

**Heber City Corporation
City Council Meeting
October 29, 2013**

5:00 p.m.

SPECIAL MEETING

The Council of Heber City, Wasatch County, Utah, met in **Special Meeting** on October 29, 2013, in the City Council Chambers at 75 North Main Street, Heber City, Utah.

Present:	Mayor	David R. Phillips
	Council Members	Robert Patterson
		Benny Mergist
		Jeffery Bradshaw
Excused:	Council Members	Alan McDonald
		Erik Rowland
Also Present:	City Manager	Mark K. Anderson
	City Recorder	Michelle Kellogg
	City Engineer	Bart Mumford
	Police Department	Chief Booth and Lt. Bradley

Public Safety Building – Architect Presentations and Interviews: Mayor Phillips opened the meeting and Mumford passed out standard questions for the three architectural firms being interviewed. He explained each firm would have 20 minutes to present and 20 minutes to answer questions. The interview committee would then have 10 minutes to discuss their observations before the next firm presented.

FFKR: Eric Thompson, Managing Principal, Goran Illic, Jenna Ayre, Cindy Gooch, and Mike Leishman were in attendance. Thompson stated a planning team should be put together quickly with Chief Booth appointed as the team leader. The team would guide the architects so they could design exactly what the City needed and wanted. Illic talked about the site, including its proximity to Main Street, the existing building, and the residential area surrounding it, and how those factors would relate to the building design. He noted the facility could be one or two stories high. Ayre stated FFKR was a design firm. One unique aspect of this firm was its large interior design team. He felt the court design was important and needed an expert to make it a functional space.

Gooch spoke about the funding options. She would be onboard to help the City tap into many different public and private funders. Leishman indicated he was a historical architect, and stated FFKR was the best historical architectural firm in the state. He would incorporate the historic elements found in the City into the new building.

Thompson stated teamwork would make the project a success. He thought site planning was critical to the project. Since it would be a historical design, it could possibly cost more. It was indicated that FFKR was the largest firm in the state. This meant when there was a crunch time, many people could be pooled in order to keep the project on schedule.

It was indicated the fee structure was a flat 6% based on a project of \$5 million to \$8 million, and they would bill off the construction estimate. They had no concerns with regard to working with a construction manager/general contractor (CMGC). They preferred working with the contractor from the design phase and forward, and suggested that they would like to help choose the CMGC.

Leishman noted the current building was in really bad shape and the City would not save money trying to retrofit that building. Gooch suggested building something within the new building that would reference the school and would note how many students went there, in order to preserve that history.

Chief Booth stated he was looking for a firm with experience designing evidence rooms, interrogation rooms, courts, certification areas, labs, etc. He asked if they had experience in those things. Thompson stated they do a lot of research before designing any building.

GSBS: Stephen Smith, Principal in Charge, stated public safety buildings were the firm's core projects, and they had 35 years of experience. He introduced the rest of the team, including Brian Jacobson, David Garce, and Kevin Miller.

Smith indicated their concern was with protecting those within the building from violence and designing a building that would be open and inviting to the public. Designing the necessary police space was forefront in their priorities as well. Their expertise would be a resource to the City so the City could get what it wanted and needed in a building.

They brought a schematic to show potential design options for that City block. They also indicated they had a three dimensional computer program that would help all visualize and concur on the design and layout of the building so they would know things were moving in the right direction. They thought a CMGC would be helpful in meeting the schedule requirements. They also felt there was no value in saving the existing building, and indicated the City had

specific space needs that only a new building could provide. For a public safety building, standards were elevated from that of normal buildings.

It was noted they had an economic advisor, but grant writing was not an option. Smith stated the firm's compensation was based on the provided estimate, and would total \$429,765.

JRCA: Jim Child, Principal in Charge, stated this firm had extensive experience with police and court facilities. He added there were unique challenges with having both departments in one building. He introduced the others on the team, including Danny Fuchs, Annette Coleman, and Gordon Clark.

It was stressed that citizens should be involved in the planning process, the budget should be followed closely, and the project should be well planned. They felt very qualified to create the security spaces necessary. There were very specific requirements for a police facility. Two main issues were safety for the staff and having a chain of evidence. Airflow was also an important factor to consider when planning this facility. It was noted that technology was very important, and they were qualified to do most of that in-house. They felt an item that needed to be focused on was that this would be a community justice center. Don't make it a fortress, but rather make it inviting to the public.

It was noted that the budget was a challenge to these projects, so the City would need to prioritize the amenities that would be included. Another challenge would be public perception. They suggested conducting several community meetings so the public could see the need for this project.

Child indicated this was a tight-knit team, so it wasn't necessary to seek out others, and miscommunication would be minimized. They also indicated they had a three dimensional computer program that would help all visualize and concur on the design and layout of the building. It was noted JRCA had been in business 30 years. Their compensation expectation was a 6% fee until the scope was met and then a fixed amount after that. When asked, they indicated they liked working with a CMGC, but had encountered certain pitfalls in the past, so they watch for red flags in that area.

Mayor Phillips asked the committee to vote on their preferred firm. After some discussion, it was decided to go with GSBS. Anderson stated he would see if GSBS would renegotiate their fee to a percentage of the project.

With no further business, the meeting was adjourned.

Michelle Kellogg, City Recorder