

**Municipal Building Authority
Business Meeting Minutes**

Date: Wednesday, March 20, 2019

Time: 7:56 p.m.

Place: Tooele City Hall, Council Chambers
90 North Main Street, Tooele, Utah

Board Members Present:

Brad Pratt
Dave McCall
Melodi Gochis
Steve Pruden
Scott Wardle

City Employees Present:

Mayor Debbie Winn
Glenn Caldwell, Finance Director
Roger Baker, City Attorney
Jim Bolser, Community Development
Kami Perkins, Human Resource Director
Paul Hansen, City Engineer

Minutes prepared by Kelly Odermott

Board Member Pruden opened the meeting at 7:56 p.m.

1. Open Meeting

Board Member Pruden opened the meeting.

2. Roll Call

Brad Pratt, Present
Dave McCall, Present
Melodi Gochis, Present
Steve Pruden, Present
Scott Wardle, Present

3. Resolution 2019-01 A Resolution of the Municipal Building Authority of Tooele City, Utah Approving Construction Contracts with Big-D Construction Corp. for the Construction of the New Tooele City Police Station.

Presented by Paul Hansen

Mr. Hansen, stated that in August of 2018, the City Council authorized staff a solicitation of proposals to contractors with the ability, resources, and skill for a structure of the nature of a police station. That request for proposals was put out publicly and there were four responses. After reviewing the four proposals received, back in August, it was determined that Big D Construction was the most qualified, but also offered the best price and value for the project parameters. At that time the Council the Mayor to sign a contract with Big D Construction to begin design work along with architect and City Staff. Over the last several months there has been significant work to put together a set of bid plans and specifications to be put out for bid. The bidding process was just completed with Big D Construction and they received over 220 subcontractor bids as portions of this project. This is a big project. The City has had the opportunity to sit down and review each of the bids and prices and verify that the prices were reasonable, and competitive. It is based upon that work, that there is now before the Council a Resolution that requests, the authorization to enter into a contract with Big D Construction for a guaranteed maximum price in the amount of \$8,458,819. Mr. Hansen stated that the guaranteed maximum price is a "not to exceed" amount without the written authorization of the Municipal Building Authority Board and Administration. Included in that price is a 3% contingency fund, which would be available to address unanticipated conditions. For example, sometimes there are market changes that are beyond the contractor, or sometimes you encounter soil conditions that may impact construction. There is also a 3-3.5% built in allowance or items that may occur, but are not certain enough to lock into the contractor award. An example of this would be the allowance for winter construction conditions should winter snow continue late into the spring, or begin early next fall. These are items that could reasonable occur, therefore within the guaranteed amount is built in a little over 6% contingency. Some of that will be spent during the course of the project, but any and all unexpended funds will remain with the City. Should the Board authorize the contract tonight, work will begin the first week of April. The project will take approximately 11 months to complete.

Board Member Pruden asked the Board if there were any comments or questions, there were none.

Board Member Pratt moved to Resolution 2019-01. Board Member McCall seconded the motion. The vote was as follows: Board Member Gochis, "Aye," Board Member Pratt, "Aye," Board Member Wardle, "Aye," Board Member McCall, "Aye," Board Member Pruden, "Aye." The motion passed.

Mr. Hansen acknowledged and thanked the City Staff and Mayor for the incredible job and work on the project.

4. Minutes

Board Member Pruden asked if there were any questions or comments in about the minutes from September 26, 2018, there were none.

Board Member McCall moved to approve the minutes from the Municipal Building Authority meeting dated September 26, 2018. Board Member Pratt seconded the motion. The vote was as follows: Board Member Gochis, "Aye," Board Member Pratt, "Aye," Board Member Wardle, "Aye," Board Member McCall, "Aye," Board Member Pruden, "Aye." The motion passed.

5. **Adjourn**

Board Member Wardle moved to adjourn the Municipal Building Authority Meeting. Board Member McCall seconded the motion. The vote was as follows: Board Member Gochis, "Aye," Board Member Pratt, "Aye," Board Member Wardle, "Aye," Board Member McCall, "Aye," Board Member Pruden, "Aye." The motion passed.

The meeting adjourned at 8:03 p.m.

The content of the minutes is not intended, nor are they submitted, as verbatim transcription of the meeting. These minutes are a brief overview of what occurred at the meeting.

Approved this 17th Day of April

Steve Pruden, Tooele City Council Chair