

Idaho Falls Auditorium District

Board of Directors - Work Session
Fairfield Inn & Suites, Eagle Rock Room
10 February 2012
8:00 a.m. - 11:00 a.m.

Minutes

In Attendance: *IFAD Board Members: Robb Chiles, Bob Everhart, Kris Meek and Cindy Ozaki. Board Member Jeff Sayer arrived at 9:45 a.m. and remained through the end of the meeting. Also: IFAD Legal Counsel Mark Fuller, Snake River Landing Representative Tana Barney, CRSA Representatives Kevin DeKold, Kathy Wheadon, and Mike Harvey (by teleconference).*

I. Call to Order.

The meeting was conducted by Chairwoman Ozaki and was called to order at 8:33 a.m.

II. Adoption of the Agenda.

Action: Mr. Everhart moved for adoption of the Agenda.

Action: Mr. Chiles seconded the motion.

Result: All members present voted in the affirmative.

III. Architectural Workshop.

Information was received from CRSA Representatives regarding the anticipated schedule for design and construction of the events center. The schematic design and design development phases will be performed on an equal basis with Sink, Combs, Dethlefs, with Don Dethlefs being the primary contact. Construction administration will primarily be performed by CRSA after full design is completed. The goal of the design process is to have as few changes to construction documents as possible once construction begins. An equally important goal is to stay on or under budget. IFAD will need a controlling representative who can approve day-to-day choices. IFAD may chose to hire a construction manager to perform the daily construction process.

Costs can be reduced by shortening the construction schedule. The project can be fast tracked with multiple phases occurring simultaneously. CRSA Representatives indicated that fast tracking should not be needed if drawings/designs are all completed in 2012 and construction is completed during 2013-2014. The phased schedule of effort was explained to the Board Members.

The benefits of an early project design concept were discussed, including the need for regular meetings with Board Members and the public to obtain their input and opinion. CRSA's intention is to develop a concept floor plan, a site plan and an initial site model. IFAD needs a pool of money to pay for all impact fees and permitting costs. Snake River Landing Representative Tana Barney indicated that platting fees were approximately \$2500 per acre, and were not waivable by the City. CRSA explained the benefits of the division of responsibility to outfit the interior of the events center: tenant improvement costs, borne entirely by the tenants, can reduce initial costs, but can reduce income in future years from concessionaires.

CRSA representatives explained the difference in the various design phases. Schematic design establishes the basic design footprint and size of the building; preliminary exterior and interior elevations are prepared; drawings are finalized to assist in forming a contract with the builder. Schematic design is fully approved by the owner before design development occurs.

Under the design development phase, the purpose is to refine the exterior design; refinement of bowl concourse and backup house design; mechanical, electrical, and structural systems; results in designed development draft specifications. A brief discussion occurred regarding telecommunication/data design inclusion or exclusion from CRSA's contract. It was decided to leave the telecom/data out of CRSA's contract for now, and if necessary it could be added back in later. As design development progresses, additional artist renderings and physical models can be prepared at additional cost. Design development also addresses building performance issues, including security, acoustical isolation, event support, noise reduction, collectable and adaptable lighting/control systems, heating and cooling loads. The benefits of having a cooling system for the ice being redundant to the air cooling system for backup was discussed. Explanation was provided regarding noise reduction for mechanical systems turning on and off.

At the request of the Board Members, a brief explanation was provided by CRSA regarding the three design and construction models. The first is design-bid-build schedule. This results in numerous additives and alternatives in bidding and significantly increases the financial risk to the owner. The second method possible is the design-build, where the architect works for the contractor in-house and the contractor handles all aspects of design and build. The third alternative is the CM/CG (Construction Manager/General Contractor). Under this model, the construction manager is involved from early in design and is part of the team to keep costs down. The construction manager gets contractor inputs throughout. Getting the operator involved early in the design phase to serve team needs and consider operations flow is beneficial. The CM/CG model is pretty much standard in the industry for this type of project.

IV. Future Schedule.

Board Member Rob Chiles has been contacted by the Pocatello Auditorium District Chairman, Raul Cano, regarding a possible joint meeting to discuss issues of common concern. After telephone communication between Mr. Chiles and Mr. Cano, it was determined that an informal noon lunch meeting would be scheduled for Friday, February 17, 2012 between members of the Pocatello Auditorium District and the Idaho Falls Auditorium District at a location to be selected.

CRSA Representatives indicated a meeting had been planned for March 13, 2012 with the canal companies involved in the Snake River Landing parcel to seek a favorable resolution of canal easement issues.

V. Adjournment.

Action: Mr. Everhart moved for adjournment.

Action: Mr. Meek seconded the motion.

Result: All Board Members present voted in the affirmative.

The meeting adjourned at 10:55 a.m.