

**MINUTES OF THE STUDY SESSION OF THE SHOW LOW CITY COUNCIL HELD
ON TUESDAY, JULY 15, 2025, AT 6:00 PM IN THE CITY COUNCIL CHAMBERS,
181 NORTH 9TH STREET, SHOW LOW, NAVAJO COUNTY, ARIZONA**

1. Call to Order

Mayor Leech called the meeting to order at 6:00 p.m.

2. Roll Call

COUNCIL MEMBERS PRESENT: Mayor Leech, Councilman Adams, Councilman Hatch, Councilman Judd, Councilman Whipple

COUNCIL MEMBERS ABSENT: Vice Mayor Kakavas and Councilman Clark

STAFF MEMBERS PRESENT: F. Morgan Brown, City Manager; Justin Johnson, Deputy City Manager; Brad Provost, Police Chief; Bill Kopp, Public Works Director; Shane Hemesath, City Engineer; Chris Reid, City Engineer; Lisa Robertson, Grants and Transit Manager; Shannon Adams, Grants Coordinator; and Rachael Hall, City Clerk.

GUESTS: Stephan Wehnau, Zach Barlow, Jim Hammett, and others.

3. Show Low Sports and Event Center Presentation by Haydon Companies, LLC

Mr. Kopp gave an overview of the nearly decade-long process to develop a convention and event center in Show Low, which started as a concept for a Convention and Event Center. This included multiple studies and cost projections from 2017 to 2022, and the significant impact of ensuing inflation, which drove the probable cost of the facility from an initial estimate of \$27 million to around \$45 million.

Mr. Kopp said Hunden and Associates was initially contracted in 2017 to perform market and demand analysis, and again in 2018 to recommend facility size, establish cost opinions, perform financial projections, and evaluate potential sites. The Sports Facilities Advisory (SFA) was contracted in 2019 to study the feasibility of a facility combining sports courts with a convention and events facility. SFA conducted two additional studies in 2020 and 2022, recommending a facility that would accommodate six basketball or 12 volleyball courts to compete regionally for sports tournaments, with an initial cost opinion of \$27 million, later rising to \$45 million due to inflation.

Mr. Kopp said at the December 10, 2024 Council Study Session, six and eight-court dome facility designs were presented and discussed. Following this, staff spoke with SFA, who suggested a tour of a similar facility, though staff could not find comparable dome projects. Key Council decisions included directing staff to

move forward with procuring the project at its regular meeting on January 21, 2025. Staff actions included attending Design-Build Institute of America (DBIA) training and receiving certifications, attending sports facilities webinars, and further research into dome building concepts. SFA also provided a memo recommending the six-court configuration and endorsed full and roll seating over fixed seating to improve versatility.

Mr. Kopp said the Request for Qualifications (RFQ) was advertised on February 14, 2025. The advertised scope for the multi-use building was detailed, and nine statements of qualifications were received. Arizona Revised Statutes required a seven-member selection committee, which included a licensed engineer, a licensed contractor, and the Mayor and city senior staff filled the rest of the seats. The committee scored the SOQs and established a short list of three firms. These three finalists prepared and presented concept design proposals based on an available budget of \$35 million, which necessitated some advertised elements being reduced in scope. Haydon Companies, LLC team was ultimately selected as the highest-ranked of the submitting teams for the design-build contract.

Mr. Kopp said the proposed facility was planned to be multi-use, designed to accommodate six to eight basketball courts, or alternatively, a 200 ft by 85 ft multi-sports arena for concerts and trade shows. Seating could be a combination of fixed and retractable. The scope also included 10,000 sq ft of meeting rooms, food preparation and service areas, indoor/outdoor family areas, a minimum of four locker rooms, and code-compliant restrooms. The design would feature an inside three-lane perimeter walking/jogging track, acoustic treatments, scoreboards, and other audio-visual installations. The facility would be situated on a nine-acre parcel in Show Low Bluff, with site grading and utility design and construction included, and was desired to accommodate up to 800 parking spaces. The City considered all types of conventional construction, including structural steel, monolithic concrete dome, and concrete masonry, with design-build selected as the project delivery method.

Mr. Kopp said the project budget for the concept designs was \$35 million, with some elements reduced in scope to meet this budget. He said Haydon Companies, LLC team was the highest ranked of the submitting teams. After the selection, staff met with Haydon Companies, LLC team to finalize pre-construction scope and contract and negotiate fees to copy the pre-construction scope and fees for the pre-construction services. Guaranteed Maximum Price (GMP) for the construction would be established in the pre-construction phase. He said the design-build contract would be performed in two phases. The contract amendment would be prepared for City Council consideration of the GMP. Pre-construction phase would consist of programming, schematic design, design development, and construction. He said the construction phase was where the project design elements, amenities, and aesthetics would be

determined by City Council. He said the concept presented by the Haydon team tonight was conceptual only, prepared to demonstrate a building concept.

Fritz Behrhorst, Vice President of Pre-Construction with Haydon Companies, LLC, talked about their approach to this design-build project. He introduced John Kane, founding partner and design principal of Architekton. He said the Haydon team's design-build approach was highly collaborative, blending budget considerations with design aspirations. It started by defining parameters and balancing the budget with the design. The process involved interactive work with the City, revisiting assumptions, and guiding the process to ensure the building was smart, on budget, and met the City's needs, resulting in a beautiful and functional facility. The design-build contract would be performed in two phases: pre-construction (programming, schematic design, design development, and construction documents) and construction, with the Guaranteed Maximum Price (GMP) established during pre-construction. Community and City Council input was crucial for future phases.

Mr. Kane presented a conceptual design called 'three of a kind', encompassing 83,500 sq ft, utilizing 9.6 acres of the site, with 4,500 seats and 430 parking spaces. This concept is based on a six-court basketball scheme, which was found to be more optimal than an eight-court configuration for cost savings. The design optimized the budget by suggesting sliding the building further west for a flatter, easier-to-build surface. The facility was unique, functioning as a rec center with basketball, volleyball, pickleball, and a track for day-to-day use, while also having the ability to transform for events. Key features included community rooms on the main entry's porch side, a circulation system wrapping around the facility with amenities, flexible retractable seating, a first-level track (with potential for a mezzanine study), natural daylight, and architectural themes inspired by "The Bluff" and "La Tondra." The design emphasized an inviting front plaza/porch and included an outdoor walking track and a food truck plaza.

Mayor Leech expressed the importance of all Council members attending the future meetings to help with the design of the project.

Mr. Behrhorst said the estimated timeline for the project was approximately 26 months in total. This included about 12 months for the design and permitting phase, followed by 14-15 months for construction. Site work could commence a little before final building permits were secured. The design process involved several stages: initial concept, schematic design (where key elements and aesthetics are defined with council input), design development (translating concepts into construction drawings), and final construction drawings (detailing colors, materials, and systems).

Mr. Behrhorst said a pre-engineered steel building was chosen for its cost efficiency. This choice was made because pre-engineered buildings are highly efficient for creating large column-free areas (170-180 foot spans) and come

with integrated wall and roof systems, allowing for customization while minimizing cost. He said the concrete dome option was discussed but there were limitations concerning span widths. He said that with the radius, the dome would end up being almost 80 feet tall which could create other issues. He said the pre-engineered building worked out to be the most economical approach and the approach that worked best in terms of efficiency.

Councilman Whipple asked about the cost savings of building a pre-engineered steel building compared to the dome concept. Mr. Behrhorst said the cost saving was \$3 million compared to a concrete dome and was based on a model that also considered conventional construction and inflatable buildings.

Councilman Adams asked if Haydon's staff had toured any comparable facilities. Mr. Kane said there were few truly comparable facilities that existed which combined both event space and multiple sports courts with a track. SFA suggested a tour of a similar facility in Bryan, Texas, which had eight courts but lacked a track. Staff could not find any comparable dome projects, as all observed dome facilities were much smaller. Mr. Behrhorst and Mr. Kane said their team had extensive experience with various recreation centers and this project was unique in its comprehensive combination of elements within one building.

4. Adjournment

There being no further business to be brought before the Council, **MAYOR LEECH ADJOURNED THE STUDY SESSION OF THE SHOW LOW CITY COUNCIL OF JULY 15, 2025, AT 6:28 P.M.**

ATTEST:



Rachael Hall, City Clerk

APPROVED:



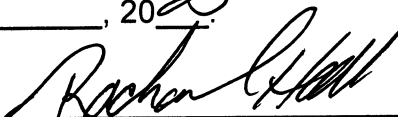
John Leech, Jr., Mayor

CERTIFICATION

I hereby certify that the foregoing minutes are a true and correct copy of the minutes of the Study Session of the City Council of Show Low held on July 15, 2025. I further certify that the meeting was duly called and held and that a quorum was present.

Dated this 5th day of August, 2025.

(SEAL)



Rachael Hall, City Clerk