

**Joint
BOUNTIFUL REDEVELOPMENT AGENCY/
BOUNTIFUL CITY COUNCIL**

**Meeting Minutes of:
Wednesday, March 21, 2012**

- Location: Planning Conference Room, Bountiful City Hall, 790 South 100 East, Bountiful, Utah
- Officials Present: Chairman/Mayor – Joe Johnson; Board Members/Council Members – Richard Higginson, Beth Holbrook, John Marc Knight, Fred Moss, Tom Tolman; City Manager/Attorney – Russell Mahan; Redevelopment Director – Aric Jensen; City Engineer – Paul Rowland; Assistant City Engineer – Lloyd Cheney
- Others Present: James Christiansen (Smith Hyatt Architects), Nick Hepworth (Smith Hyatt Architects), Dean Collinwood (Historical Preservation Foundation), Emma Dugal (Bountiful Davis Art Center), Bruce Floyd (Bountiful City)
- Minutes: Aric Jensen

Welcome

Chairman/Mayor Joe Johnson opened the meeting at 3:02 pm and welcomed those in attendance. Paul Rowland gave a brief overview of the contractor selection process.

Agenda Items

1. Contractor Interviews

Wadman Corporation: Roy Bartee, Chad Venable, Lee Wadzak, and Spencer Bradley were present and addressed the Council/Board.

After the presentation, Richard Higginson, John Mark Knight, Beth Holbrook, Aric Jensen, and Fred Moss asked questions of the presenters.

Hughes General Contractors: Allen Clemens, Kendall Smith, Greg Robertson, Patrick Alcorn, and Eddie Conover were present and addressed the Council/Board.

After the presentation, Fred Moss, Beth Holbrook, and Emma Dugal asked questions of the presenters.

Hogan & Associates Construction: Mike Hogan, Dennis Forbush, Jared Buckley, Devin Boyce, and Mark Jensen were present and addressed the Council/Board.

After the presentation, Fred Moss and Paul Rowland asked questions of the presenters.

2. Select a Construction Manager/General Contractor

Chairman Johnson opened the floor for discussion. Richard Higginson had concerns with the “guaranteed maximum price” (GMP) of the proposed project, which was approximately \$1.9 million. This led to a discussion involving the \$300,000 raised by the Historical Preservation Foundation and how it would be applied to the project. The general consensus was that this issue was not clearly defined and needed further clarification. Russell Mahan stated that he would prepare a contract with the Historical Preservation Foundation that establishes their lease terms and a commitment of their funds to the project.

Chairman Johnson changed the subject to the selection of the CM/GC. He shared his personal experience of working with Hogan Construction on the Recreation Center and the Performing Arts Center. There was a general sentiment that Hughes Corporation and Hogan Construction stood out amongst all of the contractors that submitted bids. Fred Moss stated that Hogan Construction was his initial first choice. Paul Rowland stated that Hughes Contractors’ management bid was lower than Hogan’s, although Hogan’s was a close second. He also stated that he would be satisfied with either Hughes or Hogan.

Chairman Johnson made a motion to select Hogan & Associates Construction, with the finding that the City’s prior experiences with them outweighed their slightly higher bid proposal. Richard Higginson seconded the motion, and the voting was unanimous in favor, with Johnson, Higginson, Holbrook, Knight, Moss, and Tolman voting “aye”.

Adjourn

Chairman Joe Johnson ascertained that there were no other items to discuss. Beth Holbrook made a motion to adjourn the meeting which was seconded by Richard Higginson. The meeting was adjourned at 5:39 p.m., with Johnson, Higginson, Holbrook, Knight, Moss, and Tolman voting “aye”.