



WHITEFISH FUTURE CITY HALL STEERING COMMITTEE

**MEETING OF Thursday, June 19, 2014 3:00 P.M.
CITY COUNCIL CHAMBERS, 402 East 2nd Street**

- 1) CALL TO ORDER
- 2) APPROVAL OF MINUTES FROM LAST MEETING (December 11 & 19, 2013)
- 3) COMMUNICATIONS FROM THE PUBLIC (limit 3 min. per person)
- 4) GOAL SETTING WITH MOSAIC ARCHITECTURE
- 5) DISCUSS CASE STUDY ROAD TRIP TO SEATTLE AREA
- 6) SET DATE AND TIME FOR NEXT MEETING(S)
- 7) ADJOURNMENT

WHITEFISH FUTURE CITY HALL STEERING COMMITTEE
WEDNESDAY DECEMBER 11, 2013
402 E. 2ND STREET

CALL TO ORDER

Chairman Baccaro called the meeting to order at 8:30 a.m. Members present were George Gardner, Robert Blickenstaff, Mike Jenson, Ross Anderson, City Manager Chuck Stearns, John Muhlfeld, Toby Scott, Necile Lorang, Ian Collins, Wendy Compton-Ring and Vanice Woodbeck. Members not present were Marcus Duffy and Phil Mitchell. There were about 8 people in the audience.

MOSAIC ARCHITECTURE PRESENTATION & INTERVIEW

Ben Tintinger, Jeff Downhour and Matt Aure were representing Mosaic Architectures and Tom Heinecke from Morrison Maierle. Ben said that Aaron Holm will be on site as the Construction Administer and Aaron and he will be at all the meetings.

Ben presented their diagrams and plans for City Hall with a parking structure. The main entry is south-facing, close to corner of Baker Ave. and E. 2nd St. Secondary Entrances/exits on Baker Ave and alley. They have a lot of air and natural light with office spaces at west, east and the south of the building and they will also have access to perimeter fenestration. Landscaping at the corner and along the sidewalks. The pedestrian experience around City Hall will include covered walkways.

The first floor will be the lobby with a grand and open space with "Irresistible" open stair, connects with E. 2nd St. entrance and parking structure- information and way finding. The irresistible stair will have access to all levels-attractive and open, views south from upper levels. The will be horizontal circulation with access from/to streets, alley and parking structure. The support areas with restrooms, IT, mechanical & electrical and storage will stack with upper floors.

The second floor will have the Council Chambers with a waiting and staging area outside of the chamber close to the irresistible stair. The have placed the administration offices near to council chambers and 2nd level conference/meeting room. The council chambers will have a grand democratic space which will extend up to level 3.

The third floor will have access to parking structure which will be a direct pedestrian access from top level of parking structure. The irresistible stair, horizontal circulation and support areas with restrooms, IT, mechanical & electrical and storage.

The views on the upper level will to Big Mountain, Whitefish Lake and downtown, rooftop deck and council chamber overlook as the chamber space partially extends up to level 3 where the public can observe proceedings.

The parking structure shows entrance and exit off of 1st Street and an exit off of Baker Ave. There will be a stair access at the NE corner and a community art space at the NW corner of 1st Street. There will access to the three levels of city hall. With an elevator and stair on the SW corner of the parking structure on Baker Ave.

The material will be brick and timbers along the walkways and for the awnings. The openings on the parking structures will be covered with metal mesh.

John Muhlfeld was concerned about extra space on the corner not being very big for extra office space or retail. They said they could make that bigger and they would lose about 6 spaces. Mike Jenson said they need to really think 30 years ahead as the city grows they will need more room.

Rhonda Fitzgerald reminded them they need to think about a public restroom not on 1st Street but 2nd Street.

Questions:

How do we ensure that this proposed team will be the same team from start to finish on the project?

Tom Heinicke from Morrison Maierle will be here the whole time and they will also have a construction administrator. They will be having weekly meetings.

Please describe and elaborate on this team's experience with construction management during a project. Any evidence that you can provide such as % of project cost in change orders or other measurement techniques? They have a very good track record and have been very limited on change orders. They have been very close with the cost from start to finish. They have had 1 to 3% on change orders because of them being on the job at all times.

Please describe the process that you team would use to update the original space needs study that was done in 2007? They would be meeting with each department to see what they would need now compared to 2007 and make sure that they can meet everyone's needs.

How does your conceptual design help activate the sidewalks and pedestrian paths along 2nd Street and Baker Avenue? The awnings will help bring people into the building along Baker Ave. and they will have 12 foot sidewalks.

Describe ideas you have for phasing construction in order to minimize disruption for traffic and impact on the business district? They will have to find a staging area and nothing will be brought on site until it is needed. They will have to plan ahead for when they would need the crane.

Why are you the best firm for us to consider for our project? We have an excellent team the best in their fields, experience working with diverse groups, significant office (and multi-use/parking garage) experience, excellent budget & schedule performance, deliver highest quality projects and we understand the importance of this project and their design will affect generations to come.

MMW ARCHITECTS PRESENTATION & INTERVIEW

Representing MMW are Don MacArthur, Kent Means and Brad Benke, Bruce Boody and Jena Ponti from Bruce Boody Landscape Architecture, Tom Coburn from Morrison Maierle and Jeremy Keene from WGM Group.

Don MacArthur said there will be a main entrance on 2nd Street which will have an open area in the front on the outside and a balcony on the 2nd floor. The council chambers will be on the 2nd floor and can connect to the parking structure. The setback from the street on 2nd Street will be 28' instead of 11' with

landscaping along the windows to give space from people being able to see right into the offices. They will have open and tall ceilings for the work spaces. They have a retail space of 50X62 at the corner of 1st Street and Baker Avenue. They will have entrances off of Baker Avenue into city hall, a staircase at the NE corner of the parking structure. They would like to put old and new pictures of Whitefish along the outside walls of the parking structure along Baker Avenue. The entrance to the parking structure will be on 1st Street only.

The first floor would have an open reception area with the elevator and staircase, there will be offices and conference room, on the second floor would be the council chambers and office space, conference room and an entrance from the parking structure. The council chambers will have high ceilings to make it very open and airy. They will be able to add a third floor which would give city hall another 5,000 square feet.

The opening on the parking structure will be metal mesh with some design in it. The sidewalks along Baker will be 11' until you come to the art walls and then it would be 15' and along 1st Street they will be 11'. They said with future growth of city hall they would have the 3,000 square feet they have for retail and a third floor could be built at a later date.

The committee reminded them about storage for city hall and the public restrooms that need to be easy to get to.

Questions:

How do we ensure that this proposed team will be the same team from start to finish on the project? They are a team that is not changing and MMW will be the lead designer. Luke will do day to day work and will keep in close contact.

Please describe and elaborate on this team's experience with construction management during a project. Any evidence that you can provide such as % of project cost in change orders or other measurement techniques? They have a construction manager at risk and their change orders have been 1 to 2% not ever over 3%.

Please describe the process that you team would use to update the original space needs study that was done in 2007? They will do interview with the entire department to see what their current space and storage needs are now and in the future.

How does your conceptual design help activate the sidewalks and pedestrian paths along 2nd Street and Baker Avenue? The art wall on Baker Avenue and the different planters with seating areas and the retail spaces that would connect to the downtown.

Describe ideas you have for phasing construction in order to minimize disruption for traffic and impact on the business district? They would use the parking along Baker for crane work, maybe have to close off part of 1st Street and they do not feel it should impact the downtown business at all.

Why are you the best firm for us to consider for our project? This is the kind of community they would like to work in. They are great listeners, practical, sustainability and very professional.

CTA ARCHITECTS & ENGINEERS PRESENTATION AND INTERVIEW

Representing CTA were David Koel, Fran Quiram, Gerry Nichols.

The building would be brick and wood and the site would have great views, natural daylight from the south and it would have honesty, be friendly/approachable, whimsical and respectful. They would have an awning along Baker Avenue and on 2nd Street which would have prominence and warmth. They would have art along Baker Avenue.

Their second idea is to have an underground parking structure which would have 120 parking spaces and 50 spaces on top. This concept would allow for future expansion of the building, provides access to natural light and views from the north, allows future options for overall site use and more cost effective. With doing the underground parking they could save around 3 million dollars.

Anybody who parked underground can get to the building with either stairs or elevator. We would be able to add on in the future if need be and they could put some retail space in but it would take up some parking spaces. They also feel this design would have prominence, warmth, pedestrian scale, variety and a place to gather.

Questions:

How do we ensure that this proposed team will be the same team from start to finish on the project?

We have done several projects in the area and they will be here all the time and they have a mechanical engineer on staff.

Please describe and elaborate on this team's experience with construction management during a project. Any evidence that you can provide such as % of project cost in change orders or other measurement techniques? Most new projects on changeovers are from the clients and are easier to deal with. They had less than .5% with the college project.

Please describe the process that you team would use to update the original space needs study that was done in 2007? Spending time with staff to see what their needs are now and in the future.

How does your conceptual design help activate the sidewalks and pedestrian paths along 2nd Street and Baker Avenue? They could put tiles in the sidewalks decorate the windows on Baker Avenue and have retail on the corner of 1st and Baker.

Describe ideas you have for phasing construction in order to minimize disruption for traffic and impact on the business district? Planning and get good relationship with contractor. Start in April when it is drier and being prepared.

Why are you the best firm for us to consider for our project? They have a lot of respect for other firms, they work hard are very focused and dedicated. They have repeat customers and they have a lot of passion for this project.

OZ ARCHITECTS/JOHN CONSTENIUS PRESENTATION AND INTERVIEW

Representing OZ Architects/John Constenius were Dennis Greeno, John Constenius and Logan?. Their presentation showed a shorter parking structure which would increase the slope of the ramps. They also would go underground with the parking structure so the levels of City Hall and the structure would be

even. They will have a basement which would house the mechanical and electrical room plus storage. They will have 254 parking spaces, glass openings, stone, brick, prefinished metal and wood. They have 2,200 square feet of retail space at the NW corner.

They will have a public plaza in front of the City Hall which will have the building setting back 40' from the corner and there will be 15' on 2nd Street and 10' on Baker Avenue. They have the council chambers on the first floor for easier accessibility. They will have an entrance off of Baker Avenue and there will be a break in the awnings along Baker Avenue for the plantings.

Questions:

How do we ensure that this proposed team will be the same team from start to finish on the project? John will be here at all times through construction and the warranty time period.

Please describe and elaborate on this team's experience with construction management during a project. Any evidence that you can provide such as % of project cost in change orders or other measurement techniques? They stay ahead of things and they have been less than 2% in change orders. They are very hands on during construction and work hard on protecting the money.

Please describe the process that you team would use to update the original space needs study that was done in 2007? They will be revisiting with all the departments to see what has changed and what they will need in the future.

How does your conceptual design help activate the sidewalks and pedestrian paths along 2nd Street and Baker Avenue? They will have covered walkways, retail space on the corner of Baker and 1st Street and with the overhangs on Baker it makes the scale smaller.

Describe ideas you have for phasing construction in order to minimize disruption for traffic and impact on the business district? They will try to have short periods of disruptions

Why are you the best firm for us to consider for our project? They offer the benefits of having a local presence, resources of a larger firm. They will be working for us and are very flexible with working with the clients.

APPROVAL OF MINUTES FROM LAST MEETING

John Muhlfeld made a motion, 2nd by Chuck Stearns, to approve the November 13, 2013 minutes. The motion passed unanimously.

COMMUNICATIONS FROM THE PUBLIC

Richard Hildner wanted to thank everyone for giving up a whole day for the community to do this. He said they each have their own strengths and weakness. John Wilson said to be carefully about the underground parking idea, and they really need to make sure on the construction management team as this is very important to the whole process. Rhonda Fitzgerald said she was very impressed with the whole process and she did not like the underground parking package.

Wendy said they all had very interesting aspects. Ian felt Mosaic gave the most public engagement had energy he liked the open area, front and center community room and their weakness was the NW corner. He said MMW was blocky, too horizontal on the height and their strength was on the north side and their background has sustainability. Ian was disappointed in CTA as he felt they did not acknowledge Baker Avenue and he felt OZ had a solid design. He also does not feel that underground parking will work.

Toby said that whoever they decide on then they could take something from them all. Mosaic did a nice job of breaking up the parking structure, MMW had a nice parking structure with the retail, he was impressed with CTA with the underground parking and the stand along building, OZ had a weaker design. Toby felt that Mosaic or CTA would be his choice and then to take ideas from all of them.

John felt Mosaic had the best circulation and their weakness would be the NW corner, MMW strength was the link to the Downtown Master Plan and they left room for expansion for the future but he is concerned about the panels, CTA was the least desirable as there was not enough parking and with OZ is concerned about going subsurface and they lacked energy. He like Mosaic and MMW.

City Manager Stearns liked Mosaic and MMW buildings, he is intrigued about the underground parking that CTA proposed and the floor plan that OZ had that each level was even with the parking structure and is concerned about the increase in the ramp.

Ross like Mosaic interior space and Baker Avenue design he also like CTA but thought underground parking was their weakness. Sherri was disappointed with OZ's answers and was not a fan of their building or CTA's building but did like that they came with a different idea, did not like the roof of MMW and she felt Mosaic did a good job.

Mike was not in favor of OZ and felt they all had positive and negative ideas and his favorite was Mosaic but also agreed that ideas could be taken from all of them. Robert said Mosaic design was great, was not a fan of MMW performance, like the idea of the bath tub concept with CTA and felt OZ was weak. George felt that Mosaic and CTA were the winners today.

City Manager Stearns said he would talk to Dennis from Kimerly Horn about doing underground parking and getting light to the parking.

SET DATE AND TIME FOR NEXT MEETING

The next meeting will be December 19th at 2:00 p.m.

ADJOURNMENT

The meeting was adjourned at 4:45 p.m.

**WHITEFISH FUTURE CITY HALL STEERING COMMITTEE
THURSDAY DECEMBER 19, 2013 2:00 P.M.
CITY COUNCIL CONFERENCE ROOM**

CALL TO ORDER

Chairman Baccaro called the meeting to order at 2:00 p.m. Members present were Ian Collins, Ross Anderson, City Manager Stearns, Necile Lorang, Wendy Compton-Ring, Mike Jenson, Robert Blickenstaff, George Gardner, Sherri Baccaro and Vanice Woodbeck. Chairman Baccaro has heard from Toby Scott and John Muhlfeld. Members not present were Phil Mitchell and Marcus Duffy. There were four people in the audience.

APPROVAL OF MINUTES FROM LAST MEETING- none.

DISCUSS DESIGN COMPETITION

Mike said he would like to have some of the ideas from each presentation put into the final design and he really liked the raft concept for underground parking as this would also leave room for expansion for the future. City Manager Stearns said he did talk to an engineer at Kimerly-Horn and he said we should be able to do the raft concept and does not feel we would have to do a pump system that it would drain. This idea does take thicker slabs of concrete and they would have to do more geo tech testing also.

Ian feels that the underground parking is inferior. He said it has taken seven years to get the parking spaces we have now. He does not believe in the cost savings they say we would get for going underground. Ross said we should not be debating underground parking at this time as we should pick the architect we would like to have.

The committee ranked the top two architects as follows:

Ian-	#1-Mosaic	#2-MMW
Ross-	#1-Mosaic	#2-MMW
Mike-	#1-Mosaic	#2-CTA
Chuck-	#1-MMW	#2-Mosaic
Necile-	#1-Mosaic	#2-CTA
Wendy-	#1-Mosaic	#2-MMW
Robert-	#1-Mosaic	#2-CTA
George-	#1-CTA	#2-MMW
Sherri-	#1-Mosaic	#2-MMW
John-	#1-MMW	#2-Mosaic
Toby-	#1-Mosaic	#2-none

Kathy Skemp an Architect and who is on the Architectural Review Committee said she did like the partial underground parking lot.

City Manager Stearns made a motion, 2nd by Ross, to recommend Mosaic as the #1 choice of the architectural firms to the council. The motion passed unanimously.

SET DATE AND TIME FOR NEXT MEETING

City Manager Stearns said they need to wait to set up the next meeting as this will probably go to the council on January 21, 2014 and they need to have an assessment district set up before a contract can be made.

Someone from the audience suggested maybe the city have a space in the new city hall where seniors and kids could go where no alcohol would be served, have covered sidewalks, and have railings so people could sit outside.

The meeting was adjourned at 3:20 p.m.