

Parks and Recreation Advisory Board Minutes

Regular Meeting – October 23, 2024

Meeting Location: Hospitality Suite

Roll Call

Board Members Present: Cindy Enos-Martinez
William Findlay
Kyle Gardner
Abe Herman
Anna Stout
Byron Wiehe
Austin Solko
Lilly Simonds
Lisa Whalin

Board Members Absent: Chandler Smith
Nancy Strippel

Guests Present: Marc Litzen, FCI
Brady Blackmer, FCI
Evan Walton, FCI
Craig Bouck, BRS

City Staff Present: Ken Sherbenou, Director of Parks and Recreation
Emily Krause, Recreation Superintendent
Allison Little, Administrative Specialist

Meeting called to order by Kyle Gardner at 12:00 p.m.

Approve Minutes from the September 19, 2024 Parks and Recreation Advisory Board Meeting

Austin Solko moved to approve the minutes from the September meeting. The motion was seconded by Lisa Whalin and carried adopted by acclamation. Vice Chair Kyle Gardner thanked Lisa for her long tenure as chair and thanked her for all her work on behalf of the board.

Community Recreation Center Bid Package #3 Review and Final Design Update

Ken talked with the board about the work by the design, construction, and staff team to work through Bid package 3 and come in on budget. This is the last set to be forwarded to Council for their approval and completion of the guaranteed maximum price.

Craig Bouck talked with the board about design elements, and the add alternates that are still out there. As construction progresses, the team has all these alternates on their mind and are

working to find way to add items back into the final product. When possible, engineering and design has already been completed. For example, the second slide is an add alternate, but the plumbing and supports will be built in and all that will need to be added is the flume itself. Ken Sherbenou reminded the board that having smaller projects to add in after the building opens is a great way to keep the recreation center building new, fresh, and evolving.

The remaining elements were broken out into different bid opportunities. Over all the components, 123 bids were received and 72% of those were local. Some of these trades just aren't available locally so this is a great response from local companies. FCI's estimators have been going through the bids line by line to score them and get every last bit of efficiency that is available. Ken emphasized that this represents a tremendous amount of work from FCI to make sure that the project received multiple qualified bids. This number of bids ensures competitive bidding and that we are being the best possible stewards of our resources.

The GMP is the Guaranteed Maximum Price including contingency, plus soft costs (design fees and things the City will buy directly from vendors.) This is for construction of 108,000 square foot building. The project started as a \$82.1M, 80,000 square ft building and through a tremendous amount of work, and contributions from the therapy partner, DOLA grant, and the financing, the \$82.1M project will be a 108,000 square ft building.

What will be presented to City Council will be a contract amendment to add bid package 3 to the approved packages. About half of \$9.345M of soft costs is design, the rest is items purchased directly by city. City Council will also approve future procurements by City staff over a certain dollar amount which will include fitness equipment, build out of the climbing wall (El Dorado is already contracted to provide design), and furniture.

Board members wondered how construction was going so far. Brady Blackmer of FCI shared that they have hit some unexpected ground water so there will be some need for use of contingency funds for the adjustments needed during that particular part of the project.

Austin made a motion that PRAB recommend City Council adopt bid package three. The motion was seconded by Lisa Whalin and carried unanimously.

Yes 8 No 0

Kyle (Vice Chair) and Nancy (Chair) will work together to write a letter to Council further outlining their support.

Craig Bouck shared renderings and more refined design of the building. Staff is focusing on making the center welcoming, flexible, and accessible, while keeping visibility for staff to as many areas of the building as possible. The BRS team is working with staff and will begin discussions with the Grand Junction Commission on Art and Culture to talk about all the opportunities for art throughout the building.

Council Member Herman offered suggestions for adaptive climbing where free-hanging anchor points can be located so that a wheelchair can be utilized for a full raise. As well as suggesting adding separate anchor points so that rappelling can be taught.

Board Members wondered how safety would be handled at the welcome desk. Ken Sherbenou shared that no one will be able to enter the building without being observed, and the staff will have visibility to multiple areas of the building from this point. Additionally, there will be an extensive security system with cameras (some of which will have the footage displayed) and panic buttons for an emergency.

Due to time constraints the other agenda items will be tabled.

Ken Sherbenou asked the board if there was a desire to do a tour of the construction site. The next meeting is November 7, which may be the last opportunity before the weather gets poor. The Board decided to have the November 7 meeting at Matchett. Ken also thanked the board for being willing to adjust the October meeting. It gave critical extra time to allow staff and partners to get the bid package refined to this point.

Adjourn by acclamation at 1:20 pm.