CITY OF DAYTON

SPECIAL COUNCIL MEETING

January 9, 2018

A special meeting of Dayton City Council was held on Tuesday, January 9, 6:00 p.m. in the board meeting room of the Dayton Independent Schools Administration Building, Third & Clay Street, Dayton, KY. The purpose of this meeting is to hear from three firms, chosen by council to provide comprehensive planning and design services for a new city building.

ROLL CALL:

Mayor Boruske Aye Member Haas Aye

Member Volter Aye Member Lynn Aye

Member Burns Aye City Adm. Giffen Aye

Member Neary Aye City Att. Edge Aye

Member Baker Aye

The three firms selected are Childress & Cunnigham, GRW, Inc., and KZF Design.

Childress & Cunningham was not in attendance.

Presenting from GRW was Aaron R. Nickerson. Mr. Nickerson is the Architect and Project Manager. Also in attendance Mike Asalon, Site/Civil Engineer and Todd Cantrell, Electrical Engineer. GRW is located in Lexington, Kentucky.

Presenting from KZF Design was Mark Shoemaker, David Ross, Director of Design and Eric Anderson, Planner. KZF Design is located in Cincinnati, Ohio

After the presentation each firm was asked the same list of questions by City Adm. Giffen.

City Adm. Giffen then opened up the meeting to council for discussion.

Mayor Boruske explained to council, we are only asking for a motion to enter into negotiations for services. After negotiations, the proposal will come back to council for approval. This just allows the administration to negotiate with the firm chosen. If it comes back to council and you do not like the terms, council can switch and negotiate with the other firm.

Member Lynn would like to negotiate with both firms. Is this acceptable? Both had great presentations. City Att. Edge said procurement requires you negotiate one at a time. If you don’t like what is brought back to council you can then end that negotiation and start negotiations with the other company. City Adm. Giffen would like council to pick the firm they think they could work the best with. The city has resources to see if the price quoted is in line.

Member Burns was disappointed Childress & Cunningham did not attend. City Adm. Giffen said they were notified.

Member Volter thought both companies were very similar in nature. He noted the difference in the design fees. GRW was 5 ½% and KZF said 9-10%. But this can be negotiated. Member Volter also noted KZF said they would be on site more frequently and he liked that. He felt both firms did a really good job. In terms of quality control the room diagrams presented by KZF were very good. I liked the way GRW described this is the gateway to your community, and the traditional touch of the building design from GRW.

Member Burns did not like the concepts shown by KZF. The design took up to much space, but he understood this was just a concept.

Member Haas had KZF at the top on his score sheet. He didn’t see anything that would change his score sheet. Given the location of KZF, and the suggestion to have community input, he liked KZF.

Member Neary is concerned with the speed of everything. KZF listed the timeframe as 32 weeks and GRW has a shorter time frame of 20 weeks. We need to take our time and have a lot of input. Because he thought they are the most cautious in getting the program phase correct, and getting the fees back from the surveys of different people, on that regard he prefers KZF. He did not prefer KZF designs, but these are only concepts. KZF has done great work on the Riverfront.

Motion by Member Lynn, seconded by Member Haas for the administration to enter into negotiations with KZF to work out a contract to bring back to council for the design phase only.

Comments: This will be brought back to council to be finalized. City Adm. Giffen will formulate a committee for the design. It will not just be administration.

ROLL CALL:

Member Volter Aye Member Baker Aye

Member Burns Aye Member Haas Aye

Member Neary Nay Member Lynn Aye

Motion carried—so ordered.

Adjournment:

Motion by Member Haas, seconded by Member Lynn to adjourn. Motion carried—so ordered.

Respectfully submitted,

Donna Leger

Clerk/Treas.

ATTEST:

Virgil L. Boruske

Mayor