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**THE MUNICIPAL BUILDING AUTHORITY OF MIDVALE CITY
MEETING AGENDA
December 10, 2013**

PUBLIC NOTICE IS HEREBY GIVEN that the **Municipal Building Authority of Midvale City** will hold a regular meeting on the **10th day of December, 2013** at Midvale City Hall, 655 West Center Street, Midvale, Utah as follows:

7:00 p.m. – Or Immediately Following the City Council Meeting

REGULAR MEETING

I. GENERAL BUSINESS

A. Roll Call

II. CONSENT AGENDA

A. Approve Minutes of June 18th and July 2nd, 2013 [*Rori Andreason, H.R. Director/City Recorder*]

III. ACTION ITEMS

A. Approve Resolution No. 2013-R-04 authorizing the Chairperson to execute a contract with Midwest Commercial Interiors for the purchase and installation of furniture in the Midvale Municipal Center [*Danny Walz, RDA Director*]

IV. ADJOURN

In accordance with the Americans with Disabilities Act, Midvale City will make reasonable accommodations for participation in the meeting. Request assistance by contacting the City Recorder at 801-567-7207, providing at least three working days advance notice of the meeting. TTY 711

Board Members may participate via electronic communication. Board Members' participation via electronic communication will be broadcast and amplified so other Board Members and all other persons present in the Council Chambers will be able to hear or see the communication.

A copy of the foregoing notice was posted in conspicuous view of the front foyer of the Midvale City Hall, Midvale, Utah. Copies of this notice were provided for the news media via electronic email and/or sent by facsimile to the Salt Lake Tribune and Deseret News. A copy of the agenda was posted on Midvale City's website at www.midvalecity.org and the state public notice website at <http://pmn.utah.gov>.

**PLEASE MAKE SURE ALL CELL PHONES ARE TURNED OFF OR ON
VIBRATE DURING THE MEETING.**

Date Posted: December 6, 2013.

**RORI L. ANDREASON, MMC
H.R. DIRECTOR/CITY RECORDER**



Midvale City
MUNICIPAL BUILDING AUTHORITY MEETING
Minutes

Tuesday, June 18, 2013
Council Chambers
655 West Center Street
Midvale, Utah 84047

CHAIR: JoAnn Seghini

BOARD MEMBERS: Board Member Wayne Sharp
Board Member Colleen Costello
Board Member Robert Hale - Excused
Board Member Paul Glover
Board Member Paul Hunt

STAFF: Kane Loader, City Manager; Phillip Hill, Assistant City Manager/Community Development Director; Laurie Harvey, Assistant City Manager/Administrative Services Director; Craig Kleinman, Assistant City Attorney; Rori Andreason, City Recorder/Human Resource Director; Ken Vance, Public Works Director; Danny Walz, Redevelopment Agency Director; and Jarin Blackham, IT Manager.

Chair Seghini called the meeting to order at 8:35 p.m.

I. GENERAL BUSINESS

A. Roll Call – Board Members Colleen Costello, Paul Glover, Paul Hunt, and Wayne Sharp were present at roll call. Board Member Robert Hale was excused.

II. CONSENT AGENDA

A. APPROVE MINUTES OF JUNE 4, 2013

MOTION: Board Member Paul Hunt **MOVED** to approve the consent agenda. Board Member Colleen Costello **SECONDED** the motion. Chair Seghini called for discussion on the motion. There being none, she called for a roll call vote. The voting was as follows:

Board Member Wayne Sharp	Aye
Board Member Colleen Costello	Aye
Board Member Robert Hale	Absent
Board Member Paul Glover	Aye
Board Member Paul Hunt	Aye

The motion passed unanimously.

III. ACTION ITEM

A. APPROVE RESOLUTION NO. 2013-R-02 ADOPTING THE BUDGET FOR THE MUNICIPAL BUILDING AUTHORITY OF MIDVALE CITY FOR THE FISCAL YEAR ENDING JUNE 30, 2014

Laurie Harvey said on May 7, 2013 the Board of Directors for the Municipal Building Authority of Midvale City was presented with and adopted the FY2014 Tentative Budget. On June 4, 2013 a public

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June 18, 2013**

hearing was held to receive comment on this budget. There have been no changes to the Municipal Building Authority budget for FY 2014. The total budget is \$8,802,200.

MOTION: Board Member Colleen Costello **MOVED** to approve Resolution No. 2013-R-02 adopting the Fiscal Year 2014 Budget for the Municipal Building Authority of Midvale City. Board Member Paul Glover **SECONDED** the motion. Chair Seghini called for discussion on the motion. There being none, she called for a roll call vote. The voting was as follows:

Board Member Wayne Sharp	Aye
Board Member Colleen Costello	Aye
Board Member Robert Hale	Absent
Board Member Paul Glover	Aye
Board Member Paul Hunt	Aye

The motion passed unanimously.

IV. ADJOURN

MOTION: Board Member Wayne Sharp **MOVED** to adjourn the meeting. Board Member Paul Glover **SECONDED** the motion. Mayor Seghini called for discussion on the motion. There being none, she called for a vote. The motion passed unanimously.

Chair Seghini declared the meeting adjourned at approximately 8:40 p.m.

**Rori L. Andreason, MMC
CITY RECORDER**

Approved this 10th day of December 2013.



Midvale City
MUNICIPAL BUILDING AUTHORITY MEETING
Minutes

Tuesday, July 2, 2013
Council Chambers
655 West Center Street
Midvale, Utah 84047

CHAIR: JoAnn Seghini

BOARD MEMBERS: Board Member Wayne Sharp
Board Member Colleen Costello
Board Member Robert Hale
Board Member Paul Glover - Excused
Board Member Paul Hunt

STAFF: Kane Loader, City Manager; Phillip Hill, Assistant City Manager/Community Development Director; Laurie Harvey, Assistant City Manager/Administrative Services Director; Craig Hall, City Attorney; Rori Andreason, City Recorder/Human Resource Director; Ken Vance, Public Works Director; Danny Walz, Redevelopment Agency Director; and Jarin Blackham, IT Manager.

Chair Seghini called the meeting to order at 8:14 p.m.

I. GENERAL BUSINESS

A. Roll Call – Board Members Colleen Costello, Robert Hale, Paul Hunt, and Wayne Sharp were present at roll call. Board Member Paul Glover was excused.

II. ACTION ITEM

A. APPROVE RESOLUTION NO. 2013-R-03 AUTHORIZING THE CHAIRPERSON TO EXECUTE A CONTRACT WITH ASCENT CONSTRUCTION FOR THE CONSTRUCTION OF THE MIDVALE MUNICIPAL CENTER

Danny Walz stated on May 22, 2013, Midvale City issued the Bid Documents for construction of the Midvale Municipal Center project. The design was completed by JRCA Architects and financing was secured by the 2012 Lease Revenue Bond. The City pre-qualified six general contractors and bids were received on June 18, 2013. Upon review of the bids, Ascent Construction was qualified as the lowest bidder at \$6,310,700.

The construction bid and associated costs exceed our allocated bond funds and total project estimate. Staff has been able to identify additional funding and will present the proposed sources at the meeting. The agreement is an AIA Standard Form of Agreement between Owner and Contractor with updated changes as well as an Addendum required by the bonding conditions. The agreement has been reviewed by the City Attorney and is subject only to minor revisions precipitated by final negotiations with the contractor. If the Board is comfortable with the project costs and funding staff recommends approval of the resolution and execution of the agreement so that construction can still proceed on schedule.

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FISCAL IMPACT: The total project costs were originally anticipated to be covered primarily from the bond funds. Due to the increase in construction costs, staff has had to identify additional funding sources. The use of these funds will most likely require amendments to the associated FY 2014 budgets and approval by the City Council.

MOTION: Board Member Colleen Costello **MOVED** that we adopt Resolution No. 2013-R-03 authorizing the Chairperson to execute a contract with Ascent Construction for the construction of the Midvale Municipal Center. Board Member Paul Hunt **SECONDED** the motion. Chair Seghini called for discussion on the motion. There being none, she called for a roll call vote. The voting was as follows:

Board Member Wayne Sharp	Aye
Board Member Colleen Costello	Aye
Board Member Robert Hale	Aye
Board Member Paul Glover	Absent
Board Member Paul Hunt	Aye

The motion passed unanimously.

III. ADJOURN

MOTION: Board Member Wayne Sharp **MOVED** to adjourn the meeting. Board Member Paul Glover **SECONDED** the motion. Mayor Seghini called for discussion on the motion. There being none, she called for a vote. The motion passed unanimously.

Chair Seghini declared the meeting adjourned at approximately 8:40 p.m.

**Rori L. Andreason, MMC
CITY RECORDER**

Approved this 10th day of December 2013.



**Municipal Building Authority
of MIDVALE CITY
SUMMARY REPORT**

MEETING DATE: DECEMBER 10, 2013

SUBJECT: Discussion and Action regarding Resolution No. 2013-R-04 authorizing the Chairperson to execute a contract with Midwest Commercial Interiors for the purchase and installation of furniture in the Midvale Municipal Center.

SUBMITTED BY: Danny Walz, Redevelopment Director

SUMMARY: In August, 2013, JRCA architects requested bids on behalf of Midvale City for the purchase and installation of furniture within the Midvale Municipal Center project. The furniture design and contract are separate from the building design and construction contract. We received three bids from the following companies: Henriksen Butler, Interior Solutions and Midwest Commercial Interiors. On Tuesday, November 26th, members of the City's project design committee toured the showrooms of all three companies and compared the products. On Tuesday, December 3rd, the committee met again to evaluate the proposals, pricing and the products in order to make a recommendation. The companies were reviewed on the criteria of pricing, quality, function, appearance and options as they relate to the needs of the City. At the conclusion of the discussion, the committee recommended Midwest Commercial Interiors for the contract with the exception of one item. The committee recommended Henriksen Butler for the purchase of office and workstation chairs.

While price was a consideration in the evaluation, it was not the only factor that the committee felt was important. Midwest's price was in the middle of the other two proposals and within the line item for the overall budget. Because the furniture list isn't finalized until later in the design process, staff is recommending a "Not to Exceed" price of \$325,000.00 as part of the contract approval. The architect design fee and moving expense will also be dependent on the final furniture contract price. If the Board is comfortable with the contract price staff recommends approval of the resolution and execution of the contract so that the design and selection can proceed on schedule.

FISCAL IMPACT: The project budget for the Municipal Center was originally approved as part of the general contractor selection and more recently affirmed as part of a budget opening as it related to various City funds. The "Not to Exceed" amount of \$325,000 that staff is proposing is under the line item amount and provides remaining funds to cover the design fee and additional moving expenses. Any amounts exceeding the proposed

allocation would either need to come out of the contingency line item or be approved by the Board.

RECOMMENDED MOTION: I move that we adopt Resolution No. 2013-R-04 authorizing the Chairperson to execute a contract with Midwest Commercial Interiors for the purchase and installation of furniture in the Midvale Municipal Center at an amount not to exceed \$325,000.00.

ATTACHMENTS: Resolution No. 2013-R-04

RESOLUTION No. 2013-R-04

**A RESOLUTION AUTHORIZING THE CHAIRPERSON TO EXECUTE A
CONTRACT WITH MIDWEST COMMERCIAL INTERIORS FOR THE PURCHASE
AND INSTALLATION OF FURNITURE IN THE MIDVALE MUNICIPAL CENTER
AT AN AMOUNT NOT TO EXCEED \$325,000.00**

WHEREAS, on July 17, 2012, Midvale City approved a Facilities Master Plan that identified the need for a new municipal center to include a city hall and justice court facility; and

WHEREAS, on August 14, 2012, the Municipal Building Authority of Midvale City authorized the issuance of Lease Revenue Bonds for the construction of a municipal center; and

WHEREAS, on September 18, 2013, Midvale City entered into a contract with JRCA Architects for the design and management of a new municipal center; and

WHEREAS, on July 12, 2013, Midvale City entered into a contract with Ascent Construction for the construction of the Midvale Municipal Center; and

WHEREAS, in August, 2013, Midvale City received proposals from three companies for the purchase and installation of furniture in the municipal center; and

WHEREAS, a selection committee reviewed each submittal and toured each company; and

WHEREAS, following review of the bids and discussion, Midwest Commercial Interiors was determined to be the successful bidder.

NOW THEREFORE BE IT RESOLVED, based on these findings, the Municipal Building Authority authorizes the Chairperson to enter into an agreement with Midwest Commercial Interiors for the purchase and installation of furniture in the Midvale Municipal Center at an amount not to exceed \$325,000.00.

PASSED AND ADOPTED this _____ day of December, 2013.

JoAnn B. Seghini
Chairperson

ATTEST:

Rori L. Andreason
Secretary – Treasurer

Voting by the Board:

Colleen Costello
Paul Glover
Robert Hale
Paul Hunt
Wayne Sharp

“Aye”

“Nay”

