

1 Minutes of the Centerville City Council special meeting held Tuesday, October 23, 2018 at 5:30
2 p.m. at Centerville City Hall, 250 North Main Street, Centerville, Utah.

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4 **MEMBERS PRESENT**

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6 Mayor Clark Wilkinson

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8 Council Members Tamilyn Fillmore
9 William Ince
10 Stephanie Ivie
11 George McEwan
12 Robyn Mecham

13
14 **STAFF PRESENT**

15 Steve Thacker, City Manager
16 Lisa Romney, City Attorney
17 Bruce Cox, Parks and Recreation Director
18 Katie Rust, Recording Secretary

19 **STAFF ABSENT**

20 Jacob Smith, Management Services Director

21 **INTERVIEWS FOR DESIGN SERVICES FOR ISLAND VIEW PARK RENOVATION**
22 **PROJECT**

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24 The City Council interviewed project teams from four firms for design services for the
25 Island View Park Renovation Project (presentation files attached).

26
27 **G. Brown Design**

28 Mike Wonenberg
29 Mat Winward
30 Koby Morgan, Ensign Engineering

31
32 **Think Architecture**

33 Aimee McKinlay
34 Curtis Tanner

35
36 **MGB+A**

37 Jay Bollwinkel
38 Dan Sonntag
39 Doug Cromar, CRS

40
41 **ArcSitio Design**

42 Richard Gilbert
43 Steven Gilbert
44 Eric Powell

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46 **CLOSED MEETING**

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48 At 9:04 p.m., Councilman McEwan made a motion to move to a closed meeting in
49 Council chambers to seek legal advice and discuss the character and competency of an
50 individual. Councilwoman Ivie seconded the motion, which passed by unanimous vote (5-0). In
51 attendance were: Clark Wilkinson, Mayor; Council members Fillmore, Ince, Ivie, McEwan, and

Mecham; Steve Thacker, City Manager; Lisa Romney, City Attorney; Bruce Cox, Parks and Recreation Director; and Katie Rust, Recording Secretary.

The Council returned to open meeting at 9:43 p.m.

SELECTION OF PREFERRED FIRM AND DIRECTION TO STAFF

Councilman Ince made a **motion** to waive any formality or technicality in any submittals in the interest of the City. The City found irregularities in three of the four submittals. The Council determined that these irregularities are not material and do not provide a substantial advantage or benefit for any one of the firms over the others. Based on the foregoing, the Council hereby grants the following waivers:

1. A waiver is granted to Think Architecture from Submittal Requirement (D) which requires the firm to indicate whether the respondent meets the definition of small business, minority-owned firm, or women's business enterprise. Think Architecture failed to submit language regarding this clause.
2. A waiver is granted to G. Brown Design, Inc. from Submittal Requirement (E) which requires a debarment certification. G. Brown Design, Inc. submitted the correct debarment certification as required in the RFQ, but such certification was not signed. G. Brown Design, Inc. did submit a signed cover letter. It was determined that the RFQ did not specifically state the form of the debarment certificate or that it had to be signed.
3. A waiver is granted to MGB+A from Submittal Requirement (E) which requires a debarment certificate. Instead of submitting the debarment language set forth in the RFQ, MGB+A submitted a Verification of Licensure from the Utah Department of Commerce.

Councilman McEwan seconded the motion, which passed by unanimous vote (5-0).

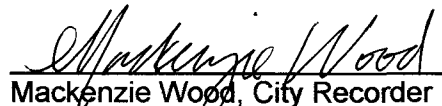
The Councilmembers individually ranked the four design teams 1-4, with 1 indicating the preferred firm, with the following results:

ArcSitio Design	G. Brown Design	MGB+A	Think Architecture
2	1	4	3
2	1	3	4
2	1	3	4
3	1	4	2
1	1	3	4

Staff provided a Schedule of Architectural Project Complexity (attached). Councilman McEwan made a **motion** directing staff to negotiate a contract with G. Brown Design using Schedule B from the Schedule of Architectural Project Complexity as the fee structure for the project, with ArcSitio Design as an alternate if negotiations are not successful with G. Brown Design. Councilwoman Ivie seconded the motion, which passed by unanimous vote (5-0).

ADJOURNMENT

At 10:00 p.m., Councilwoman Ivie made a **motion** to adjourn the meeting. Councilman McEwan seconded the motion, which passed by unanimous vote (5-0).


Mackenzie Wood, City Recorder

11-7-2018
Date Approved


Katie Rust, Recording Secretary



WHY THE G BROWN DESIGN TEAM

• **Record of Quality Design & Award Winning Projects**

- We have received design awards for our work in each of the last 3 years.
- Award winning park projects include Lodestone Park, Brookside Pak, East Lake Commons, East Lake Promenade.
- Draper Senior Center was awarded the Utah Chapter of ASLA "Award of Excellence," which can only be awarded to a single project each year.

• **Current local and relevant experience**

- Decades of experience – G Brown Design's work includes 30 parks in recent years
- Team has a previous and ongoing working relationship
- Our key personnel have experience and technical expertise related to the specific elements of this project

• **Proven track record of innovative & creative design**

- Don't take our word for it – check Google reviews and call our references
- Expertise in maximizing recreation and play value

Continued -

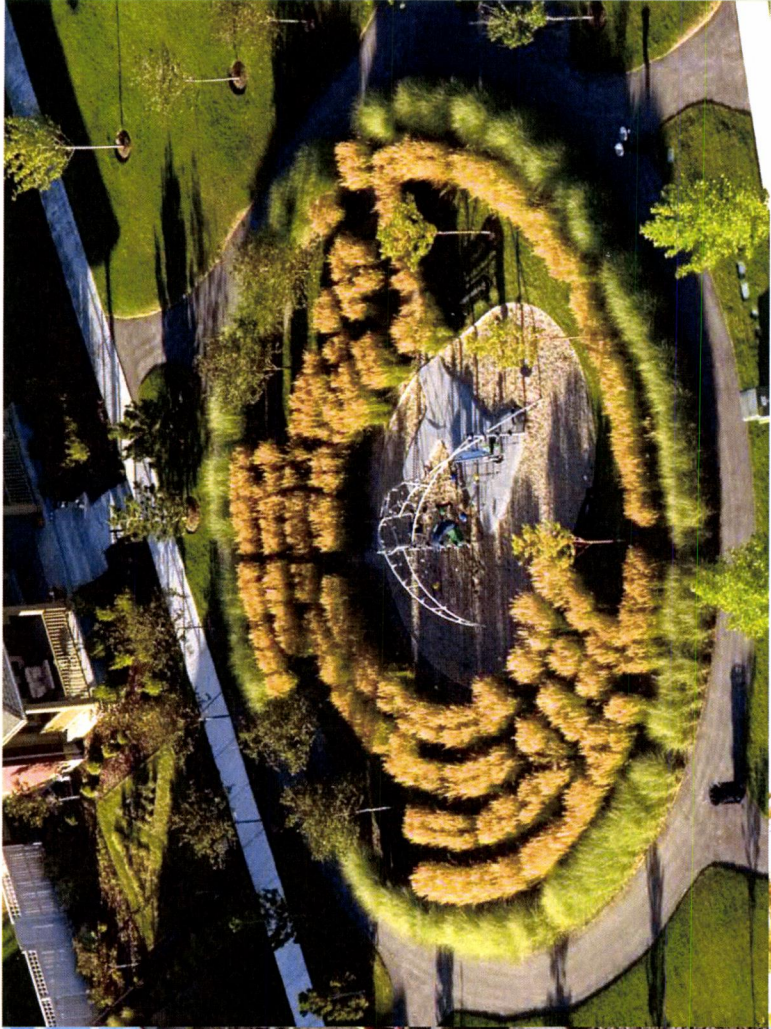
WHY THE G BROWN DESIGN TEAM

• **Expertise with federal grant programs & funding assistance**

- Federal grants for Utah VA Cemetery MP Update & Expansion, Utah VA Cemetery O&M Improvements. Assistance to Utah VA for additional grant application. Selection for Interior Alaska Veterans Cemetery to guide through grant process
- Experience with standard grant forms SF 424, SF 424C, and SF 424D forms
- Experience working with grant program administrators
- Assistance with documentation for reimbursement to state
- Developed bidding instructions and bidding documents with required Equal Employment Opportunity, Debarment Certification, Contractor Licensing requirements, etc.
- We have reached out to Utah LWCF Coordinator, Susan Zarekarizi and confirmed similarities of LWCF grant with other federal grants.
- Spearheaded efforts to obtain grant funding from Larry H Miller Charities for Lodestone Park & secured donation of Mining tire (\$12,000 value) from Rio Tinto

• **Commitment to Collaboration**

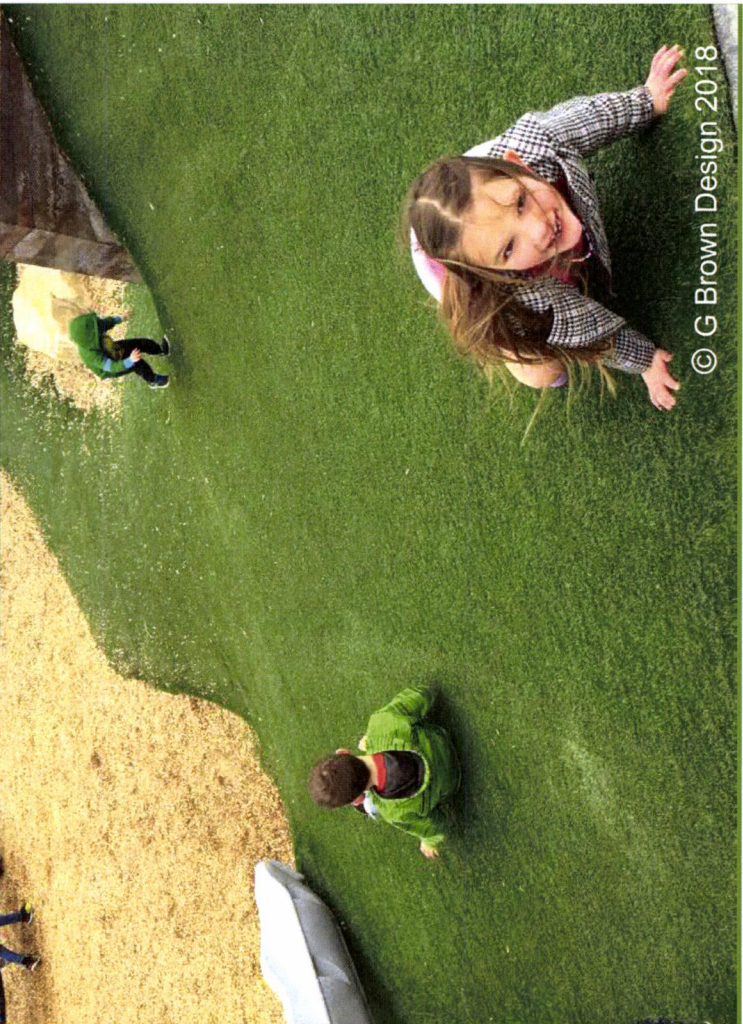
- Design unique projects to address specific needs, goals, and objectives of Centerville City
- We always seek the input of maintenance staff during design
- We reach out to appropriate stakeholders early and often
- Years of experience with public process and managing multiple stakeholders
- Proven, logical, and comprehensive Project Approach outlining meetings, deliverables
- We deliver projects on schedule and on budget – ask our reference.





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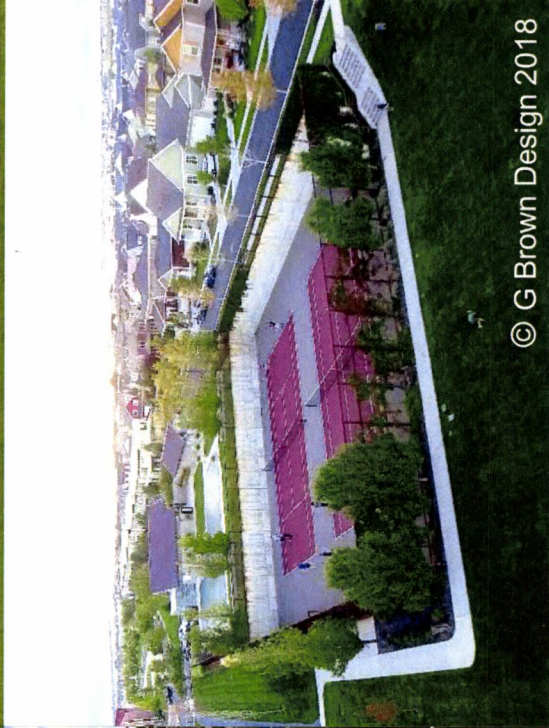
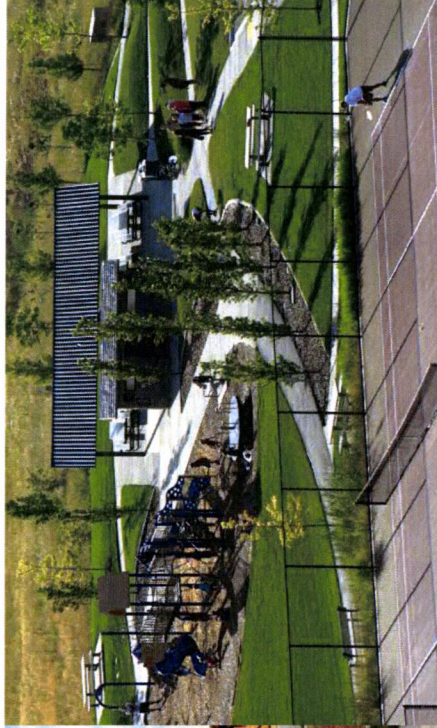


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Lodestone Park
10-27-2016
© Bob Ross 2016



SCHEDULE OF ARCHITECTURAL PROJECT COMPLEXITY

Schedule - A	Schedule - B	Schedule - C	Schedule - D	Schedule - E
Considerably Less Than Average	Less Than Average Complexity	Average Complexity	More Than Average Complexity	Considerably More Than Average
1. Farm Structures 2. Garages 3. Parking Structures 4. Residential Housing 5. Warehouses 6. Capital Improvement Roofing Projects	1. Complex Parking Structures 2. Liquor Stores 3. Office Buildings 4. Shop & Maintenance Facility 5. Student Housing 6. Visitor Centers	1. Armories 2. Care Facilities 3. Classroom Buildings 4. Clinics 5. General Teaching Spaces 6. Gymnasias 7. Laundry 8. Medical Offices 9. Mixed-Use Housing 10. Nursing Homes 11. Public Safety Admin. 12. Strength/Fitness Ctr. 13. Capital Improvement Projects	1. Adult or Youth Detention 2. Auditoriums - no stage 3. Complex Classroom Bldgs. 4. Computer Facilities 5. Court Facilities 6. Dining Facilities 7. Libraries 8. Medical Clinics 9. Medical Schools 10. Performing Arts 11. Recreation Facilities 12. Skilled Nursing 13. Specialty Schools 14. Theaters - no stage	1. Auditorium - w/ Stage 2. Emergency Ops Center 3. Engineering Research 4. Fish Hatcheries 5. Hospitals 6. Medical Research 7. Mental Health Facilities 8. Museums 9. Prison Facilities 10. Scientific Research 11. Stadiums 12. Teaching Labs 13. Theater - w/ Stage 14. Veterinarian Facilities
Complexity of Scope	Complexity of Consultant			
1. Additional Energy Measures 2. Complex Engineering 3. Complex Site Conditions 4. Historical Renovation 5. LEED Certification 6. Multiple Bid Packages 7. Photo-realistic Rendering 8. Schedule Acceleration 9. Seismic Upgrade 10. Travel	1. Acoustical Branding 2. Cost Consultant 3. Elevator Feasibility Studies	1. FF&E Design 2. Geotechnical Surveys 3. Haz Mat 4. Kitchen 5. Lab Consultants	1. Landscape Master Planning 2. Programming 3. Scheduling Consultant 4. Security	1. Site Surveys 2. Specialty Consultants 3. Traffic Consultant 4. Seismic Study

Complexity of consultant and complexity of scope is intended for Development projects only.

Architectural Project Design Fee Schedule

Budget is Above	Complexity Classification				
	A	B	C	D	E
\$0	9.00%	9.54%	10.08%	10.62%	11.25%
\$50,000	8.55%	9.09%	9.63%	10.17%	10.80%
\$100,000	8.28%	8.82%	9.36%	9.90%	10.53%
\$150,000	8.01%	8.55%	9.09%	9.63%	10.26%
\$200,000	7.74%	8.28%	8.82%	9.36%	9.99%
\$300,000	7.47%	8.01%	8.55%	9.09%	9.72%
\$500,000	7.20%	7.74%	8.28%	8.82%	9.45%
\$750,000	6.93%	7.47%	8.01%	8.55%	9.18%
\$1,000,000	6.66%	7.20%	7.74%	8.28%	8.91%
\$1,500,000	6.39%	6.93%	7.47%	8.01%	8.64%
\$2,000,000	6.12%	6.66%	7.20%	7.74%	8.37%
\$3,000,000	5.94%	6.48%	7.02%	7.56%	8.19%
\$4,000,000	5.76%	6.30%	6.84%	7.38%	8.01%
\$5,000,000	5.58%	6.12%	6.66%	7.20%	7.83%
\$8,000,000	5.40%	5.94%	6.48%	7.02%	7.65%
\$12,000,000	5.13%	5.58%	6.03%	6.48%	6.93%
\$15,000,000	4.95%	5.40%	5.85%	6.30%	6.75%
\$20,000,000	4.77%	5.22%	5.67%	6.12%	6.57%
\$25,000,000	4.68%	5.13%	5.58%	6.03%	6.48%
\$30,000,000	4.59%	5.04%	5.49%	5.94%	6.39%
\$35,000,000	4.50%	4.95%	5.40%	5.85%	6.30%
\$40,000,000	4.41%	4.86%	5.31%	5.76%	6.21%
\$50,000,000	4.32%	4.77%	5.22%	5.67%	6.12%
Renovation	0.50%	0.65%	0.75%	0.85%	1.0%

Complexity modifier for renovation is intended for Capital Development Projects only.

HPBS Consultants	Schedule A	Schedule B	Schedule C	Schedule D	Schedule E
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EnE fee	5-10k Qualitative Only	8-15k Qualitative Only	.05 - .1%	.1 - .15%	.15 - .22%
BECxA fee	10-20k	.1 - .15%*	.15 - .2%*	.15 - .2%*	.2 - .25%*
CxA fee	.3 - .5%	.5 - .75%	.75 - 1%	1 - 1.25%**	1 - 1.5%**

* The minimum fee for the BECxA on these projects will be \$15k. If the percentage on the chart = less than \$15k, \$15k should be used on the CBE.

** This fee included employing analytics on the BAS for the project and 1-2 years of continuous commissioning by the CxA.