

Town of Estes Park, Larimer County, Colorado, August 3, 2009

Minutes of a Special meeting of the Board of Trustees and the Estes Park Urban Renewal Authority of the Town of Estes Park, Larimer County, Colorado. Meeting held in the Town Hall in said Town of Estes Park on the 3rd day of August, 2009. Meeting called to order by Mayor Pro Tem Levine.

Present: Mayor Pro Tem Chuck Levine
Trustees Eric Blackhurst
Dorla Eisenlauer
John Ericson
Richard Homeier
Jerry Miller

Wayne Newsom, EPURA Chair
Commissioners Art Blume
Jacquie Halburnt
Irene Little
Jim Martinsen
Sharry White
Ron Wilcocks

Also Present: Lowell Richardson, Deputy Town Administrator
Wil Smith, EPURA Director
Greg White, Town Attorney
Jackie Williamson, Town Clerk

Absent: William C. Pinkham, Mayor

Mayor Pro Tem Levine called the meeting to order at 5:00 p.m.

PUBLIC COMMENT.

None.

APPROVAL OF GRANDSTAND DESIGN AND COST ESTIMATE.

Trustee Miller reviewed the recommendation by the Grandstands Design Committee consisting of Commissioner Blume, Commissioner White, Trustee Eisenlauer and Trustee Miller. The Committee reviewed the project to determine if the design was suitable and what cost savings could be realized. The Committee reviewed the structural system, mechanical systems, concession area, restrooms and exterior finishes. The project would be a base bid for the minimum project with bid alternates that could be added or removed from the final project dependent on costs. The restrooms and the concession areas were re-evaluated with the total number of fixtures increased to meet the building code standards and a finished concession area including finished walls, floor, ceiling, lighting, water heater, janitor's sink, kitchen range hood and walk-in cooler and freezer. The original bid was \$1.8 million and was reduced to \$1.49 million. The Committee is recommending a design with an estimated construction cost of \$1.392 million including contingency and a contractor fee of 12%. The Committee also noted deductive alternates that would reduce the cost by \$70,000 and add alternates of \$107,000. Bids would be received for all alternates to allow the decision making body the final decision on which items should be included in the final project.

Architect Roger Thorp reviewed the schematics for the proposed grandstands. The proposed structure would be 10 feet wider than the current structure requiring one shed to be relocated. The asphalt concourse would be replaced with concrete and additional

trees would be added; however, the plans do not include parking improvements or additional landscaping improvements along Manford Ave. The design would accommodate 2,648 seats with no seat backs. Handicap seating has been designed with a ramp system to the box seating areas. The building would be constructed of metal siding or translucent siding with stone veneer at the bottom to meet the ground. The structure would consist of two main entrances with timber and stone and a third entrance near the restrooms.

The following items would be add or deduct alternates to the project:

- Concrete concourse replaced with asphalt and remove trees.
- Relocate grandstand columns back 4 rows to provided better views.
- Add seat backs to the first 9 rows.
- Remove the announcer stand but retain the conduit in the event the stand is added at a later date.
- Add acoustic attenuation to the ceiling.
- Deduct the copulas.
- Deduct stone base from smaller columns.
- Replace gang wash tubs with individual sinks.
- Add trench drain to capture run off from the roof and grandstands to prevent damage to the arena.
- Add a sloped arena wall to keep livestock farther away from the spectators.
- Add end wall trim.
- Use of acrylic windows versus windows with frames.
- Add walk-in cooler and freezer for concessions.
- Windows in the women's restrooms.

Attorney White questioned if the construction management fee had been included in base cost estimate; line items included for building permit fees and development fee and utility fees, cost estimate for the demolition of the current grandstands; site preparation; and furniture, fixture and equipment. costs

Architect Thorp stated the cost estimate does include the construction management fee, no fees included for utilities except for sewer, no building and development fees included, no cost estimate for demolition, includes site preparation, lighting included but no new acoustic equipment and no new furniture, fixtures or equipment. He understood staff has interested parties to remove the grandstands and would reuse current furniture and fixtures.

Director Pickering stated at this time there is no entity formally contracted to remove the grandstands. There is a volunteer organization that has shown an interest in the bleachers. Trustee Miller stated the Committee was informed that the existing building and seating would be removed by two companies at no cost to the Town.

EPURA Commissioner's comments were heard and summarized as follows: thanked the Committee for their efforts; committed to spending the additional EPURA funds on this important safety project; the project would be a good use of EPURA funds; concerns were raised on where the overage funds would come from; concern with committing EPURA funds without establishing if the Town would cover the additional costs; and the new grandstands would serve the community for many years to come.

Town Board comments are summarized: appreciates the efforts of the Committee; approve of the add alternate strategy; demolition should be added as an add alternate for the removal of the current structure; the two Boards need to work together to complete this important project; encourage local contractor to bid on the project; would like to see bids before the Town moves forward with committing funds; and the structure is beyond its useful life.

Trustee Blackhurst commented the grandstands may not be the primary project at the fairgrounds. The Town continues to look at other structures including the Multi Purpose Event Center and Indoor Arena that would provide revenue throughout the year. He also questioned what Town fund would be used to complete the grandstands. He

stated he is uncomfortable committing funds at this time. Commissioner Wilcocks agreed with Trustee Blackhurst's comments. He supports the preparation of the bid documents and going out to bid to determine the cost of the project.

Architect Thorp stated a separate bid would be completed for the demolition of the current structure.

The Estes Park Urban Renewal Authority **moved to approve the Stanley Fairground Grandstand design and cost estimate and commit its remaining fund balance to the project**, and the vote passed with Commissioner Wilcocks voting "No".

The Town Board of Trustees **moved and seconded** (Homeier/Miller) **to approve the Stanley Fairground Grandstand design and cost estimate and authorize the architect to prepare bid documents**, and it passed unanimously.

AGREEMENT BETWEEN THE TOWN OF ESTES PARK AND ESTES PARK URBAN RENEWAL AUTHORITY FOR THE GRANDSTAND CONSTRUCTION.

Attorney White stated a draft agreement has been prepared for both Boards to review and would be modified after the bids are received.

Whereupon Mayor_Pro Tem Levine_adjourned the meeting at 6:38 p.m.

Chuck Levine, Mayor Pro Tem

Jackie Williamson, Town Clerk