

MINUTES

Grand Junction Housing Authority
Board of Commissioners' Meeting
Special Meeting

February 7, 2005
Conference Room
1011 North Tenth Street: Noon

1. **Call to Order**

A special Board Meeting was requested to discuss a proposed Change Order for the Linden Pointe playground equipment. This meeting was called to order at 12:03 p.m. by Board Chairperson, Steve Heinemann with Board Members Harry Butler, Gabe DeGabriele, Erin Ginter, Tisha Petelo, and Grand Junction Housing Authority (GJHA) Staff Members Jody Kole, Kristine Franz, and Greg Hancock present. Gi Moon joined the meeting later.

2. **Discussion of Proposed Change Order for Linden Pointe Playground**

GJHA Development Director, Greg Hancock, began the presentation by recapping the prior January 13th Board Meeting where estimated playground costs were discussed and Change Order expenses not to exceed \$58,000 were Board approved. The expenses have now increased to \$98,135 (less the budget allowance of \$25,000 or \$73,135) and Greg identified the specific changes which affected the actual cost impact. The increased costs are due to local soils conditions which require a more stable concrete surface, and the need for reconfigured drainage system due to the increased size of the play areas and the need to channel storm water away from the play areas.

Gi Moon arrived at 12:14 p.m.

In reviewing Greg's February 4, 2005 memorandum, the Board asked what the structural playground equipment cost. In determining the costs for items such as playground equipment, concrete, the basketball court, drainage, soil costs, etc., a Cost Comparison Table Between the Original and New Updated Playground Allowance Quote along with Greg's January 13, 2005 memorandum was distributed for further clarification.

Upon lengthy discussion in studying the proposed increase, the Board challenged certain figures and felt additional information/negotiation was required with the contractor. Gi made a motion for an information-gathering meeting to be scheduled between Jody, Steve, Greg, and the contractor. Because this Change Order decision is time sensitive, a Friendly Amendment to the motion gave Steve and Jody authorization to approve the Change Order, if they believed it appropriate after further investigation, but not to exceed \$98,135 (\$25,000 Budget allowance plus \$73,135 Contingency Budget) for expenses on the Linden Pointe playground. Erin seconded the motion and it was unanimously approved.

Minutes (contd.)

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Greg left the meeting at 12:45 p.m.

3. Other Business

Jody Kole, Executive Director, confirmed that Rick Padilla, Freddie Mac's Regional Representative, will be in Grand Junction February 18th to discuss, with available Board Members, the possibility of the City of Grand Junction becoming the first "small city" selected for a workforce housing project. There was limited discussion whether or not to invite additional meeting participants. Consensus was reached that it would be advisable to keep the group smaller for this first meeting.

Harry left the meeting at 12:49 p.m.

4. Adjourn

A motion by Gabe and seconded by Gi to adjourn the meeting was unanimously approved at 12:50 p.m.