

Parks Improvement Advisory Board March 21, 2007

Item 1: Meeting Called to Order by Joe Stevens at 7:31 a.m.

Roll Call

Board Members Present:

Doug Thomason
Ron Rowley
Steve Acquafresca
Sue Gormley (Ex-Officio)

Board Members Absent:

Andy Rodriguez

Stadium Committee:

Steve Phillips
Bruce Hill
Jamie Hamilton
Joe Stevens

Stadium Members Absent:

Parks & Recreation Staff Present:

Joe Stevens, Director
Don Hobbs Hobbs, Assistant Director
Tressa Fisher, Administrative Specialist
Shawn Cooper, Parks Planner

Guests:

Tim Foster, President Mesa State
Dave Varley, City Manager
John Shaver, City Attorney

Item 2: Approve Minutes

Doug Thomason moved to approve the February 13, 2007 Parks Improvement Advisory Board minutes. Ron Rowley seconded.

Motion adopted by Parks Improvement Advisory Board: Yes 4 No 0

Steve Acquafresca, the newly elected County Commissioner of District 2, introduced himself, stating he was happy to serve on the Parks Improvement Advisory Board.

Item 3: Synthetic Turf

Bruce Hill reported City Council has given their approval for the Parks & Recreation staff to work through the Parks Improvement Advisory Board (PIAB) to work towards completing the synthetic turf project at Stocker Stadium in conjunction with Mesa State's soccer field. Councilman Hill stated Council has committed to a maximum contribution of \$200,000 and is requesting the other entities involved also make financial commitments, stating their contributions can be paid over a three year period through user fees (rather than having to pay their full contributions up front).

Bruce Hill stated, since Council's decision, concerns have been raised regarding the contractor as well as the product itself. Mr. Hill discussed the rapid decision making process and asked if the Board members were prepared to move forward. Jamie Hamilton stated the Board's decision would not delay or affect the college's soccer field in any way. Tim Foster said, that if the Board decided not to go with Kiewit Building Group (KBG), while it won't effect the college's project, as a PIAB contributor, it will affect the college with regards to cost, stating the project may cost more at a later date. Doug Thomason expressed frustration over the fact that the final numbers have still not been revealed. Joe Stevens stated, at the February 13, 2007 PIAB meeting, the numbers did not include all areas, and since that time the Parks & Recreation staff has received new numbers; however, the cost for soil stabilization is still unknown. Doug Thomason stated there are also some concerns regarding the experience of the installers. Jamie Hamilton expressed KBG has successfully gone through all of the necessary "bells and whistles" in order to meet the college's expectations. Joe Stevens stated, while KBG has completed hundreds of installations, the majority of their projects have been completed over seas. Joe Stevens reported KBG needs a final decision from PIAB by March 26, 2007. Mr. Stevens stated, that although KBG has indicated they can meet the City's deadlines, he has requested an official timeline, in order to ensure the project is completed in time for the multiple events scheduled on the field this fall. Jamie Hamilton reported he will be meeting with the County Commissioners on March 26, 2007 in hopes of obtaining a financial commitment from the County. Tim Foster expressed his concern that if PIAB should decide to go with a different contractor, the project will not be completed in time for the fall events. American Civil Constructors (ACC) has completed several projects for the City including the installation of the track and Canyon View Park, so they are familiar with what the soil conditions may be. Joe Stevens reported KBG will not provide a "guaranteed maximum price" (GMP) at this time, while ACC has said they are willing to provide a "GMP". Bruce Hill stated the \$200,000 commitment from the City is based on the project costing a million dollars. John Shaver expressed concern regarding the lack of a guaranteed maximum price, in addition to bond and insurance concerns. Tim Foster stated the Board may want to give ACC's bid to KBG and once again request a "GMP". Shawn Cooper stated that, to his knowledge, ACC has not been given KBG's prices. Joe Stevens stated it would be very beneficial if they could reach a point in which they were able to compare "apples to apples" with regards to the two proposals. Tim Foster stated Mesa State does not ever push for a "GMP" early in a project, and that KBG's price is most likely high now, which will allow them to come in with a lower number later on in the project. Discussion ensued regarding the track "resurfacing" numbers and whether or not the track will need to be resurfaced. Don Hobbs reported the track is only four years old, and will not need to be resurfaced for another six to eight years. Both firms have included the cost to "protect" the track during the project. Shawn Cooper stated the "track surfacing" numbers in the bids are actually for installing a rubberized surface in the "D" area. Joe Stevens stated he is not convinced ACC will be able to complete the project this summer, where KBG said they can. John Shaver asked how long ACC will guarantee their current price. Joe Stevens responded ACC has committed to honor the discount as long as they are able to install the synthetic turf during the off season (after football season). Mr. Stevens said another difficulty in comparing the contracts is that KBG has given the City a 10% contingency, which amounts to what ACC included in their bid for soil conditions without a contingency. John Shaver stated if there is not the sense of urgency as originally perceived, and since it appears the "economy of scale" may not be a factor, he would like to talk to KBG in order to address the existing concerns. Joe Stevens expressed concern as to the timeframe of the final decision, stating, on PIAB's behalf, he has already asked KBG to start the design process. Steve Phillips expressed there is a value to have the project completed this fall. John

Shaver, Dave Varley, and Jamie Hamilton agreed to meet with KBG immediately following today's Board meeting.

Joe Stevens confirmed the financial commitments from each entity thus far:

City of Grand Junction:	\$200,000
School District #51:	½ of the total cost of the project (\$100,000/year for three years)
JUCO	\$100,000
Mesa State	\$100,000
PIAB stadium fund	\$200,000

Mr. Stevens announced the Parks and Recreation Department is also the recipient of a \$50,000 grant from the Denver Bronco Caravan group to be used towards the project. Bruce Hill stated he was hopeful the County will be willing to contribute \$100,000 as well.

Item 4: At Large Board Member Replacement Discussion

Joe Stevens reported the At Large Board Member position was advertised through the City Clerk's office and that there were a total of three applications submitted. Mr. Stevens distributed copies of the applications to the voting members of the Parks Improvement Advisory Board (Steve Phillips, Doug Thomason, Ron Rowley and Jamie Hamilton – Mr. Hamilton was filling in for Andy Rodriguez). The Board members reviewed the applications and a brief discussion ensued.

Doug Thomason moved to nominate Bernie Goss as the At Large Board Member for the Parks Improvement Advisory Board. Jamie Hamilton seconded.

Motion adopted by Parks Improvement Advisory Board: Yes 4 No 0

Joe Stevens reported a Chair and Vice Chair will be selected at the next regular PIAB meeting.

Item 5: Other Business

Item 6: Future Meetings Agenda

A future meeting date has not been set at this time. The Board agreed that the Parks & Recreation Department staff should phone the individual Board members once a final decision has been made.

Item 7: Adjourn

The meeting was adjourned by acclamation.

Meeting adjourned at 8:42 a.m.

Respectfully submitted,

Tressa Fisher
Administrative Specialist