

Minutes of the Work Meeting of the Board of Commissioners, Carbon County, State of Utah, held April 20, 2016 at the Administration Building, Price, Utah, commencing at 3:00 p.m.

Those present: Jae Potter, Commission Chair
 Casey Hopes, Commissioner
 Jake Mellor, Commissioner

Also present: Seth Oveson, Clerk/Auditor
 Lori Perez, Deputy Clerk
 Christian Bryner, Attorney
 Alan Lunsford, Administrative Office of the Courts
 Officials from Architectural Nexus

Clerk's Certificate of Compliance with Open Meeting Law was filed.

Commissioner Potter welcomed everyone. The meeting began at 3:00 p.m.

1) Review and discussion concerning conceptual look and design of new 7th District Court Building to be located on Main Street, Price.

Alan Lunsford from the Administrative Office of the Courts (AOC) was introduced. His office manages and handles all of the budgetary issues for the courts which include facilities. They are here to start construction of a new courthouse. They will work with the County Commission to make this building come together and fit into the community. He recognized Terri Yelonek and Ginger Hills from the 7th District Court who take care of the day to day operations.

Peter Moyes is with the firm Architectural Nexus from Salt Lake City and he led the discussion. Peter introduced designer Robb Harrop and Stephen Springer the project architect. They have just completed the conceptual design phase for the project; they have several months of work yet to do. In conjunction with this they will begin putting out a demolition package in order to remove the current building. The site will be fenced, the building removed and prep work completed for the project.

This project is still in a fluid state. The building plans will continue to change and they want to get it right.

Peter began the discussion with background and history and showed preliminary renderings and a 3D model of the new building. When they were awarded this project they were given a challenge to maintain the tradition of the area and keep the building appropriate for Main Street. The building needs to say something about Price City. He received photographs from Seth of existing buildings in Price and showed some of the architectural elements of these buildings.

Peter explained and showed slides of the predominate features repeated in many local buildings including the Masonic Lodge, Price Theater, Price City Hall, and the Greek Church. He continued with slides of the current site and explained the six foot change in grade and having to address that change in order to build the building.

The layout of the new building was explained which has a smaller footprint than the original building. To meet current design safety standard the building will be further away from the street which allows for a public plaza in front of the building. This will work well with the park across the street and will anchor one end of Main Street and will be a nice gathering point.

Peter further explained the plans for the new building including the shape of the building, parking, the intersection on 100 East and traffic flow. They are planning to have the traffic flow come from Main Street into the parking lot instead of to the back of the building off of 100 East. They will work with Price City but the current understanding with the City is that no traffic signal will be required on 100 East and Main Street. Alan said the parking areas will be able to exit to all of the surrounding streets.

Kathy asked if there would be a turning lane on Main Street to get into the parking lot. They have not planned a turning lane. Putting in a turning lane would use up sidewalk space. Terry Wilson said it could be resolved with signage. Peter said they are trying to find the natural flow to get into the

building. How the building is designed will help people recognize how to get into the building. The profile is very different and will be recognizable.

Peter said in order to address the grade change they will be putting in a half basement on the south side and the main floor will straddle the basement. The basement has to be close to grade on the south side because it will house the prisoner secured area, so the front of the building will be above the street level. Peter further explained the layout of the building including attorney conference rooms.

Peter said they have not chosen what the exterior material will be. Right now they are exploring what types of material could be used.

Rob talked about the sense of the area in respect to coal mining, the mountains and the striations in the hills. They will also use the beauty and the majesty of what a courtroom facility should be. He explained the various features they want to use and why. They want to have more glass to allow natural light into the corridors. They want to create an easily recognizable building. Rob showed slides of various views of the proposed building and explained the reasons for the design.

Peter asked for comment and if their design and presentation was making sense.

Kathy Hanna Smith asked about the connection to the Peace Gardens and Museum across the street. Peter said the building was pulled back in order to create the plaza because of the public activity going on across the street. It is a place to gather and to sit on the terraced walls in order to take in what is going on in the park.

Alan said this gets really hard to put into context with the street because there is no color in the current rendition. When the color pallet is chosen then those connections and ties will be clearer and more deliberate.

Peter said they hesitated to show this rendering because it is still flexible. It is visually distracting because it doesn't represent the final feel of the plan. Alan said when we start looking at the combination of materials it will tie everything together. They do want to get it right.

Layne Miller said he likes the connection with the plaza across the street. Seth said Price City has already replaced the sidewalks and lamp posts in front of the Peace Gardens and would like the new building to match Price City's concept. As the City continues with their improvements it will look really nice.

Rob said you want to encourage the walkability of the downtown area. When there are events and functions you have a place to gather at the Peace Gardens and extend into the business area.

Peter said that Terry Wilson made a comment about the blooming trees along 100 North and if the new building would incorporate trees. Peter explained the various areas for plants around the new building. They are focusing on the corner being park like.

Kathy said when we build these kinds of structures we hope to take into consideration local businesses and contractors and give them consideration for jobs and business.

Alan said they concur 100%. When they looked at how the cost modeling runs they want to and need to use local sources. Price and Carbon County do not have a lot of the skill sets that are needed to build this building. We will reach out to the skill sets we have. A lot of this building will be built with local labor, companies and contractors. This has always been their intent.

Peter said that about a month and half ago they went through the selection process for the general contractor, which is Okland Construction. The criterion includes the participation of local subcontractors. He used the example of the holding cells in the new building that need to be built securely. They know there is a good cement subcontractor in the area that could be used.

Cheryl (who owns a window treatment business) explained her experiences as a subcontractor. She cannot compete with the big power houses. The lowest bid still has to be chosen which may not be a local company.

Peter explained that this project will be built under the Construction Manager/General Contractor or CMGC. Under this scenario they have a general contractor in place; this general contractor will go out to subcontractors for bids. Okland will evaluate each bid along with the State and the County and by comparing the cost and the product they will pick the overall best value.

For this building it will not be just a submitted number. Every subcontract turned in will be vetted by Okland Construction and ranked and then evaluated. This procurement process will be different than what has been experienced in the past.

Seth said he will be participating on this project and they will address the issues of choosing the subcontractors. He can't guarantee who will get the subcontracts. There have been times when the local contractors have not put in good bids and did not receive the contract. The bids need to be submitted as carefully as possible and if they are close enough in cost they could be awarded based off of timeliness of warranty. If the disparity is huge then the local company will not be chosen because it would be a poor use of public funds.

Cheryl said if they are going to use local subcontractors they need to mean it. Commissioner Hopes said they have asked all local subcontractors to get in early and contact Okland Construction. If they do not go through this process and prequalify then when the bids go out they will not be ready.

Alan said this concern has been expressed to Okland Construction. Commissioner Mellor said local contractors have contacted the County to get Okland's contact information.

Peter asked for other comments on how things are unfolding.

Layne Miller said he is impressed with how they are including the old architecture. Price has a great history and we are proud of that. Layne has learned a lot from the presentation and appreciates what they have done.

Rick Davis thinks everyone is excited about the building and likes how they are complimenting City Hall and downtown.

Commissioner Potter thanked Architectural Nexus for their presentation. Peter said they want to keep things moving forward and he is hearing that they are moving in the right direction. Seth said if there are other questions or concerns to please contact him.

Peter said this presentation is available electronically and he will provide the link to Seth who can share it as needed.

Commissioner Mellor made a motion to adjourn. Commissioner Hopes seconded. Motion carried.

The meeting adjourned at 4:10 p.m.

ATTEST:


Seth Oveson, County Clerk/Auditor



Jae Potter, Chairman

