitheater; North Ogden, Utah
- USU Central Instruction Building - Blackbox Theater; Price, Utah
- (DXATC) Dixie Applied Technology College; DFCM, St. George, Utah
- Jordan Commons; Sandy, Utah
- Holladay Hills - Larry H Miller Theater Complex; Holladay, Utah
- Holladay Hills - Live Nation Indoor and Outdoor Theater; Holladay, Utah
- Granite Library; SLCounty, South Salt Lake City, Utah
- (DTC) Davis Technical College; DFCM, Kaysville, Utah
- (MTech) Mountainland Applied Technology College; DFCM, Lehi, Utah
- (MTech) Mountainland Applied Technology College; DFCM, Provo, Utah
- (TATC) Tooele Applied Technology College; DFCM, Tooele, Utah
- (SWATC) South West Applied Technology College; DFCM, Cedar City, Utah
- USU (TSC) Tooele Sciences and Technology (PHASE 1.0); DFCM, Tooele, UT
- USU (TSC) Tooele Sciences and Technology (PHASE 2.0); DFCM, Tooele, UT
- USU EASTERN (CIB) Central Instruction Building; DFCM, Price, Utah
- DSU Student Housing; DFCM, St. George, Utah
- UVU Wee Care Center; Orem, Utah
- UVU Pedestrian Bridge; Orem, Utah
- WW Clyde Corporate HQ; Orem, Utah
- Woodgate Apartments; West Jordan, Utah
- Jordan Valley Medical Center; West Jordan, Utah
- South Willow Apartments; West Jordan, Utah
- Merit Medical; West Jordan, Utah

TITLE
President

YEARS
6 yrs with Loft Six Four

EDUCATION
Bachelor of Landscape Arch & Enviro Planning, USU

YEARS
19 years

PHONE
5197921-5301

PROFESSIONAL SOCIETIES
ASLA
CLAAS



GERALD NELSON CTS-D, DMC-D,
XTP-E, ACE-D
TECHNOLOGY DESIGNER

Gerald is a Principal at Spectrum Engineers with 31 years of experience in designing technology systems. His involvement in projects is vital to ensure that voice/data, intercom, security, audio/video and other electronic systems are planned and designed to meet current needs while accommodating future expansion and emerging technology. He has successfully provided consulting services for numerous facilities throughout North America and various places around the world.

SELECTED EXPERIENCE

- Salt Lake County Mid-Valley Performing Arts Center, Taylorsville, UT
- Orem City Library Hall Auditorium, Orem, UT – with Method Studio
- North Ogden City Barker Park Amphitheater Expansion, North Ogden, UT
- Utah Valley University Performing Arts Center, Orem, UT
- USU Eastern Campus Geary Theatre Improvements, Price, UT
- Utah Valley University Basketball Practice Facility, Orem, UT
- West Jordan Cultural Arts Facility, West Jordan, UT
- SL County East Millcreek Community Recreation Center & Library, SLC, UT
- Holy Trinity Church Community Center, SLC, UT
- Provo Center for the Arts, Provo, UT
- USU Recital Hall Design, Logan, UT

TITLE:
Principal Technology Designer

EDUCATION:
BS / Audio Technology / The American University

EXPERIENCE:
31 years

CERTIFICATIONS:
ACE-D
CTS-D
DMC-D
Estimote Certified XTP Systems Engineer (XTP-E)

MEMBERSHIPS:
Member-Audio Engineering Society



ERIC YAMASHIRO PE, LC
LIGHTING ENGINEER

Eric possesses nine years of advancement in architectural lighting design and consulting as well as electrical and theater design. He is accustomed to coordinating lighting designs with architects and mechanical engineers, performing field measurements, and construction observations. His skills and abilities include: Software: Revit MEP, AutoCAD, AGI, Visual, COMcheck; Technical Skills: Room Lighting Measurements, MEP Computer Modeling, Arc-Flash Analysis, Energy Code Analysis, Illuminance Calculations & Rendering, Field Observation & Surveying, Lighting Audits; Project Management: Client Education and Service, Task Management—Time & Budget.

SELECTED EXPERIENCE

- Salt Lake County Mid Valley Performing Arts Center, Taylorsville, UT
- Utah Valley University Performing Arts Center, Orem, UT
- Orem City Library Hall Auditorium, Orem, UT
- Utah State University Eastern Campus Geary Theatre Improvements, Price, UT
- North Ogden City Barker Park Amphitheater Expansion, North Ogden, UT
- Las Colonias Amphitheater, Grand Junction, CO
- South Jordan City Mulligans Golf & Games Renovations, South Jordan, UT
- Utah Valley University Basketball Practice Facility, Orem, UT
- West Jordan Cultural Arts Facility, West Jordan, UT

TITLE:
Lighting Designer

EDUCATION:
BS, Electrical Engineering, Gonzaga University

EXPERIENCE:
7 years

PHONE:
11096115-2202

CERTIFICATIONS:
Member-Illuminating Engineering Society (IES)
NCCCO P



KRIS LARSON CPE
COST ESTIMATOR

Kris brings extensive experience estimating a multitude of projects throughout the region with great accuracy. Kris has reviewed hundreds of University Level Complex building budgets over the course of his career.

SELECTED EXPERIENCE

- MidValley Performing Arts Center
- SLCCC Jordan Campus Student Center
- Salt Palace Expansion
- South Jordan City Civic Center Plaza
- Weber State Community ED Center
- Utah Cultural Celebration Center
- South Jordan Civic & Community Center
- Pleasant Grove City Community Center
- Herriman City Hall and Community Center
- Green River Community Center
- East Millcreek Community Center
- Hale Centre Theatre
- Utah Cultural Celebration Center
- UVU Performing Arts Complex
- UUU Center for the Arts
- Abraanel Hall Plaza Renovation
- Eccles Performing Arts Center
- Utah Performing Arts Center
- Capitol Theater/ Ballet West
- Herriman Recreation Center, Herriman, UT
- Riverton Senior Center, Riverton, UT
- Davis County Senior Center, Clearfield, UT
- Magna Senior Center, Magna, UT
- Millcreek Senior Center, Millcreek, UT
- Draper Senior Center, Draper, UT
- Shoshone Bannock Sport & Wellness Center
- South Jordan Civic Center, SLC, UT
- Swaner EcoCenter, Park City, UT
- Farmington, UT
- Park City History Museum, Park City, UT

TITLE:
President/ Senior Cost Estimator

EDUCATION:
Bachelor of Science Economics, University of Utah

CERTIFICATIONS:
Associate of Science Ecology, Ricks College

EXPERIENCE:
20 years

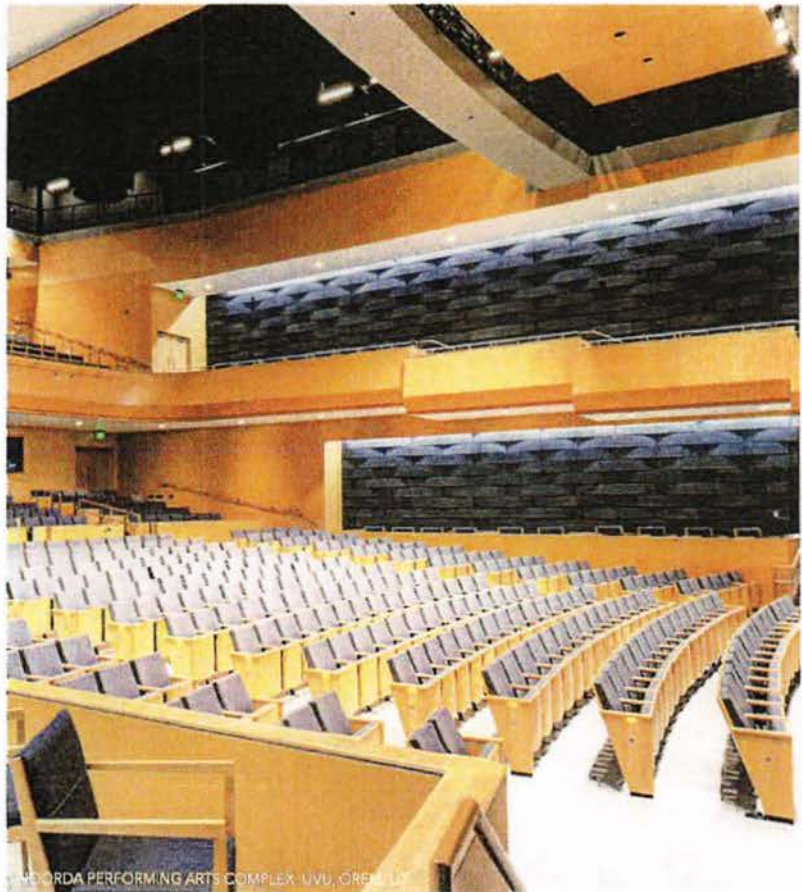
PHONE:
6153745 5501, Utah General Contractor

MEMBERSHIPS:
American Society of Professional Estimators Chapter 51 President

TEAM AVAILABILITY

TEAM MEMBER / ROLE	AVAILABILITY
Joe Smith AIA, LEED AP Principal-in-Charge/Theater Architect	 60% AVAILABLE
Todd Kelsey AIA, LEED AP Project Manager/Theater Specialist	 85% AVAILABLE
David Hulsberg AIA Project Architect	 95% AVAILABLE
Basil Harb AIA Lead Designer	 95% AVAILABLE
Brighton Lemmon LEED GA, IIDA Performing Arts Interior Designer	 75% AVAILABLE
Jessica Batty Job Captain	 85% AVAILABLE

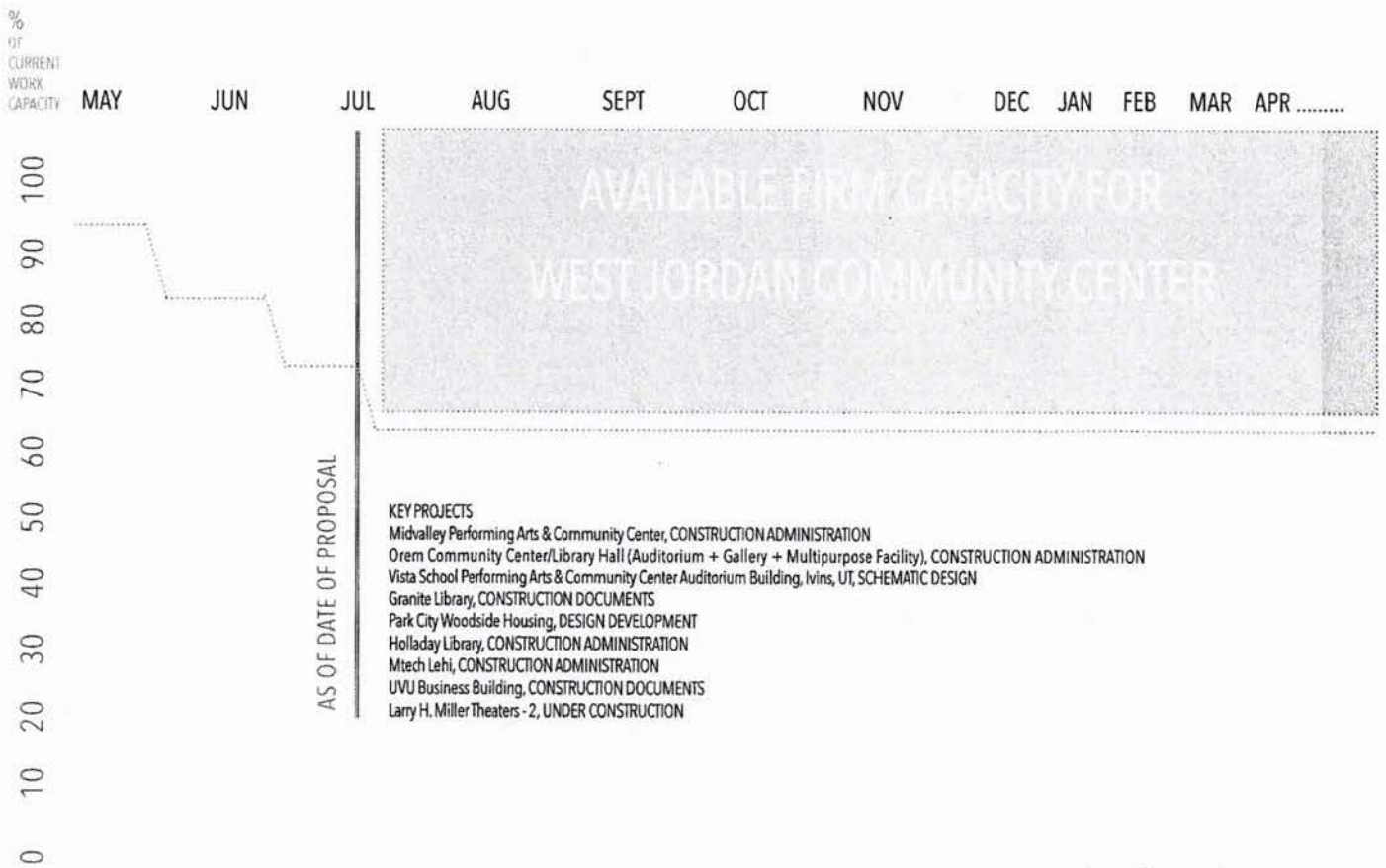
The timing is excellent for Method Studio's team and support staff of 90+ individuals to take on this important project! This core team is assigned to the project for the duration. All of these leaders have worked on a multitude of community center & performing arts projects together. They are eager to help you achieve your important and specific goals. Our method is proactive, hands-on, supportive and mentoring. While each individual brings specific strengths and unique capabilities to this important project, we work interactively and seamlessly from day one. There will be no "hand off" from one team member to another. This team is 100% committed to the project for the duration.



THE JORDA PERFORMING ARTS COMPLEX, UVU, OREM, UT

FIRM AVAILABILITY & RESOURCES: 90+ PROFESSIONALS

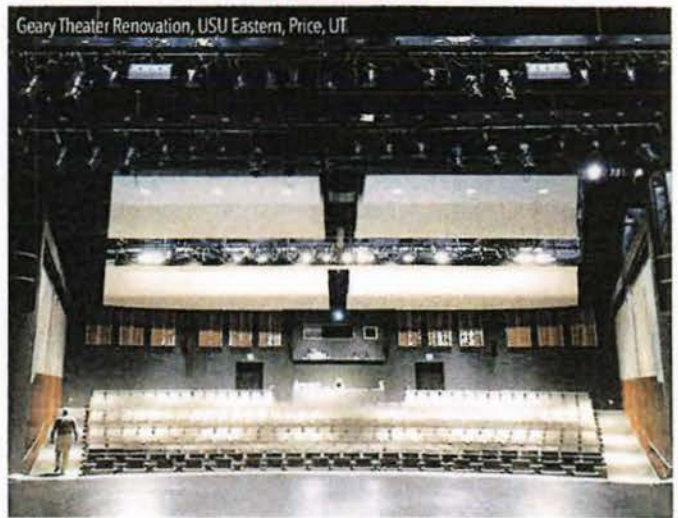
The timing is excellent for Method Studio's team and support staff of 90+ individuals to take on this important project! another. **This team is 100% committed to the project for the duration.**



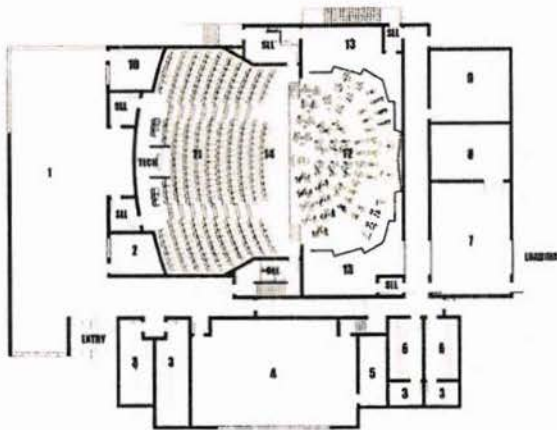
RECENT RELEVANT EXPERIENCE

West Jordan Cultural Facility Feasibility Study, West Jordan, UT
Mid Valley Performing Arts & Community Center, Taylorsville, UT
Orem Community Center/Library Hall (Auditorium + Gallery + Multipurpose Fac.), Orem, UT
Vista School Performing Arts & Community Ctr., Auditorium Building, Ivins, UT
NOORDA Center for the Performing Arts, Programming & Design, UVU, Orem, UT
Geary Theatre Community Center Remodel, USU Eastern, Price, UT
Clearfield Community Arts Center, Clearfield, Utah
Draper Amphitheater & Community Center, Draper, Utah
North Ogden Barker Park Amphitheater, North Ogden, UT
Las Colonias Amphitheater, Grand Junction, CO
Brigham City Community Center, Brigham City, Utah
Fine Arts Complex Facilities Plan, USU, Logan, UT
SCERA Community Arts & Theater Remodel, Orem, Utah
Eccles Performing Arts Center, Snow College, Ephraim, UT*
Fine & Performing Arts + Multi-purpose Building, USU Eastern, Price, UT
Eccles Fine + Performing Arts Center, DSU, St. George, UT*
Kathryn Caine Wanlass & Manon Caine Russell Performance Hall, USU, Logan, UT
Performance and Dance Studio Complex, UVU, Orem, UT
Dixie Eccles Fine Arts Center, St. George, Utah*
Eliza R. Snow Center for the Performing Arts Addition & Remodel, BYU-Idaho, Rexburg, ID
Kent Concert Hall Addition and Remodel, USU, Logan, UT
Taylorsville Senior Center, Taylorsville, UT
Orem Arts District Master Plan, Orem, UT
SL County Granite Library, South Salt Lake, UT
SL County Holladay Library Renovation, Holladay, UT
Grand County Community Center, Moab, UT
Dance Studio Remodel, Utah Valley University, Orem, UT
Band Rehearsal Addition, LaVell Edwards Stadium, BYU, Provo, UT
This is the Place Heritage Park Gathering Barn Multi-purpose Center, SLC, UT
Concert Venue & Community Center, Pleasant Grove, UT
Auditorium & Multi-purpose Rooms, Dixie Technical College, St. George, UT
Multi-use Classroom & Auditorium Building, Orem, UT

**Our core leadership team led this project while at another firm together.*



Geary Theater Renovation, USU Eastern, Price, UT

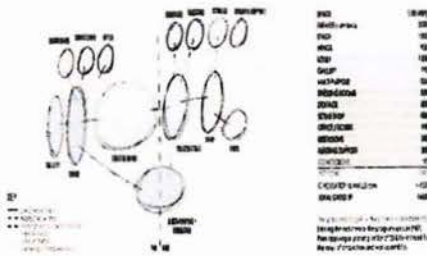


WEST JORDAN CULTURAL FACILITY CONCEPT DESIGN AND FEASIBILITY STUDY
WEST JORDAN, UTAH

Method Studio was selected by the city of West Jordan to conduct a comprehensive feasibility study for the purpose of supporting the city in building a new facility for the citizens of their community to express their talents in the performing arts. The conclusions of the study have enabled the city to move forward with this vision for a creative outlet for the residents of West Jordan.

SIMILAR COMPONENTS:

- arts facility
- multi-purpose room
- gallery
- stage, wings
- lobby
- dressing rooms
- under stage stage storage
- office
- restrooms
- building support



SIZE: 16,600 SF
COST: N/A
DATE: May 2017





OREM COMMUNITY CENTER/LIBRARY HALL (AUDITORIUM + GALLERY + MULTIPURPOSE FACILITY)

OREM, UTAH

Method Studio has been retained to design a community facility for Orem City, The Center for Story & Art. The facility will be designed to be constructed in two phases.

Phase 1 is approximately 23,027 square feet and will include:

- two meeting rooms to seat 60 each
- public restrooms and appropriate support spaces
- an office for Timpanogos Storytelling Institute
- a spacious lobby with art gallery
- an auditorium to be used for storytelling performance and a wide variety of other cultural programs
- proscenium stage and backstage amenities, including dressing rooms and a green room

Phase 2 is approximately 11,000 square feet and will include:

- three small rooms for recording personal and family stories
- two additional meeting rooms for expanded workshops and seminars
- storage space for Timpanogos Storytelling Institute
- a small black box theatre to seat 75 for live recordings
- a gift shop, to sell Timpanogos Storytelling and Library merchandise
- exhibit and archival space for oral histories and storytelling performance recordings
- catering kitchen for receptions and gatherings

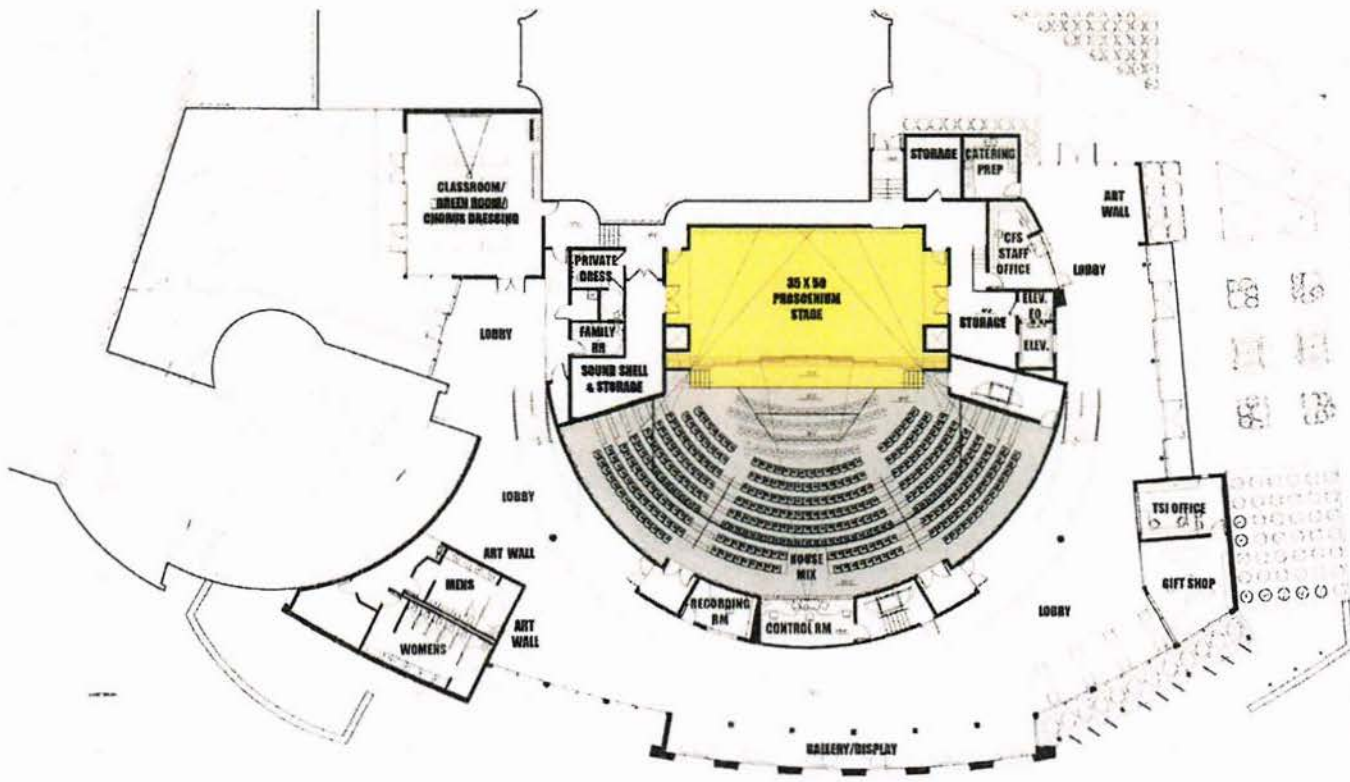
SIMILAR COMPONENTS:

- multi-purpose space
- auditorium
- common areas
- Offices
- conference
- classrooms
- outdoor plaza green space
- meeting rooms

SIZE: 34,027 SF
COST: \$6,500,000
DATE: 2020



**OREM COMMUNITY CENTER/LIBRARY HALL (AUDITORIUM + GALLERY +
MULTIPURPOSE FACILITY)**
OREM, UTAH





MID-VALLEY PERFORMING ARTS & COMMUNITY CENTER

TAYLORSVILLE, UTAH

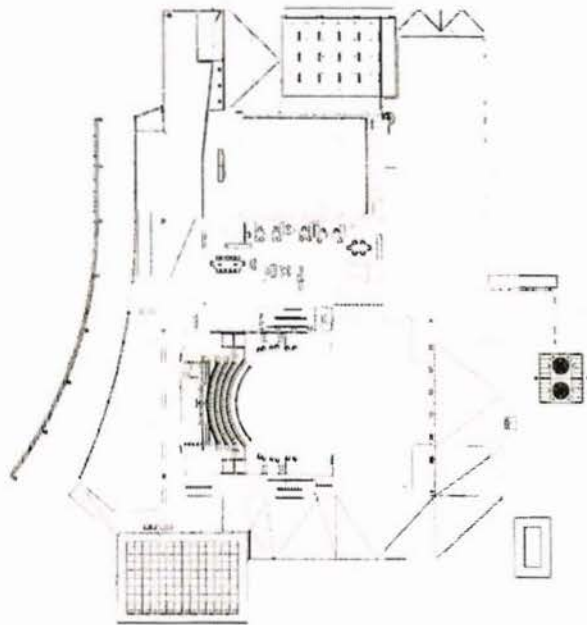
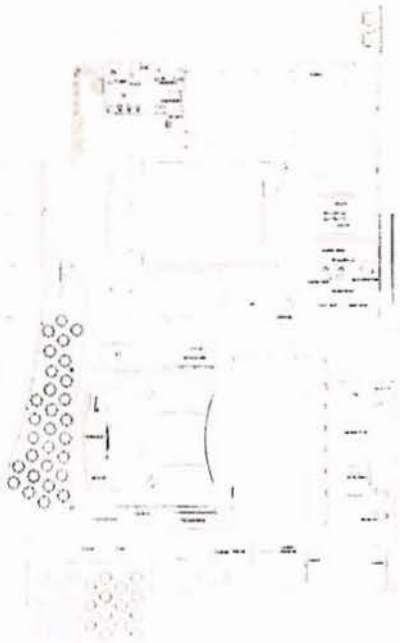
Method Studio was selected to provide full design and construction administration for this highly-anticipated lively arts amenity, to serve the West side community and all residents of Salt Lake County. The Mid-Valley Performing Arts Building will be a multi-use performing arts regional cultural center that fulfills a need identified in the Cultural Facilities Master Plan. Mid-Valley will be a community theater suitable for opera, lectures, theater, and other community activities large and small. Amenities include: lobbies, restrooms, and concession space; shared and private dressing rooms, green rooms, loading, storage, and intermediate space for assembly and preparation of scenic elements, and modest accommodations for scenery, costumes, and props maintenance, and lighting and sound equipment storage; multi-use rehearsal room, equipped with lighting, sound video and other AV. The facility will also feature gallery spaces, parking, concessions, storage and more. Method Studio's designers, theater planners, and engineering consultants have been working with County stakeholders on a variety of possible options. The project is currently in the conceptual design phase.

SIMILAR COMPONENTS:

- performing arts space
- multi-use spaces
- lobbies
- rehearsal room
- gallery space
- parking

SIZE: 68,743 SF
COST: \$38,058,000 Est.
DATE: Oct. 2020 Est.

**MID-VALLEY PERFORMING ARTS & COMMUNITY
CENTER**
TAYLORSVILLE, UTAH



NORTH OGDEN AMPHITHEATER & COMMUNITY CENTER AT BARKER PARK
NORTH OGDEN, UTAH

When the City of North Ogden decided to construct an outdoor amphitheater venue for hosting both local and national talent they selected Method Studio to plan, design and oversee construction. The project allows a high level of community involvement and required a highly customized project plan. The 9,600 square foot amphitheater includes fixed seating for 450 with planned lawn seating capacity for an additional 2000 audience members. Completed in early 2019, the amphitheater and site design includes loading docks, a scene shop, storage, administrative offices, speaker arrays, dressing rooms, green room, lighting, pedestrian walkways, VIP parking, security fencing, technical and lighting booth, stage and back of house support for performances. A separate 1700 square foot support facility to be completed in Phase II will include concessions spaces, restrooms, ticketing and entry gates. The North Ogden Amphitheater will integrate beautifully into the surrounding Barker park community amenity that is to be developed as a part of the City's master plan.



SIMILAR COMPONENTS:

performing arts venue
administrative offices
450+ capacity
park landscaping

SIZE: 9,600 SF
COST: \$1,200,000.00
DATE: 2019

NOORDA CENTER FOR THE PERFORMING ARTS

OREM, UTAH

Method Studio was selected to assist in developing a new approximately \$48,000,000, 131,000 SF, three-level performing arts center to house the theatre, performing, and visual arts departments while serving as a Gateway to the East side of campus. The Noorda Performing Arts Center will include a 900-seat concert hall, 250-seat recital hall, 500-seat proscenium theater, dance studios, classrooms, administrative offices, music library and music rehearsal rooms.

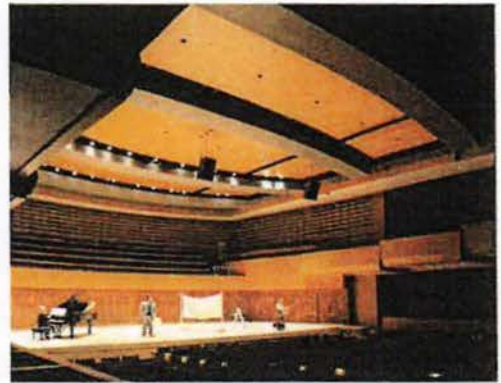
SIMILAR COMPONENTS:

multi-purpose room
theater + concert hall
black box
gallery
lobby
office

SIZE: 131,000 SF

COST: \$48,000,000

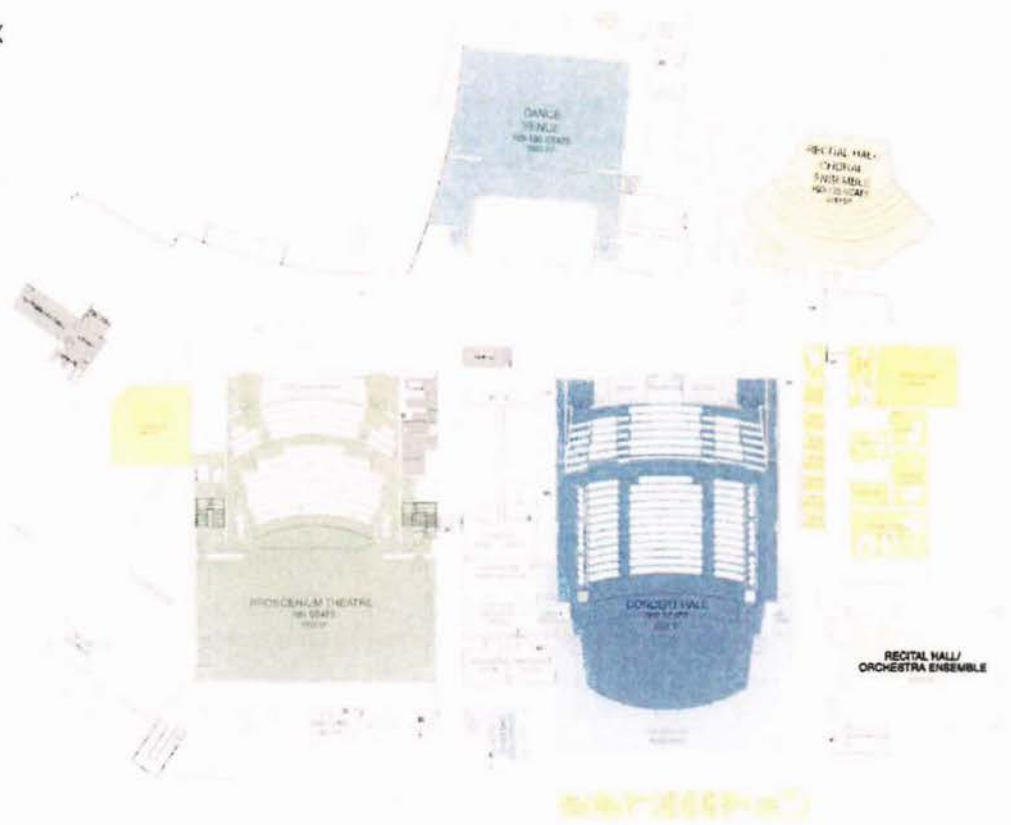
DATE: 2018



UVU PERFORMING ARTS COMPLEX

SCHEMATIC DESIGN
FLOOR PLAN: MAIN LEVEL

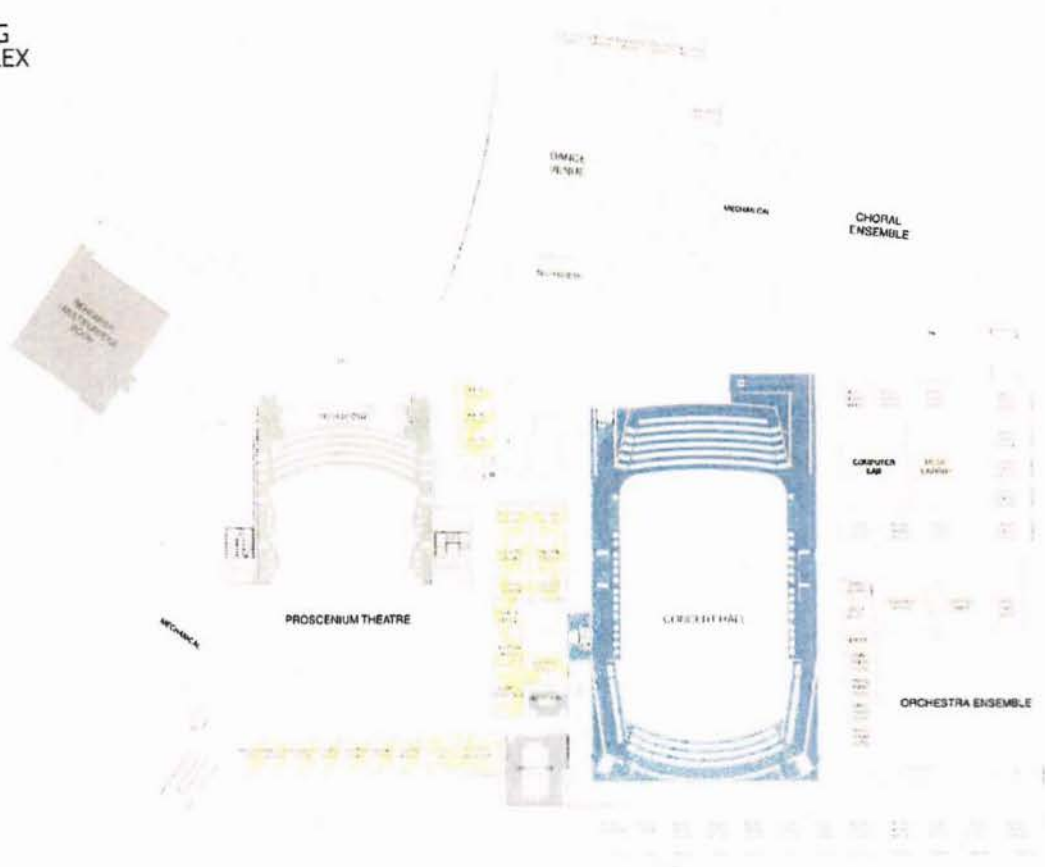
- THEATRE
- MUSIC
- DANCE
- ENSEMBLE
- SERVICES
- TEACHING/PRACTICE



UVU PERFORMING ARTS COMPLEX

SCHEMATIC DESIGN
FLOOR PLAN: SECOND LEVEL

- PROSCENIUM
- CONCERT
- DANCE HALL
- MUSIC TEACHING/OFFICES
- SHARED ZONES SERVICES





DRAPER CITY AMPHITHEATER & COMMUNITY CENTER

DRAPER, UTAH

This new amphitheater and multi-purpose center is nestled in the foothills, with features including concessions, ticket office, stage, offices, green room, prep room, adjacent pavilion, playground and support space.

Due to budget constraints, the project was phased, with an implementation to add plan elements as funding allowed. Full theatrical lighting was planned for, but not installed day one. The city had older technology lights from the local elementary school that had been salvaged to use for start-up. The amphitheater electrical system was designed to accommodate both the old amperage lighting equipment as well as the new planned technology. The dimmer room was oversized, knowing that additional dimmer capacity would be required as the newer technology was added. Additionally, the ceiling structure of the stage and wings was designed to carry the additional loads of theatrical lighting bars and curtains, since the budget did not allow for the installation of these items at the time of construction.

The city desired a stage large enough to accommodate the Utah Symphony and local theater, plays, etc. The budget did not allow a totally enclosed, so a larger, exterior thrust stage OUTSIDE the proscenium door opening was designed so the stage could accommodate larger performance groups and plays. The dressing rooms were shelled out and not fully finished, including stubbing up plumbing for future restroom/shower areas for future installation in order to save costs up front yet allow for completion as funds were made available.

AWARDS

MOUNTAIN STATES CONSTRUCTION, "BEST OF AWARDS 2010", BRONZE AWARD, CULTURAL



SIMILAR COMPONENTS:

multi-purpose center
performance stage
offices

SIZE: 13,000 SF

COST: \$1,200,000

DATE: 2009

GEARY THEATER RENOVATION & COMMUNITY CENTER

U.S.U. EASTERN, PRICE, UTAH

The new 18,000 square foot remodel is part of a long-term campus transformation into a socially and intellectually vibrant higher education campus. The original mid-century modern building has been partially restored and fully transformed into a flexible, 508-seat theater will empower the campus' lively arts programs and provide a venue for a variety of performances. Back of house control spaces provide learning opportunities for performing arts students and a multidimensional experience for patrons.

SIMILAR COMPONENTS:

multi-purpose spaces
arts facility, theater, green room
offices
flexible lobby

SIZE: 18,000 SF

COST: \$5,834,061

DATE: 2017





DIXIE TECHNICAL COLLEGE AUDITORIUM & COMMUNITY CTR.
ST. GEORGE, UTAH

Method Studio provided master planning, programming, fundraising materials, design, and construction administration for Dixie Technical College. The campus serves as the major provider of occupational and technology education in the St. George area. Key spaces include multi-purpose rooms and a flexible, stepped auditorium that adapts to a multitude of uses including as a special event leased space for local community and business partners. The design solution leverages the intricacies of diverse and unique types of learning spaces, including classrooms and labs, and large-scale outdoor training spaces to create an effective, efficient and exciting educational environment. Spaces were planned and designed with inherent flexibility and adaptability into classrooms and labs, providing an infrastructure that adapts to the changing needs of employers and businesses, as well as a growing campus. The project spaces are beautiful and functional, while coming in under the outlined budget for the project.

SIMILAR COMPONENTS:	SIZE:	162,801 SF
Auditorium	COST:	\$34,856,105
Multi-purpose rooms	DATE:	2018
Community gathering spaces		





FINE AND PERFORMING ARTS CENTER

USU EASTERN, PRICE, UTAH

The 57,606 SF Arts & Instruction Building replaces two of the Campus' facilities which include classroom, theater, and music buildings. The new \$15.2 mil facility marks the first major step towards a long-term campus transformation into a socially and intellectually vibrant higher education campus. The project includes a flexible experimental theatre which is formed as a cube to maximize internal versatility and is clad in raw hot-rolled steel. The use of this raw steel is reflective of the mining industry in the region and expressive of the refinement of this material into an elegant surface. The interior facing surfaces of steel will remain raw but dark and pristine, while those surfaces on the exterior façade will weather into rich rusted tones. In contrast, the music rooms are shaped directly in response to their acoustic performance requirements and to evoke landforms of the local region. This volume is wrapped in finely crafted cedar planks for its natural warmth and reference to the instruments held within. This is also a nod to the local mining industry and the old tradition of forming mine shafts with raw wood planks while at the same time refining the execution to reflect the higher education environment.

SIMILAR COMPONENTS:

Arts facility	Art Gallery
Multi-purpose Spaces	Lobby
Theater	Offices
Music Rooms	

SIZE:	57,606 SF
COST:	\$15,200,000
DATE:	36,900 SF

AWARDS

2014 "BEST HIGHER EDUCATION-SMALL MERIT AWARD"
 2014 BEST OF HIGHER EDUCATION/RESEARCH, 2014 INTERMOUNTAIN
 CHAPTER OF THE AMERICAN CONCRETE INSTITUTE
 "2014 EXCELLENCE IN CONCRETE AWARD"
 2014 UTM CONSTRUCTION & DESIGN
 "2014 MOST OUTSTANDING - HIGHER EDUCATION" AMERICAN INSTITUTE
 OF ARCHITECTURE MERIT AWARD 2014



FINE AND PERFORMING ARTS CENTER
 USU EASTERN, PRICE, UTAH



IMAGINE: PORCH / COURTYARD



1



IMAGINE: THEATRE / PARK



2



3

4

MULTI-PURPOSE
 EXHIBITION GALLERY



- | | | | |
|---|--|---|---|
| <ul style="list-style-type: none"> REN ARTS CENTER OFFICE OFFICE RECEPTION ADMINISTRATIVE STORAGE MECHANICAL | <ul style="list-style-type: none"> 1 REHEARSAL ROOM 2 STORAGE 3 OFFICE 4 COSTUME SHOP 5 BLACK BOX THEATRE 6 BOARD ROOM / OFFICE / REHEARSAL 7 BOARD ROOM 8 COMMON ROOM | <ul style="list-style-type: none"> 9 GYMNASIUM 10 CATERING KITCHEN 11 THEATRE / CONFERENCES 12 LOBBY / RECEPTION 13 WOOD STUDIO 14 DARKWOOD STUDIO 15 OUTDOOR HALL 16 GALLERY RECEPTION | <ul style="list-style-type: none"> 17 2-D STUDIO 18 THEATRE REHEARSAL ROOM 19 OUTDOOR COMMONS / AMPHITHEATRE 20 COMMONS / RECEPTION 21 CLASSROOM 22 MECHANICAL ROOM |
|---|--|---|---|



**FINE ARTS COMPLEX ADDITION,
UTAH STATE UNIVERSITY
CONCEPTUAL DESIGN AND FUNDRAISING PACKAGE
LOGAN, UTAH**

Utah State University retained Method Studio to assist them in developing a fine arts complex addition design concept and fundraising package to assist them in selling the need for the project and securing funds from VIP's and the State of Utah. The resulting design provides an interactive facade that express the arts within displays and excites through virtual access and upgrades the exterior of a dated 1970's building. The promenade serves as an extension of the performance hall and provides lively indoor/ outdoor spaces for gathering between events.

FINE ARTS FACILITY

Approx. 16,000 sf

Overall Budget \$8 Million

Conceptual program includes:

New Museum Entry

New office suite (with connection to existing offices)

Grand atrium (for featured events or casual gathering)

Classrooms and/or practice rooms

2nd level patio overlooking performance plaza and recital hall

Indoor lounge area overlooking performance plaza and recital hall

Enhancements and integration of existing loading area



RENOVATION

Overall Budget: \$9 million

SPACES TO BE IMPROVED:

Kent Concert Hall, acoustic and finish upgrades: 17,000 sf

Scene Shop expansion: 5,000 sf

Fibbets Gallery and main lobby spaces remodel: 13,000 sf

Dressing rooms expansion and improvements: 1,400 sf

Restrooms expansion and improvements: 500 sf

Estimated Total: 36,900 sf



SIMILAR COMPONENTS: Arts facility, Stage, Wings, Lobby, Gallery, Multi-purpose room, Dressing rooms, Under stage storage, Scene shop, Office/Tickets, Restrooms, Building support, Concessions

**KENT CONCERT HALL ADDITION +
REMODEL**

LOGAN, UTAH

Utah State University retained Method Studio, Inc. to design an addition to the Kent Concert Hall which includes a remodel of the courtyard, integration of the existing lobby and the design of a new north Museum entry. The addition and remodel addressed related ADA issues and include re-orienting the main exterior stairs outside the Kent Concert Hall into a more readable "grand" staircase. It also includes the addition of an elevator and public rest-room facilities as well as wayfinding and lighting upgrades.

SIZE: 20,000 SF
COST: \$2-million
DATE: 2014



SIMILAR COMPONENTS:
concert hall
museum gallery
lobby
courtyard
ADA

methodstudio A-27



LAS COLONIAS AMPHITHEATER & COMMUNITY CENTER

GRAND JUNCTION, CO

Along the Colorado River waterfront area of the city of Grand Junction Colorado lies a city park known as Las Colonias Park. The development of this park area is a high priority of the city. Their desire is that it be anchored by an outdoor amphitheater complex that will be one of many activities in a "string of pearls" along the shores of the river.

The amphitheater will be tied to the other planned areas of the park by an existing paved trail along the wetland areas of the river shore. The building will be able to accommodate small events of around 500 people to larger events such as the yearly "Pork and Hops" music festival where up to 10,000 concert goers may show up. Due to the previous use of this shoreline area as a mine tailings repository, the area had to be remediated for possible radioactivity within the soil. Due to this remediation, soil will need to be imported into the site to create the audience area slope and viewing angles into the amphitheater stage. Approximately 20 acres will be used for the complex upon completion in the Spring of 2017.

The building is being designed to accommodate traveling bands and artists, local symphony performances throughout the summer as well as weekly movies-in-the-park for the community. The shell of the stage has been oriented so that a minimal amount of the surrounding residential areas of the community will be affected by a performance, in fact computer software simulations were utilized in order to provide the city and its residents peace of mind regarding these efforts. In the end this will be a spectacular performance venue for both performer and viewer. The surrounding natural mesas and wetland trails provide the perfect backdrop and setting for this venue which will launch the long-desired revival of this south area of Grand Junction.

SIMILAR COMPONENTS:

performance stage
seating capacity 500-1000
landscaped natural mesas and wetland trails

SIZE: 4,300 SF
COST: \$3.5 million
DATE: 2017



DIXIE ECCLES FINE ARTS CENTER*

ST GEORGE, UTAH

Programmatically, the intent of this new performing arts facility was to unify the academic programs within one new, state-of-the-art structure. Philosophically, the intent was to demonstrate the commitment to the Arts in education with a landmark building at the prominent "front door" of the campus. The project is comprised of three major components, one for each Arts discipline: Theater, Music and Fine Arts. The theatrical spaces include a 510-seat proscenium theater, 150 flexible-seat black box theater, theater rehearsal production, scene shop and stage support functions. For the Music Department a new 300-seat concert hall, music rehearsal rooms, practice and ensemble rooms were created. The Fine Art wing includes a 5,000 square foot Art Gallery, reception space and faculty offices. In all programmed areas, multifunctional use is a requirement as spaces must be classroom, exhibit, performance, lecture, etc. at any given time.

**Our core leadership team led this project while at leaders at another firm.*

SIMILAR COMPONENTS:

multifunctional spaces
theater spaces
art gallery
reception space
office spaces

SIZE: 78,000 SF
COST: \$13,000,000
DATE: 2005



BRIGHAM CITY COMMUNITY CENTER

BRIGHAM CITY, UTAH

This project was designed to be in harmony with Brigham City's timeless main-street architecture, open, warm and inviting park pavilion and evocative of the community's transportation industry.

Method Studio worked with City representatives, and a community task force to develop the program and design, utilizing focus group work sessions, multiple open house events and collaborative workshops. Final deliverables included a schematic design and artistic renderings, and presentation boards.

SIMILAR COMPONENTS:

- community gathering
- offices
- multi-purpose space
- classrooms
- outdoor plaza green space
- kitchen community information areas
- display areas
- common areas
- meeting rooms

SIZE: 37,000 SF

COST: \$13.5 Million Est.



PAST PERFORMANCE

Method Studio takes great pride in serving our clients at the highest level. Our work is based on our clients goals and objectives. We work hard to listen and incorporate those goals into a project that meets our clients needs. Our 98% repeat client basis is a testament to that commitment. Below are a few references on recent, like projects.

Point of Contact: Jim Riding, Mayor of West Jordan
Phone Number: 801-633-1430
Project Name: West Jordan Cultural Facility Concept & Design
Date Completed: 2017
Address: 8000 S. Redwood Road, West Jordan, UT 84088
Size: 16,600 SF

Point of Contact: Phil Jordan, Project Manager
Phone Number: 385.468.1010
Project Name: Mid-valley Performing Arts + Community Center
Date Completed: Oct.2020 Est.
Address: Taylorsville, UT
Size: 68,743 SF

Point of Contact: Frank Young, Director of Facilities
Phone Number: 801.863.7202
User Name: Utah Valley University Noorda Performing Arts & Various Others
Project Name: Numerous university building projects
Date Completed: 2010 - 2020
Address: 800 W University Pkway, Orem 84058
Size: Large scale - Business Building, Classroom Building, Wee Care Center, and more

Point of Contact: Joe Peterson, Chancellor
Phone Number: 435.613.5256
Project Name: Fine & Performing Arts + Community Center, USU Eastern - Price
Date Completed: Various
Address: Old Main Hill, Logan, UT 84322
Size: Various

Point of Contact: Charlene Crozier, Library Director
Phone Number: 801.229.7047
Project Name: Orem Community Center/Library Hall (Auditorium + Gallery + Multipurpose Fac.), Orem, UT
Date Completed: TBD
Address: 58 North State St. Orem, 84057
Size: 30,000 SF



PAST PERFORMANCE

In the words of a few of our clients and partners

"Method Studio's completed \$46 million complex performing arts center has been completed with the LEAST CHANGE ORDERS of any project in campus history."

- Frank Young, Associate VP, Facilities Planning, 2019, Project: NOORDA Performing Arts Center

"Best project I have ever worked on."

- Brian Bales, DFCM Project Manager. 6.29.2015, Project: Fine & Performing Arts + Community Ctr., USU Eastern

"For the past several years I have partnered on several projects with the architects, designers and project managers at Method Studio, and have always been impressed with the team approach and focus they bring to every endeavor. Whether it's a design-build, hard bid or construction management project, **their level of collaboration from owners and engineers to contractors and suppliers has always been exceptional.** In situations where the design or approach required changes, they have been flexible in making modifications that, in the end, was in the best interests of that project. An outstanding characteristic that I've also observed at Method Studio is the team's **commitment to client advocacy.** My experience with them has proven that they are **genuinely interested in the owner's needs and desires, and are willing to exhaust their resources to ensure that their client is pleased with the end result.** They excel at making all team members feel important and valued contributors; I have witnessed this first-hand in design charrettes with Method Studio, where the team made extra efforts to listen and consider the insight given from all end-user groups. They ensure that everyone has a voice, one that is essential to the success of the project. There will always be challenges on a project, and I've discovered that **Method Studio is a tremendous resource for innovative, flexible solutions.** Oftentimes I find it can be a challenge to balance budgets and schedules with the need to meet a client's expectations; however, rather than digging in their heels, the folks at Method Studio roll up their sleeves and work with us to find ways to successfully deliver all project objectives within its parameters."

- John Moody, Jacobsen Construction, Chief Estimator, Project: Multiple Projects

"Method listens openly, without prejudice or preconceived notions, to myriad stakeholders, respecting each, and making adjustments with enthusiasm. For us, they are producing results that reflect the unique nature of our project, never reverting to a cookie cutter success from the past. And finally, they have made this process fun. We have thoroughly enjoyed each and every session working with Method Studio and see the results of their behind the scene staff each week as concepts become working plans. They leave us excited and energized, looking forward to the next meeting."

- Kelle Stephens, President, Dixie Technical College, Project: Dixie Technical College & Auditorium + Community Center





NON-COLLUSION AFFIDAVIT TO BE EXECUTED BY BIDDER AND
SUBMITTED WITH BID

Joseph F. Smith being first duly sworn, deposes and says that he or she is a principal of Method Studio, Inc. the party making the foregoing bid. The bidder, offeror, or contractor represents that it has not: 1) provided an illegal gift or payoff to a West Jordan City officer or employee or former West Jordan City officer or employee, or his or her relative or business entity; 2) retained any person to solicit or secure this contract upon an agreement or understanding for a commission, percentage, brokerage or contingent fee, other than as exempted in the city conflict of interest ordinance; or 3) knowingly influenced (and hereby promises that it will not knowingly influence) a West Jordan City officer or employee or former West Jordan City officer or employee to breach any of the ethical standards set forth in the city conflict of interest ordinance, title 1, chapter 11 of the West Jordan city code.

NON-COLLUSION AFFIDAVIT

Responsible Managing Officer Joseph F. Smith, AIA, LEED AP
Title Founding Partner / Principal in Charge
Organization Method Studio, Inc.
Address 360 W Aspen Ave
Salt Lake City, UT 84101

STATE OF Utah)

:SS

COUNTY OF Salt Lake)

On this 15th day of JULY, 2019 personally appeared before me, JOE SMITH who being by me duly sworn did say that he or she is the PRINCIPAL of METHOD STUDIO and that the foregoing instrument was signed in behalf of said entity by proper authority, and he or she acknowledged to me that said entity executed the same

NOTARY PUBLIC



My Commission Expires: 12/1/19

Residing in SALT LAKE County, UT

methodstudio 33



methodstudio

360 w. aspen avenue
salt lake city, utah 84101
801.532.4422
www.method-studio.com

EXHIBIT B
(Request for Proposal)



REQUEST FOR PROPOSALS

(Multi-Stage)

West Jordan Community Center

The City of West Jordan requests proposals from qualified architecture firms for the West Jordan Community Center to be located at 8237 South 2200 West in West Jordan.

BACKGROUND

The City has had long-term vision of constructing a community center to accommodate the various community arts groups and reduce the use of other aging facilities such as the City Hall Community Room and Pioneer Hall. The City's vision of this project is to be a multi-purpose community center with a modest 250-seat fixed-seating performance space.

This will be a multi-stage RFP process wherein the City will advance the highest scoring firms from Stage 1 through Stage 2.

In Stage 1, the City will evaluate and score responding architectural firm based upon the criteria listed in the Selection of Consultant section of this RFP. The City may advance up to the three (3) highest scoring responsive and responsible firm(s) to Stage 2.

In Stage 2, the City, through an interview process, shall require the advanced firms to present their vision and ideas of the project and provide their professional recommendations for the overall project design. Upon conclusion of these interviews, the advanced firm(s) shall be ranked (#1-3) with the award being given to the highest ranked firm.

PROJECT DESCRIPTION

The City of West Jordan is seeking proposals from qualified firms interested in providing professional architecture and engineering services for this new multi-purpose community center. The construction budget for this project may not exceed \$5 million dollars. The construction budget excludes design fees.

The project site is to be located at 8237 S 2200 W on the east side of the road and south of the Gene Fulmer outdoor pool. Site is approximately 6.05 acres. It is not anticipated the entire property would be developed at this time.

The Project will include large multi-purpose space with a modest 250-seat fixed-seating performance space, parking, site improvements, landscaping, and should be designed to accommodate future expansion. Further details are provided under the Scope of Work section of this document.

PROJECT OBJECTIVES AND SCHEDULE

It is anticipated that an award and resulting contract will be finalized in August. Following the approval of the contract by the City Council, city staff will work with the architect to develop three different conceptual floor plan and elevation schemes within the project budget to be provided to the City Council for their review and consent.

Following the selection and approval of a concept plan and elevation by the City Council, the City may contract with a Construction Manager/General Contractor (CM/GC) to assist the City with design cost and concept design verification. After concept design verification, the architect will be given approval to proceed with the full design phase of the project. It is expected that the architect shall provide full construction services such as review of submittals and conducting weekly coordination meetings during construction, as well as commissioning and close-out of the project.

Additional requirements listed below are some of the service work functions that the City shall require of the awarded architectural firm.

- A. Assist in identifying project objectives and schedule.
- B. Prepare schematic design, design development documents, construction documents and specifications for the facility.
- C. In consultation with the CM/GC provide a probable cost estimate at the schematic design, 50%, 90%, and Bid Document Preparation.
- D. Advise the Owner of requested changes on the project time schedule or cost.
- E. Assist the Owner or Owner's contractor in securing permits necessary for the construction of the project as required by local authorities and jurisdictions. The architect shall submit the drawings, specification, and permit applications as required.
- F. It is expected that the architectural firm will meet with the City Planning and Building Safety authorities at the completion of the design development phase and 90% phase in an effort to address issues, concerns and etc. that can be addressed prior to bid document preparation.
- G. Provide office furniture configurations as part of the design services. The drawings will be used by equipment vendors or in-house personnel for equipment reconfigurations.
- H. Development of an FF&E Manual. The architectural firm shall assist in the selection and specification of new furniture, fixtures and equipment for Owner approval. This shall include furniture, fixture and equipment layouts for all spaces and areas of the building. Provide the Owner with an FF&E schedule that includes item name, manufacturer, series, style, dimensions, finish, fabric, yardage, color, quantity, owner or contractor provided and pricing for bidding purposes. Utilize state contracts where possible.
- I. Provide at your own cost, printing or copying of any development documents and other project records, communication and miscellaneous documentation through design.

- J. The architect will not be responsible for the printing costs associated with the actual bid documents to the contractors for bidding and construction use. However, all other copies of progress set(s) and bid sets for consultant(s) use or others under the direction of the architect will be the responsibility of the architect.
- K. Provide five (5) review sets of drawings and specifications to the owner at Schematic Design, Design Development and 90% Construction Documents. The CM will provide the construction documents for solicitation of bids. Bid sets shall be distributed by the architectural firm from its office.
- L. Provide one (1) reproducible set of Bid Documents to the Owner along with electronic documents in current, AutoCAD manipulative disc, MasterSpec and Microsoft Word format.
- M. Provide three (3) wet stamped and signed Permitting Documents for Building Permit submission.
- N. Architect and appropriate team members shall assist the Owner in attending all planning and zoning meetings as required. Architect shall also assist in preparing presentation drawings or materials as requested by the permitting authorities for such meetings.

SCOPE OF WORK

Services required would include, but are not limited to study, architectural and engineering design, and construction engineering for a West Jordan Community Center. The following areas are anticipated to be included in the design:

- A. Owner will provide the following: site survey, environmental reports, and soils investigation reports.
- B. Auditorium with a modest 250-seat fixed-seating performance space. It is not anticipated that the stage would include a fly/rigging or that the seating would include a balcony.
- C. Option to expand the facility at a later date should the need arise.
- D. Parking for visitors, staff, support, and public vehicles. This should include ADA accessible parking as appropriate.
- E. Site improvements, landscaping, walkways and monument signs with special consideration for low maintenance landscaping and efficient use of water resources, as required and where appropriate.
- F. The new building shall comply with the requirements of all local jurisdictions, current building codes, ADAAG, and seismic requirements.
- G. The building should include a large multi-purpose space with the ability to break down the space with sound walls into smaller spaces when appropriate for the use.
- H. The building will include a gallery/lobby area which could be used for public receptions or an open house for public events.
- I. Consider the possibility for the building to include a warming kitchen to support potential receptions.
- J. The project site is to be located at 8237 S 2200 W on the east side of the road and south of the Gene Fulmer outdoor pool. Site is approximately 6.05 acres. It is not anticipated that the entire property would be developed at this time.

- K. An 8-inch water main is located on the west and south boundaries of the site, wastewater pipes are located on the east side of the property, and a storm water system is available offsite east of the property.

It is anticipated that the selected design team will explore and consider all types of building systems and construction methods, including but not limited to steel, masonry, or concrete tilt-up, to provide a high value design.

COSTS/FEES

The Architectural Service Design Fee for this project will be based on a fixed percentage of final construction cost fee agreement. In a separate sealed envelope, provide a single copy of the proposed project fee percentage to complete the project through completion and acceptance by the owner with subtotals by the tasks as identified in the scope of work. This information may be presented in the form of a spreadsheet showing the hours to be spent on each task and the classification of personnel to be assigned to do each task.

- A. Include the hourly rates charged and classification of personnel for individuals identified on the project team and a summary of all the additional reimbursable expenses considered necessary to complete the project that are additional to the proposed fixed percentage fee listed above.
- B. The Architectural Design Fee shall be computed and payable with a breakdown of the fixed percentage fee, according to the following percentage schedule as the work is completed.
- A. *Conceptual Design - 5%
 - B. *Schematic Design - 10%
 - C. *Design Development - 20%
 - D. *Construction Documents - 30%
 - E. *Bidding Packages - 5%
 - F. Construction - 25%
 - G. As-Built Documents - 5%
- Total Fee - 100%
- * Initial payments shall be based upon the \$5 million-dollar budget listed above with payment adjustments being made after the final bid pricing and contractor award has been determined.
- C. The City reserves the right to suspend the work covered by this contract at any time. If the execution is suspended, in part or in whole, payment to the architect will be based on the proportion of work completed, as determined by the Owner, at the time the work is suspended.
- D. The City assumes all architect compensation and reimbursable costs are included in the Architectural Service Design Fee. This would include all travel, phone, fax, project printing not included in bid sets and other miscellaneous expenses. Taxes are not a reimbursable fee.
- E. The architect shall pay all taxes related to the architect's work.
- F. The architect shall take all necessary precautions for the safety of its employees, and shall comply with all applicable provisions of federal, state and municipal safety laws to prevent accidents or injury to its employees or subcontractors on, about or adjacent to the Project.

- G. The architect will submit as part of the proposal verification of the following insurance limits:
- i. Professional liability: Professional liability insurance for the Contractor's liability arising out of their architectural, engineering and design activities in an amount not less than \$3,000,000 each claim, \$3,000,000 aggregate.
 - ii. Workers Compensation: Statutory workers' compensation insurance (Part A). Such insurance shall also include employer's liability (Part B) insurance in a limit of no less than \$1,000,000 for each: accident, disease, employee. No owner or officer may be excluded.
 - iii. General Liability Insurance: Commercial general liability insurance on an occurrence basis arising out of claims for bodily injury (including death) and property damage. Such insurance shall provide coverage for ongoing operations and products-completed operations, blanket contractual, broad form property damage, personal and advertising injury, independent contractors and sudden and accidental pollution liability with a \$2,000,000 minimum per occurrence limit combined bodily injury and property damage, with a \$3,000,000 minimum aggregate limit, provided the general policy aggregate shall apply separately to the Contractor on a per project basis. Any aggregate limit that does not apply separately to the premises shall be at least double the required per occurrence limit.

PROPOSAL FORMAT

The proposals should contain the following information in the general order listed, and should not exceed twenty (20) pages in length:

1. Introductory letter (does not count toward 20-page total).
2. A proposed scope of work for this project including a summary of the deliverables to be provided to the City.
3. A proposed schedule to complete the scope of work.
4. A summary spreadsheet, to be included in the proposal separately from the sealed fee proposal, of the amount of time in hours estimated to be spent on each task identified in the scope of work and the classification of personnel to be used. The spreadsheet shall show the hours to be spent on each task and the classification of personnel to be assigned to do each task. Identify any special services to be provided by resources outside of the firm.

Appendix (does not count towards 20-page total)

5. A description of the project team and the experience and qualifications of the firm to complete this project.
6. Identify the availability of key project personnel by showing the percent of time the team members are expected to work on this project. Identify key personnel critical to the project's completion.
7. Information about other work performed by the architectural firm on projects similar to this project and at least three references from other clients with whom the firm has performed similar services include sample drawings.
8. In a *separate sealed envelope*, provide a single copy of the proposed project fee to complete the project as identified in the scope of work. Also, include the hourly rates

charged for individuals identified on the project team and a summary of all the additional reimbursable expenses considered necessary to complete the study.

9. A City Non-Collusion Affidavit must be filled out and returned with the proposal (does not count toward the sheet total).

SUBMITTAL REQUIREMENT

Five (5) copies of the technical proposal and one copy of the sealed fee proposal shall be submitted to the City Clerk/Recorder's office by 2:00 p.m. on Wednesday July 10, 2019.

Submittal shall be made to the City of West Jordan City Clerk/Recorders Office, 8000 South Redwood Road, 3rd Floor Attention: Danyce Steck, 8000 South Redwood Road, West Jordan, UT 84088.

- Clearly label the outside of your envelope: "West Jordan Community Center" Any proposal received after that date and time will not be accepted.
- The City will not accept proposals submitted electronically through the State of Utah's Supplier Portal (SciQuest), via facsimile or e-mail.

Questions pertaining to this request for proposals should be submitted in Sciquest or in writing to Danyce Steck by email at purchasing@westjordan.utah.gov. All responses to requests for clarifications shall be only through official addenda issued by Danyce Steck. No extension to submit a proposal shall be granted due to the City's delayed response or if the City declines to respond.

There should be no contact made with members of the West Jordan City Council, the Mayor, or any other city official other than Danyce Steck regarding this Request for Proposal.

OPENING OF PROPOSALS

Receipt and registration of proposals will be handled by the City Clerk.

Proposals, modifications, or corrections received after the closing time on the "Due Date" will be considered late and will not be opened. Facsimile or emailed proposals will not be considered.

If only one proposal is received in response to the RFP, the purchasing agent, based on feedback from the department, may re-solicit for the purpose of obtaining additional proposals.

REJECTION OF PROPOSALS

The City reserves the right to reject any or all proposals received, and to select the proposal deemed to be the most advantageous and in the best interest of the City. Non-acceptance of a proposal will mean that one or more others were deemed more advantageous to the City or that all proposals were rejected. Applicants, whose proposals are not accepted, will be notified within three (3) business days following the award by City Council.

DISCUSSIONS WITH BIDDERS (ORAL PRESENTATION /INTERVIEW)

An oral presentation / interview by any advanced Stage 2 bidder to clarify a proposal shall be required at the sole discretion of West Jordan. Oral presentations /interviews will be scheduled

after the submission and scoring of proposals. Oral presentations will be made at the bidder's expense.

SELECTION OF CONSULTANT

The successful consultant will be selected in accordance with the City procurement policy. Selection criteria to be used by the selection committee include the following:

Stage 1 - The City may advance up to the three (3) highest scoring responsive and responsible firm(s) to Stage 2.

- 30 Points *Experience, qualifications, availability, references, location and sample projects.*
 - a. The appropriate level of training, experience, and expertise of key project personnel.
 - b. The quality of example reports from previous projects.
 - c. Local office, local firm presence, and availability of project personnel for meeting and communicating with City personnel.
- 15 Points *Demonstrated understanding of the project.*
 - a. Quality and completeness of the detailed, written work plan.
 - b. Ability to perform the work with respect to the availability of key personnel, present workload, and available equipment, resources, and facilities.
- 20 Points *Scope of work to deliver the desired final construction project.*
 - a. Ability to perform the work with respect to the availability of key personnel, present workload, and available equipment, resources, and facilities.
 - b. Past performance on similar projects for other agencies and for the City in particular.
- 15 Points *Proposed schedule to complete the project.*
 - a. Project schedule
- 20 Points *Cost proposal.*
 - a. The professional fee proposal

Stage 2

Advanced Stage 1 firms shall be interviewed and ranked numerically (1-3) based upon the quality, vision, project ideas and professional recommendations for the overall project design. Upon conclusion of these interviews, the advanced firm(s) shall be ranked with the award being given to the highest ranked (#1) firm.

FORMATION OF THE CONTRACT WITH THE SELECTED FIRM

Before final selection and award the City reserves the right to conduct additional negotiations with the highest ranked firm to arrive at a best and final offer. If both parties agree, a contract will be approved and executed by the Mayor. If successful negotiations are not achieved, the City reserves the right to begin negotiations with the next highest ranked (#2) firm. If successful negotiations are not achieved with the (#2) highest ranked firm, the City reserves the right to begin negotiations with the next highest ranked (#3) firm. Upon successful negotiations, the final award shall be made, and a contract will be approved and executed by the Mayor.

The awarded firm will be bound by provisions of the Sample Contract attached to this RFP.

PROTECTED INFORMATION

(a) The Government Records Access and Management Act (GRAMA), codified as Utah Code Ann., Subsection 63G-2-101, et seq., as amended, allows for limited protection of disclosure of certain confidential records. Subject to Subsection (b), all information contained in any Bids submitted to the City shall be classified as public, but only after the City has awarded and executed a Contract with the winning Bidder.

(b) Any Claim of Business Confidentiality submitted pursuant to Utah law and in accordance with GRAMA may, in the sole discretion of the City, be classified as protected information. By submitting this Bid, Bidder agrees to be bound by the City's classification of its information submitted with its Bid and releases from liability and agrees to indemnify the City for any disclosure of confidential information. To ensure the information is protected, the bidder must clearly identify in the Executive Summary and in the body of the proposal any specific information for which a bidder claims business confidentiality protection as "PROTECTED".

(c) All materials submitted become the property of the City, including originals, and will not be returned. Materials may be evaluated by anyone designated by West Jordan as part of the proposal evaluation committee.

INCURRING COSTS

West Jordan City will not be liable for any cost that applicants may incur in the preparation of their proposals. Proposals should be concise, straightforward, and prepared simply and economically. Expensive displays, bindings, or promotional materials are neither desired nor required.



REQUEST FOR PROPOSAL SUBMITTAL CHECKLIST

PROPOSER INFORMATION

Proposer: _____.

PROPOSER'S CHECKLIST

In an effort to assist the Bidder in properly completing all documentation required, the following checklist is provided for the Bidder's convenience. The Bidder is solely responsible for verifying compliance with bid submittal requirements, including those not specifically stated below.

Attach this completed checklist to the outside of the Submittal envelope.

- Introductory letter.
- Proposed Scope of Work
- Proposed schedule
- Summary spreadsheet.
- Description of the project team.
- Identify the availability of key project personnel
- Information on consultant's experience with similar projects
- A separate sealed envelope containing the proposed project fee.
- City Non-Collusion Affidavit form.
- Bid envelope shows the Proposer's name and address
- Bid envelope shows the name of the Project and due date and time of proposal.



NON-COLLUSION AFFIDAVIT TO BE EXECUTED BY BIDDER AND
SUBMITTED WITH BID

_____, being first duly sworn, deposes and says that he or she is
_____ of _____, the party making the foregoing bid. The bidder,
offeror, or contractor represents that it has not: 1) provided an illegal gift or payoff to a West Jordan City officer or
employee or former West Jordan City officer or employee, or his or her relative or business entity; 2) retained any
person to solicit or secure this contract upon an agreement or understanding for a commission, percentage,
brokerage or contingent fee, other than as exempted in the city conflict of interest ordinance; or 3) knowingly
influenced (and hereby promises that it will not knowingly influence) a West Jordan City officer or employee or
former West Jordan City officer or employee to breach any of the ethical standards set forth in the city conflict of
interest ordinance, title 1, chapter 11 of the West Jordan city code.

Responsible Managing Officer _____
Title _____
Organization _____
Address _____

STATE OF _____)

:SS

COUNTY OF _____)

On this _____ day of _____, 20____, personally appeared before me, _____ who being by
me duly sworn did say that he or she is the _____ of _____, and that the foregoing instrument
was signed in behalf of said entity by proper authority, and he or she acknowledged to me that said entity executed
the same.

NOTARY PUBLIC

My Commission Expires: _____ Residing in _____ County, _____












Method Studio Contract RCA


Final Audit Report

2019-08-27


Created:	2019-08-26
By:	Maureen Casper (Maureen.Casper@westjordan.utah.gov)
Status:	Signed
Transaction ID:	CBJCHBCAABAAGahuX6dKijBfuN9Kca-K1dWnDtgH8njK

"Method Studio Contract RCA" History

-  Document created by Maureen Casper (Maureen.Casper@westjordan.utah.gov)
2019-08-26 - 3:41:26 PM GMT- IP address: 73.3.147.2
-  Document emailed to Justin D Stoker (justin.stoker@westjordan.utah.gov) for signature
2019-08-26 - 3:42:44 PM GMT
-  Email viewed by Justin D Stoker (justin.stoker@westjordan.utah.gov)
2019-08-26 - 3:43:21 PM GMT- IP address: 207.225.200.66
-  Document e-signed by Justin D Stoker (justin.stoker@westjordan.utah.gov)
Signature Date: 2019-08-26 - 3:44:28 PM GMT - Time Source: server- IP address: 207.225.200.66
-  Document emailed to Brian Clegg (brian.clegg@westjordan.utah.gov) for signature
2019-08-26 - 3:44:30 PM GMT
-  Email viewed by Brian Clegg (brian.clegg@westjordan.utah.gov)
2019-08-26 - 5:39:39 PM GMT- IP address: 207.225.200.66
-  Document e-signed by Brian Clegg (brian.clegg@westjordan.utah.gov)
Signature Date: 2019-08-26 - 5:40:18 PM GMT - Time Source: server- IP address: 207.225.200.66
-  Document emailed to Jared C. Tingey (jared.tingey@wjordan.com) for signature
2019-08-26 - 5:40:21 PM GMT
-  Email viewed by Jared C. Tingey (jared.tingey@wjordan.com)
2019-08-27 - 2:19:09 PM GMT- IP address: 67.135.178.34
-  Document e-signed by Jared C. Tingey (jared.tingey@wjordan.com)
Signature Date: 2019-08-27 - 2:52:21 PM GMT - Time Source: server- IP address: 67.135.178.34
-  Document emailed to David R .Brickey (david.brickey@westjordan.utah.gov) for signature
2019-08-27 - 2:52:23 PM GMT

 Email viewed by David R .Brickey (david.brickey@westjordan.utah.gov)
2019-08-27 - 6:10:56 PM GMT- IP address: 67.135.178.34

 Document e-signed by David R .Brickey (david.brickey@westjordan.utah.gov)
Signature Date: 2019-08-27 - 6:11:55 PM GMT - Time Source: server- IP address: 67.135.178.34

 Signed document emailed to Brian Clegg (brian.clegg@westjordan.utah.gov), Jared C. Tingey (jared.tingey@wjordan.com), Maureen Casper (Maureen.Casper@westjordan.utah.gov), David R .Brickey (david.brickey@westjordan.utah.gov), and 1 more
2019-08-27 - 6:11:55 PM GMT

