

Executive Summary

Long Range Planning – City Market Development Decisions

1. COMMITTEE IS MEETING BI-WEEKLY AND CONTAINS THE FOLLOWING INDIVIDUALS:

<u>LEPFA BOARD</u> <u>CITY/EDC</u>	<u>LEPFA STAFF</u>	<u>PARKS BOARD</u>
CHARLEY JANSEN – A ANDERSON - A	ERIC HART - P	DUSTY FANCHER – P BRIAN
TIM HAGGART - P - A	SCOTT KEITH - P	BRIAN SMITH – P BOB JONSON
CHARLES MICKENS - A JOHN DECKER - A	JOHN HOOPER - A	PAUL CARRIER - A RICK KIBBEY - A

NOTE: A - denotes not present, P - denotes present

2. JANUARY 14TH MEETING

- A. STUDIO INTRIGUE PRESENTED INFORMATION FROM THE FIRE MARSHALL.
 - I. PHIL SABAN (FIRE MARSHALL) INDICATED THAT WE WOULD NOT BE REQUIRED TO DO A FIRE APPARATUS TURN-AROUND. BASED ON PROXIMITY TO MUSEUM DRIVE IT APPEARS THEY WOULD HAVE SUFFICIENT FIRE COVERAGE. DAVID WILL MEET WITH HIM AGAIN TO FINALIZE DESIGNS.
- B. STUDIO INTRIGUE HAS REVIEWED THE EASEMENT INFORMATION IN THE DEVELOPMENT AGREEMENT AND HAS ASKED FOR CLARIFICATION. INFORMATION HAS BEEN REQUESTED FROM THE CITY ATTORNEY ON THE EASEMENT DIMENSIONS. ADDITIONALLY, WE NEED TO ADDRESS THE ENTRANCE TO THE GILLESPIE PROPERTY OFF OF MUSEUM DRIVE WITHIN OUR DESIGNS.
- C. THE NW CORNER OF THE BUILDING WILL NEED TO BE “CLIPPED” TO ADDRESS MDEQ REQUESTS. THE BUILDING WILL BE DESIGNED WITH A COLUMN IN THIS AREA AND THE AREA WILL REMAIN OPEN. THE BUILDING WILL BE ANGLED IN THIS CORNER AND THE COLUMN WILL EXTEND INTO THE FLOODWAY. THIS SHOULD ALLOW US TO AVOID THE LOMR REQUEST THAT COULD TAKE UP TO 12 MONTHS TO GET APPROVAL ON. DAVID MET WITH SCOTT K AND JOHN H ON THIS ISSUE AND DISCUSSED OPTIONS AND WORKED TO REDESIGN AREAS OF THE BUILDING AND EQUIPMENT TO GAIN BACK THE SQUARE FOOTAGE THAT WAS LOST WITH THE CHANGE IN DESIGN IN THE NW CORNER OF THE BUILDING.
- D. STUDIO INTRIGUE IS WORKING WITH THE ENGINEERS ON THIS DESIGN AND THE MDEQ TO ENSURE THIS WILL BE PERMITTED. SI’S WETLAND CONSULTANT AND CIVIL ENGINEERS BELIEVE THAT THE INCLUSION OF THIS COLUMN IN THE FLOODWAY WILL NOT BE A SIGNIFICANT ISSUE. MARIO AT

THE MDEQ ALSO FELT THIS BUT WANTED TO SEE THE HYDRAULIC CALCULATIONS PRIOR TO MAKING THE FINAL DECISIONS.

- E. THERE IS POOR SOIL FOR BUILDING IN THE NW AREA OF THE STRUCTURE. THERE ARE SEVERAL OPTIONS THE COULD USE FOUNDATIONS AT THE BOTTOM OF FOOTING AT THE BEARABLE SOILS, THEY COULD EXCAVATE AT THE FOUNDATIONS AND USE ENGINEERED FILL AND PLACE BOTTOM OF FOOTINGS AT A SHALLOWER DEPTH OR THEY COULD REMOVE ALL THE SOILD BELOW THE PAD AND DO ENGINEERED FILL UNDER THE ENTIRE FOOTPRINT.
- F. LEPFA WAS ASKED TO MAKE A DECISION ON WHICH OPTION TO USE AND THERE ARE SOME RISKS OF CRACKING AND SETTLING WITH OPTIONS #1 AND #2. IF WE DO NOT REMOVE ALL OF THE SOIL, THERE IS A RISK OF SOME INCREMENTAL SETTLEMENT IN THE SLAB. BASED ON BUDGET CONSTRAINTS, REMOVING AND REPLACING ALL THE SOIL WITH ENGINEERED SOIL IS NOT FINANCIALLY FEASIBLE AND THE RISKS ASSOCIATED WITH THE SETTLING OF THE SLAB ARE MINIMAL. OPTION #1 OR #2 ARE OPTIONS WE ARE REVIEWING FOR FINAL APPROVAL.
- G. THERE ARE SOME ENVIRONMENTAL "HITS" IN THE SOIL BORINGS THAT WERE DONE. THE GOOD NEWS IS THAT WE DO NOT HAVE TO REMOVE ALL THE SOIL AND REPLACE. WE WILL BE PERMITTED TO MOVE THE SOIL AND PLACE CLEAN FILL ON THE TOP LAYER OF THE DEVELOPMENT. THIS WILL SAVE DOLLARS AND DOES NOT HARM THE ENVIRONMENT IN ANY WAY.
- H. ELECTRICAL AND DATA WAS DISCUSSED.
 - I. LEPFA REQUESTED POWER TO BE DISTRIBUTED THROUGHOUT THE FLOOR AND WALL AREAS. DATA CONNECTIONS SHOULD ALSO BE INCLUDED. FLEXIBILITY IN DROPPING IN NEW POWER NEEDED IN MANY AREAS AND A REQUEST WAS MADE TO RESEARCH THE USE OF CABLE TRAYS TO REDUCE COSTS AND PROVIDE GREATER FLEXIBILITY.
 - II. CMI PROJECT IS RESEARCHING DROPPING IN BOLLARDS ALONG RIVER TRAIL THAT WILL HAVE POWER, WATER AND BROWN WATER SEWER CONNECTIONS. THIS WILL MAKE THE AREA MORE USABLE FOR MAJOR EVENTS AND WILL REDUCE EVENT COSTS.
 - III. UTILITIES WILL BE SUB-METERED FOR HEAVY UTILITY USERS AND WE WILL STILL NEED TO PRORATE OTHER USERS.
- I. LEPFA ASKED SI TO RESEARCH THE USE OF GLASS PANEL WALLS VS. THE KELWAL SYSTEM TO REDUCE POTENTIAL COSTS. CHANGING THE SYSTEM WOULD NOT DRAMATICALLY AFFECT THE ENERGY SAVINGS ON THE BUILDING OR ASTHETICS. SI WOULD RESEARCH FOR COST SAVINGS.
- J. GEOTHERMAL WAS DISCUSSED AGAIN. LEPFA WANTS THIS SYSTEM BUT BUDGET CONSTRAINS CONTINUE TO MAKE THIS A CHALLENGE. WITH THE NUMBER OF WELLS NEEDED FOR THIS SITE, COSTS ARE ESTIMATED TO AT LEAST \$200,000 HIGHER IF A GEOTHERMAL SYSTEM IS INSTALLED AND THE PAYBACK IS OVER 20 YEARS MAKING THIS OPTION LESS ATTRACTIVE. WE WILL CONTINUE TO RESEARCH OPTIONS.

- K. LEPFA HAS REQUESTED ASSISTANCE FROM HONEYWELL ON RESEARCHING THIS SYSTEM AND DETERMINING IF IT IS FEASIBLE WITH A PAYBACK OF 10 YEARS OR LESS.
 - L. HVAC DESIGN WILL BE THE LAST ITEM DONE TO ALLOW US TIME TO DO MORE RESEARCH.
3. EVENTS IMPACTED BY THE DEVELOPMENT
- I. NO FURTHER DISCUSSIONS OCCURRED ON THIS TOPIC.
4. DESIGN PROCESS
- A. NO FURTHER DISCUSSIONS OCCURRED ON THIS TOPIC.
5. BIDDING PROCESS/PLA – NO UPDATE
6. BUSINESS PLAN STATUS – NO UPDATE
7. PROCESS – NO UPDATE