

Parks Improvement Advisory Board Regular Meeting – April 3, 2012

Item 1: Meeting Called to Order by Bruce Hill at 12:05 p.m.

Location: Parks and Recreation Administrative Office

Roll Call

Board Members Present: Bruce Hill
Harry Butler
Lena Elliott
Craig Meis
Tom Kenyon

Alternate Members Present: Donna Ross
Jamie Hamilton
Sam Susuras
Paul Cain

Alternate Members Absent: Walt Bergman

Parks & Recreation Staff Present: Rob Schoeber, Director
Tressa Fisher, Administrative Specialist

Guests: Tim Foster

Item 2: Approve Minutes

Paul Cain moved to approve the January 24, 2012 Parks Improvement Advisory Board minutes. Lena Elliott seconded.

Motion adopted by the Parks Improvement Advisory Board: Yes 5 No 0

Sam Susuras questioned comments in the previous meeting regarding the partners receiving “priority” and not wanting the hospitality suite opened to the public regardless if they use it or not. Bruce Hill explained the reasoning, stating the partners want to prevent people taking advantage of their events without paying for them. Example: School District 51 may have a football game in the stadium and would receive the suite along with the game, at which time it is their choice whether to use the suite or just turn off the lights and leave the room empty during the game. All of the partners have been asked to identify all “major” events, in which they will receive priority. This will provide the Parks and Recreation Department the information they need to determine which events will or will not be open to the public for hospitality suite rentals. Staff’s intent is to minimize any potential conflicts, addressing the scheduling issues as early on as possible. Jamie Hamilton gave an example of a potential conflict, describing a scenario in which a wedding rehearsal is booked in the hospitality suite months in advance, yet baseball makes it to the playoffs; Mr. Hamilton said in this situation the wedding rehearsal will be bumped, stating the

language that notifies the customers of potential conflicts. It was also stated that should someone want to reserve the hospitality suite during a major event, they must request the reservation directly through the organization who “owns” the suite during that specific event.

Item 3: Tower Concrete Wall Banners

Bruce Hill discussed the proposed plan for the concrete wall banners, stating the goal is to tie the project in with the 1% for the Arts program. Platinum Sign Company’s proposal includes the framing/brackets and one banner that would be dedicated to the arts. During events in the stadium, the banner would be replaced with the corresponding organization’s banner (Example: JUCO banner during JUCO). The suggestion is for the 1% for the Arts to purchase the frame work. Rob Schoeber stated the Parks staff will change out the banners, which would be a service included in the existing facility set up fees. The Board suggested the Arts Commission solicit to have someone design the art banner, and stated all of the partner organizations will be responsible for designing and purchasing their own banners. Mayor Kenyon asked if the Board had any other suggestions or recommendations for artwork that would be beneficial for all of the organizations involved. Discussion ensued, with additional ideas including, a clock on the tower, jerseys and/or signed sports prints for inside the tower, or pictures/information on the surrounding landscapes (Colorado National Monument, Grand Mesa, etc.) which could be hung near the windows providing that particular view. An art piece was also suggested for the west side of the stadium, as this would not need to be changed out on a regular basis. Paul Cain suggested leaving the art banner up the majority of the time and having staff change it out an hour before game time.

Tom Kenyon moved to approve to hiring of Platinum Sign Company to install frame work and the first banner at the Lincoln Park Tower, including a coordinated effort to train others on how to install/change out the banners. Craig Meis seconded.

Motion adopted by the Parks Improvement Advisory Board: Yes 5 No 0

Item 4: Stadium Operations and Hospitality User Fees

Rob Schoeber stated the only changes in the hospitality fees and charges is the addition of the AV equipment package. The fees being presented to City Council will consist of a range, in order to allow the Parks and Recreation Department the flexibility for items that were not anticipated. Tim Foster asked if the range allows for CMU to complete their own set up, in which Rob Schoeber confirmed it would. Tim Foster discussed additional uses, stating Butch Miller already has plans to use the ADA level for MAV Club events, stating the assumption is the partners will have access to the entire building during their events. Discussion ensued regarding whether or not to establish fees for the additional rooms for private rentals ahead of time, with the Board deciding it was best to give the facility some time before setting fees without having any history. Bruce Hill expressed concern regarding renting out the press box, etc. due to potential damage of the equipment, stating if these rooms are utilized they will have to be policed.

Mayor Tom Kenyon stated City Council was informed Rich Englehart has suggested all of the alcohol revenues (after all applicable expenses) be allocated to the PIAB fund. Jamie Hamilton stated the original intent for the hospitality funds to go back to the community through the PIAB fund. Discussion ensued, with the Board agreeing with the City Manager’s proposed allocation.

Mayor Kenyon expressed it would be best for the Parks and Recreation Department to leave certain fees “negotiable” and use their own judgment until there is some history and experience in determining all of the necessary fees.

Harry Butler moved to approve the proposed hospitality and stadium operation fees. Craig Meis seconded.

Motion adopted by the Parks Improvement Advisory Board: Yes 5 No 0

Item 5: Football Stadium Improvement Discussion

Tim Foster had to leave the meeting early and stated this discussion could happen at a later time, as they are not planning on pursuing any changes this summer. Bruce Hill provided a brief summary of this agenda item and discussed the two options that were provided in the board packets. Discussion ensued, with the Board expressing, unfortunately, not everything can be done at once, and with an overall consensus that it is not the right time to pursue additional changes and/or funding for the stadium. The Board expressed the current changes will serve as a “test drive” to see how the public reacts.

Bruce Hill said the ribbon cutting is scheduled for 11:30 a.m. on May 9, 2012, in which all of the partners, board members, etc. will be invited. CMU’s attendance night is scheduled for April 27, 2102, and there will be a community open house/BBQ on May 23, 2012 at Noon.

Bruce Hill also stated Rich Englehart has done an excellent job making sure all partners are engaged in the entire stadium process and has ensured that everyone is on the same page. Mr. Hill expressed there has been a strong feeling of cooperation and working together throughout the entire project.

Mayor Kenyon expressed concern regarding the lack of adequate parking at Lincoln Park, stating he was recently trying to attend a track meet in which there was no parking whatsoever. Paul Cain stated the track meet was an exceptionally large event, with 23 teams in attendance and over 1,200 athletes participating. Mr. Cain stated unfortunately, there is never enough parking for these large events, stating the School District often provides shuttles to assist with the parking issues. Tom Kenyon expressed it is time to start planning for additional parking near the stadium.

Item 6: Financial Report

Bruce Hill distributed copies of the current financial report (See attached). Sam Susaras pointed out a discrepancy in the last closing total versus the beginning balance of the current statement. Rob Schoeber stated he will get an explanation from Jay Valentine and report back to the Board.

Item 7: Adjourn

The meeting was adjourned at 1:15 p.m. by acclamation.

Respectfully submitted,

Tressa Fisher
Administrative Specialist

Platinum Sign Company
2916 Hwy. 6&24 (I-70B)
Grand Junction CO 81504
Phone 970-248-9677 Fax 970-248-5444



Estimate

Date	Estimate #
3/12/2012	2474

Customer
Grand Junction Baseball Committee Attn: Jamie Hamilton P.O. Box 2535 Grand Junction, CO 81502

Terms	Rep
1/2 down 1/2 on completion	MBJR

Description	Qty	Cost	Total
Fabrication of banner and crank system on south wall of tower as per sketch, system to accommodate changing banners for different events. 10' x 30 banner, 300 sq ft	1	3,467.95	3,467.95T
Installation of banner system and banner.	1	2,120.00	2,120.00
To add another banner after system is in place the costs are as follows: Banner 1140.00 Installation Labor 195.00			
Customer Signature of Acceptance:		Subtotal	\$5,587.95
Platinum Sign Company Signature of Acceptance:		Sales Tax (0.00)	\$0.00
		Total	\$5,587.95



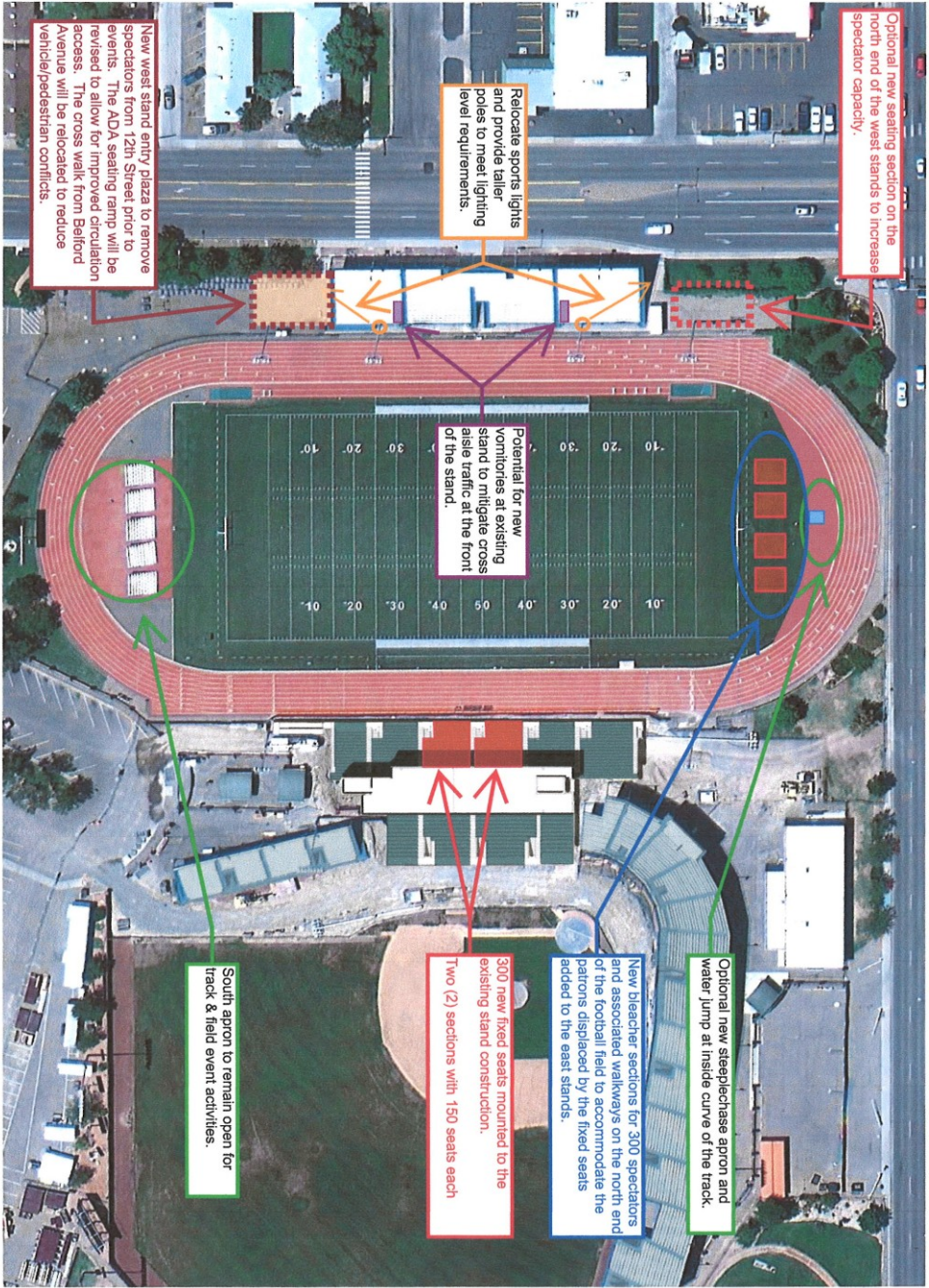
Examples



2916 Hwy. 6&24 Grand Junction, CO 81504 (970)243-9677
fabrication installation maintenance neon vinyl truck lettering awnings

THIS ARTWORK WAS PREPARED BY AND IS THE PROPERTY OF PLATINUM SIGN CO. ANY UNAUTHORIZED USE OF SAME, IN WHOLE OR PART IS PROHIBITED. © 2011 2011





Optional new seating section on the north end of the west stands to increase spectator capacity.

Relocate sports lights and provide taller poles to meet lighting level requirements.

Potential for new vomitories at existing stand to mitigate cross aisle traffic at the front of the stand.

New west stand entry plaza to remove spectators from 12th Street prior to events. The ADA seating ramp will be revised to allow for improved circulation access. The cross walk from Belford Avenue will be relocated to reduce vehicle/pedestrian conflicts.

New bleacher sections for 300 spectators and associated walkways on the north end of the football field to accommodate the patrons displaced by the fixed seats added to the east stands.

Optional new steeplechase apron and water jump at inside curve of the track.

300 new fixed seats mounted to the existing stand construction. Two (2) sections with 150 seats each.

South apron to remain open for track & field event activities.

Grand Junction
Lincoln Park Stadium Improvements

STOCKER STADIUM IMPROVEMENT OPTIONS
2/28/2012

DESIGNED BY
SINCE OPEN BY
FCI

FCI Constructors, Inc.
 Date: March 8, 2012
 Project: LINCOLN PARK STADIUM COMPLEX IMPROVEMENTS CONCEPT COST ESTIMATE

DESCRIPTION	01 NORTH END ZONE GRAND STANDS		02 WEST ENTRY PLAZA		03 CONCESSIONS BUILDING		04 NEW VESTIBULES IN EXISTING GRAND STANDS		05 WEST GRAND STAND EXPANSION		06 NEW CONCRETE PAVING UNDER EXISTING STANDS	
	NEW CONSTR.	RENOVATION	NEW CONSTR.	RENOVATION	NEW CONSTR.	RENOVATION	NEW CONSTR.	RENOVATION	NEW CONSTR.	RENOVATION	NEW CONSTR.	RENOVATION
	TOTAL SF	TOTAL COST	TOTAL SF	TOTAL COST	TOTAL SF	TOTAL COST	TOTAL SF	TOTAL COST	TOTAL SF	TOTAL COST	TOTAL SF	TOTAL COST
01000 GENERAL CONCRECTIONS	13,000	\$ 1,300	10,500	\$ 1,050	40,000	\$ 4,000	13,000	\$ 1,300	30,000	\$ 3,000	15,000	\$ 1,500
02000 SITE WORK	1,500	\$ 150	1,500	\$ 150	2,147	\$ 214.7	18,104	\$ 1,810.4	21,179	\$ 2,117.9	40,244	\$ 4,024.4
03000 CONCRETE	5,144	\$ 514.4	2,205	\$ 220.5	6,444	\$ 644.4	7,989	\$ 798.9	20,568	\$ 2,056.8		
04000 MASONRY	22,078	\$ 2,207.8	8,206	\$ 820.6	18,522	\$ 1,852.2	32,72	\$ 3,272	308,410	\$ 3,084.1		
05000 METALS & PLASTICS			8,206	\$ 820.6	11,270	\$ 1,127	20,12	\$ 201.2				
06000 WOODS			5,188	\$ 518.8	10,404	\$ 1,040.4	18,58	\$ 185.8				
07000 THERMAL & MOISTURE PROTECTION			5,188	\$ 518.8	7,428	\$ 742.8	13,26	\$ 1,326				
08000 OPENINGS			752	\$ 75.2	9,287	\$ 928.7	16,58	\$ 1,658	2,990	\$ 299		
09000 FINISHES			1,987	\$ 198.7	1,653	\$ 165.3	13,21	\$ 1,321	14,541	\$ 1,454.1		
10000 SPECIALTIES					75,720	\$ 7,572	1,500	\$ 150	14,579	\$ 1,457.9		
11000 FURNISHINGS												
12000 FURNISHINGS												
13000 SPECIAL CONSTRUCTION					2,800	\$ 280	5,00	\$ 500				
14000 CONVEYING SYSTEMS					11,400	\$ 1,140	21,00	\$ 2,100				
21000 FLOORING			2,160	\$ 216	12,400	\$ 1,240	22,14	\$ 2,214	3,500	\$ 350		
22000 PAINTS			17,600	\$ 1,760								
26000 ELECTRICAL												
SUBTOTAL - DIRECT COST	90,277	\$ 9,027.7	185,256	\$ 18,525.6	250,054	\$ 25,005.4	465,24	\$ 46,524	123,281	\$ 12,328.1	424,818	\$ 42,481.8
DESIGN/ESTIMATING CONTINGENCY							2,36	\$ 236				
OWNER'S CONSTRUCTION CONTINGENCY							658	\$ 65.8				
PERMITS			278	\$ 27.8			0.15	\$ 15				
GENERAL LIABILITY INSURANCE			928	\$ 92.8	1,240	\$ 124	0.11	\$ 11				
PROPERTY SURVEY												
SOILS INVESTIGATION/GEOTECHNICAL ENGINEERING												
MATERIALS TESTING / INSPECTION												
PERMITS/PLAN REVIEW FEES												
ARCHITECTURAL DESIGN & ENGINEERING (C/S/M/E)												
CONSTRUCTION MANAGEMENT												
ARTWORK-ALLOWANCE												
ARCHITECTURAL DESIGN & ENGINEERING (C/S/M/E)												
DESIGN BUILDER FEE												
TOTAL ESTIMATED COST	114,098	\$ 11,409.8	250,259	\$ 25,025.9	350,053	\$ 35,005.3	471,61	\$ 47,161	162,240	\$ 16,224	520,093	\$ 52,009.3

NOTES:

Confidential - FCI Constructors, Inc.

FCI Constructors, II

Date: _____
 Project: **LINCOLN PARK STADIUM COMPLEX IMPROVEMENTS**
CONCEPT COST ESTIMATE

DESCRIPTION	07 RE-PAINT EXISTING WEST GRAND STANDS	08 MOVE LIGHT POLES ON WEST SIDE	09 NEW STADIUM SEATS ON WEST SIDE	10 NEW HANDRAILS ON WEST SIDE	TOTAL \$ ITEMS BY TRBU 06	NOTES
	NEW CONSTR. RENOVATION	NEW CONSTR. RENOVATION	NEW CONSTR. RENOVATION	NEW CONSTR. RENOVATION	NEW CONSTR. RENOVATION	
	TOTAL COST	TOTAL COST	TOTAL COST	TOTAL COST	TOTAL COST	
01000 GENERAL CONDITIONS	\$ 5,000	\$ 5,536	\$ 5,536	\$ 5,536	\$ 206,146	
02000 SITE WORK					51,718	
020000 SITEWORK (BUILDING)					61,342	
03000 CONCRETE					25,528	
04000 MASONRY					449,935	
05000 METALS					15,475	
06000 WOOD & PLASTICS					12,616	
07000 THERMAL & MOISTURE PROTECTION					116,930	
08000 OPENINGS	89,360				3,249	
09000 FINISHES					75,720	
10000 PAINTS					2,800	
11000 EQUIPMENT					15,500	
12000 FURNISHINGS					118,315	
13000 SPECIAL CONSTRUCTION			65,940			
14000 CONVEYING SYSTEMS					2,800	
15000 FLOORING					15,500	
21000 FIRE SUPPRESSION					148,800	
22000 HVAC		109,300				
23000 ELECTRICAL						
24000 TELECOMMUNICATIONS						
25000 SIGNAGE						
26000 ELECTRICAL						
SUBTOTAL - DIRECT COST	\$4,300	\$115,236	\$71,676	\$60,398	\$1,476,399	
DESIGNED/ESTIMATING CONTINGENCY					11.97%	10.00%
CONSTRUCTION CONTINGENCY					2.67%	0.00%
BUILDERS RISK INSURANCE	216	480	153	60	0.24%	0.00%
GENERAL LIABILITY INSURANCE	480		340	200	0.60%	0.40%
PROPERTY SURVEY						BY OWNER
SOIL INVESTIGATION/GEOTECHNICAL ENGINEERING						BY OWNER
ARCHITECTURAL INSPECTION						BY OWNER
PLANNING APPLICATIONS/PERMITS/PLAN REVIEW FEES	1,000	2,000			5.71%	1.0%
BUILDING PERMIT	1,440	7,462			20,349	1.0%
ARTWORK-ALLOWANCE						BY OWNER
ARCHITECTURAL DESIGN & ENGINEERING (C/S/M/E)	6,120		1,020	1,000	20,349	1.0%
DIG PAYMENT/PERFORMANCE BONDS					102,189	0.68%
DESIGN BUILDER FEE						8.28%
TOTAL ESTIMATED COST	\$108,116	\$131,534	\$84,152	\$89,716	\$1,806,273	23.61%

NOTES:

Confidential - FCI Constructors, Inc.

FCI Constructors, Inc.

March 15, 2012

Project: LINCOLN PARK STADIUM COMPLEX FOOTBALL STADIUM IMPROVEMENTS CONCEPT DESIGN ESTIMATE

DESCRIPTION	TOTAL \$*	COST/SF	NOTES
01000 GENERAL CONDITIONS	240,000 \$	-	
02000 SITEWORK (BUILDING)	163,758 \$	-	
03000 CONCRETE	198,771 \$	-	
04000 MASONRY	78,511 \$	-	
05000 METAL	2,323 \$	-	
06000 WOOD & PLASTICS	38,830 \$	-	
07000 THERMAL & MOISTURE PROTECTION	38,728 \$	-	
08000 FINISHES	52,986 \$	-	
09000 SPECIALTIES	75,000 \$	-	
10000 EQUIPMENT	101,534 \$	-	
11000 SPECIAL CONSTRUCTION	24,283 \$	-	
12000 CONVEYING SYSTEMS	770,000 \$	-	
13000 FIRE SUPPRESSION	288,700 \$	-	
14000 HVAC	12,000 \$	-	
15000 ELECTRICAL	-	-	COMM / DATA / SOUND SYSTEMS
16000 SPECIAL ELECTRICAL SYSTEMS	-	-	
SUBTOTAL - DIRECT COST	3,085,000 \$		
DESIGN/ESTIMATING CONTINGENCY	97,890 \$	-	1.00% BY OWNER
OWNER'S CONSTRUCTION CONTINGENCY	14,334 \$	-	0.46% (10/MONTH) BY OWNER
GENERAL BUILDING MAINTENANCE	19,289 \$	-	SEE BELOW BY OWNER
PROPERTY SURVEY	-	-	SEE BELOW BY OWNER
SOILS INVESTIGATION/GEOTECHNICAL ENGINEERING	-	-	SEE BELOW BY OWNER
PLANNING DESIGN/CONSTRUCTION PERMITS/PLAN REVIEW FEES	-	-	SEE BELOW BY OWNER
BUILDING PERMIT	-	-	SEE BELOW BY OWNER
ARTWORK-ALLOWANCE	32,130 \$	-	
DIS PAVEMENT/PERFORMANCE BONDS	28,150 \$	-	
DESIGN BUILDER FEE	194,721 \$	-	@.00%
TOTAL ESTIMATED COST	3,448,078 \$		
BY OWNER PROJECT BUDGET - DIRECT PAY			
1% ARTS BUDGET			1.0% OF DIRECT COST COST
SOILS INVESTIGATION/GEOTECHNICAL ENGINEERING ENVIRONMENTAL REPORT			
TOTAL ESTIMATED PROJECT COST			

Calendar 2011
703 Park Imp
Advisory Board
Fund

12/31/11

	Adopted Budget	Amended Budget	Actual Amount	Percentage Used w/o Encumbrances
Revenue	(111,950)	(138,488)	(136,229)	98.37%
Charges for Service	(40,000)	(40,000)	(41,400)	103.50%
Marketing Services Revenue	(40,000)	(40,000)	(41,400)	103.50%
Intergovernmental	(56,000)	(56,000)	(56,000)	100.00%
PIAB Contrib_City General	(6,000)	(6,000)	(6,000)	100.00%
PIAB Contrib_City Stadium	(10,000)	(10,000)	(10,000)	100.00%
PIAB Contrib_Mesa County Gen	(4,000)	(4,000)	(4,000)	100.00%
PIAB Contrib_Mesa County Stadium	(10,000)	(10,000)	(10,000)	100.00%
PIAB Contrib_Mesa State Gen	(2,000)	(2,000)	(2,000)	100.00%
PIAB Contrib_Mesa State Stadium	(10,000)	(10,000)	(10,000)	100.00%
PIAB Contrib_School Dist Gen	(4,000)	(4,000)	(4,000)	100.00%
PIAB Contrib_School Dist Stadium	(10,000)	(10,000)	(10,000)	100.00%
Other	(10,000)	(10,000)	(10,000)	100.00%
Donations	(10,000)	(10,000)	(10,000)	100.00%
Interest	(5,950)	(32,488)	(28,829)	88.74%
Expenses	274,510	324,510	271,956	83.81%
Operating	24,510	324,510	271,956	83.81%
Charges/Fees_Filing	10	10	10	100.00%
Comm Participat	0	300,000	250,000	83.33%
Contract Svcs	24,500	24,500	21,946	89.58%
Transfers Out	250,000	0	0	
Grand Total	162,560	186,022	135,728	72.96%

Beginning Funds Available 362,432
Net Source (Use) of Funds (135,728)
Ending Funds Available 226,704