

DOWNTOWN DEVELOPMENT AUTHORITY

April 21, 1995

Present: Karen Hayashi, Glen Chris Launer, Jean Sewell, Bill Petty, Pat Gormley, Mark Hermundstad, Ed Chamberlin, Kathleen Killian, DDA Director Barbara Creasman

Also present: Janeen Kammerer, Mesa State College; Ed Gardner, Whitewater Building Materials

Absent: Linda Afman, Bruce Hill

CALL TO ORDER

The meeting was called to order by Chair, Mark Hermundstad at 7:30 a.m.

APPROVAL OF MINUTES

The minutes of March 3, 1995, were approved on a motion by Bill and a second by Chris.

FINANCIAL REPORT - FEBRUARY

The financial report was approved on a motion by Pat and a second by Bill.

RATIFICATION OF INCLUSIONS IN THE DDA/TIF

Approved on a motion by Pat and a second by Bill to include the following properties:

U S WEST - 800 Main Street, plus lots noted south of Ratekin Towers

Shari Raso - Blk 77, lots 5-10

CONTRACT STATUS - MARKETING CONSULTANTS

We have received a contract based on the accepted project proposal from Jean Townsend, Coley Forest. Barbara sent copies of the contract to Kathleen, Mark and Pat for their review. Mark reiterated that while the contract was for the full \$40,000, \$20,000 DDA, \$20,000 City that we had reserved the right to review and stop or continue at the end of each phase. He asked Kathleen to verify that the language was in the contract. Kathleen noted "Authorization to proceed" paragraph. On a motion by Pat and a second by Bill, the board approved signing the contract.

3RD AND MAIN CONCEPT DESIGN

Craig Roberts and Pat Olson from Ciavonne & Associates presented three scenarios for the boards consideration. Craig discussed pedestrian circulation, access to parking/Main Street, people gathering, and entertainment opportunities. The board members requested copies for their review and to place this item on the next agenda for follow-up discussion.

PARKING STRUCTURE PRESENTATION

Janeen Kammerer, MSC, introduced two other representatives from the college and thanked the board for including them in this presentation and discussion on parking structures.

Ed Gardner, Whitewater Building, introduced representatives from United Companies and the Colorado Redi Mix Association.

Ed introduced the program, noting parking issues both the downtown and college deal with and the difference in public perception of parking at the mall. He also noted that parking structures have improved over time.

Packets were passed out and a slide show was presented showing several examples.

Costs vary quite a bit depending on finish and number of decks.

Examples:

\$11,000 per car, \$36/SF expensive, \$13/SF; lower end \$5,000 \$2M or 1,400 cars at \$14/SF or \$8,000/car

Ed noted that discussions on parking structures always focus on how expensive they are but the whole analysis needs to consider the best use of the property. A parking structure may cost twice as much as surface parking, but even the more expensive structures are still less than the square foot cost of an office building or other activity generating development. If downtown only uses surface parking, they may lose business development opportunities.

Inside considerations:

Lighting, safety - open, well lighted garages are easier to light and make customers more comfortable.

Pre-cast with double t construction is harder to light also adds height to structure. Cast-in-place beams are further apart, can get an open effect, easier to light.

Time consideration:

flexibility
design
material suppliers
schedule

Cast in place is more expedient and gives more flexibility in Grand Junction because we don't have to pre-order so far ahead.

Post tensioned construction of cast-in-place facilities is generally superior in freeze/thaw durability.

Durability/enhancers:

- Microsilica concrete
- Epoxy coated ribbon
- Encapsulated post tensioning system

Ed suggested we look at enhancements that make cast in place better. Microsilica adds cost may be 100% but you only use 1/2 the product because of the overall improvements

Maintenance is a real consideration. Cast-in-place has less maintenance cost because there are fewer joints.

Colorado Redi-Mix made a proposal to DIA and presented the following:

DIA	Precast	Cast-in-Place
employment	50	125
\$/man hours	\$12	\$18
Wage in 20 months	\$2,078,000	\$7,793,600

Total cost of structures were comparable, even with the large difference.

Decided to go precast - architects like precast.

Whitewater and United are promoting "cast-in-place" because it can be done locally more labor intensive. Precast for jail shipped in from Denver, Colorado Springs.

Whitewater Building, United Companies and Colorado Redi-Mix would be happy to help the DDA or college with any projects.

DIRECTOR'S REPORT/WRAP-UP

Avalon Contractors - seven submitted qualifications; Francis, Francis, Phillips Newell, Dyer, Alpine, McClure, Kent Evans.

There was discussion on who to ask to bid on the project. There were no obvious reasons to leave out anyone. Karen made a motion to get bids from everyone, Jean second, motion carried. Ed will check out bonding requirements, which are a must, and were included in the add.