

RECORD OF PROCEEDINGS

Town of Estes Park, Larimer County, Colorado, October 2, 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 2nd day of October, 2009. Meeting called to order by Mayor Pinkham.

Present: Mayor William C. Pinkham
Mayor Pro Tem Chuck Levine
Trustees Eric Blackhurst
Dorla Eisenlauer
John Ericson
Jerry Miller

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

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

Absent: Trustee Richard Homeier

Mayor Pinkham called the meeting to order at 12:05 p.m.

PUBLIC COMMENT.

None.

1. APPROVAL OF GRANDSTAND COST ESTIMATE.

Roger Thorp/Thorp Associates reviewed the process of design, development and bidding for the demolition and construction of the new grandstand facility at the Stanley Fairgrounds. Twenty-two bids were received for the demolition portion that included two alternatives to salvage the building and the bleachers. Locally owned Cornerstone Construction Concepts submitted the low bid with the two alternatives. The steel structure would be moved to a dairy farm in Bellvue and the bleacher would be moved to the Elizabeth Rodeo. The concrete would be removed by Kearney and Sons and Cornerstone Construction Concepts and recycled.

Eighteen bids were received for the new construction of the grandstand with seventeen alternatives. The Ad-Hoc Grandstand Committee reviewed all the alternative and recommended eight be included in the bid: #4 – removal of the announcer booth, #8 – utilize gang basins in the bathrooms, #9 – trench drain, #10 – sloped arena wall, #13 – walk-in cooler and freezer for concession stand, #14 – light shields, #16 – removal of plywood decking on the ceiling underneath the grandstands, and #17 – interlocking bleacher system. Thorp Associates recommends the low bidder Taylor-Kohrs of Denver with a bid of \$1.689 million, including the demolition, 17% (\$300,000) of the work to be completed by local contractors, use of a local project manager, and the steel building to be provided by American Builders bonded by Taylor-Kohrs. Mr. Thorp stated demolition could begin

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as soon as the state permit is obtained with 21 days scheduled for demo and 185 days for construction with a completion date of May 10, 2010 if the project begins the middle of October. He emphasized the cost savings EPURA and the Town would realize by building the grandstands this year versus waiting a year.

Deputy Town Administrator Richardson stated additional costs for the construction of the building are estimated at \$350,113 and include items such as a drainage study, design fees, construction administration, water tap fees, FF&E, landscaping, etc.

The Ad-Hoc Committee of Trustee Miller, Trustee Eisenlauer, Commissioner Blume and Commissioner White reached consensus on the alternatives and the recommendation of Taylor-Kohrs for the EPURA project.

Mayor Pro Tem Levine questioned the bid differences between local general contractors and contractors from the valley. Mr. Thorp stated the difference was approximately 6%. Trustee Blackhurst stated the project has doubled in price, and to use CRF to pay for the project would eliminate the option to build a revenue generating facility such as the MPEC. If the Board approves the estimate, he would encourage the Board to use a local contractor in an effort to stimulate the local economy.

2. DEDICATION OF TOWN FUNDS FOR GRANDSTAND PROJECT.

Deputy Town Administrator stated EPURA has a fund balance of approximately \$1.1 million for the project, and therefore, the balance of the project, \$927,000, would need to be funded by the Town. EPURA Director Smith stated EPURA could dedicate the 2010 property tax increment to the project in addition to the current EPURA fund balance.

Discussion followed amongst the Board with regard to the hiring of a local contractor for the project; the safety issues that exist at the grandstands; the grandstands support existing revenue generating events at the fairgrounds; and all bidders were provided the same information, and additional time for review should be give to Mr. Thorp to review local contractor bids if the Board proposes EPURA consider a local contractor.

Mr. Thorp stated the recommendation to use Taylor-Kohrs, a valley contractor, has been provided as the best value option. He stated the bid process was difficult because many of the local subcontractors refused to provide general contractors from the valley with bids. Taylor-Kohrs has submitted a bid to utilize 17% of the project with local contractors.

The Town Board of Trustees **moved and seconded** (Levine/Miller) **to dedicate Town funds for the EPURA project to complete the Stanley Fairground Grandstand construction in the amount not to exceed \$927,000**, and the motion passed with Trustees Blackhurst and Ericson voting "No".

3. INTERGOVERNMENTAL AGREEMENT (IGA) BETWEEN THE TOWN OF ESTS PARK AND ESTES PARK URBAN RENEWAL AUTHORITY FOR THE GRANDSTAND CONSTRUCTION.

Attorney White reviewed the IGA between EPURA and the Town of Estes Park for the grandstand project. The IGA states EPURA would be responsible for the construction and management of the grandstand project and the Town would provide funding for the project in the amount of \$927,000. The agreement provides a provision for EPURA to pay the Town back for any additional costs not included in the agreement for the completion of the project. Exhibit A would be revised to include the bid documents for the demolition, construction and the additional items needed to complete the grandstands.

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Discussion followed on the need for additional Town funds to include a contingency for the project as outlined in item 2 of the agreement or striking of the language “including an adequate contingency”. The Board discussed adding an additional 5% for a contingency to the construction cost of \$1.689 million.

After further discussion, the Town Board of Trustees **moved and seconded** (Eisenlauer/Miller) **to approve the Intergovernmental Agreement between the Estes Park Urban Renewal Authority and the Town of Estes Park for the completion of the Stanley Fairground Grandstand project with the Town approving additional funds including a contingency on the construction costs for a total Town contribution of \$1 million and a project cost of construction of \$2.121 million, and it passed with Trustee Blackhurst voting “No”.**

The Estes Park Urban Renewal Authority **moved and seconded** (Wilcocks/White) **to approve the Intergovernmental Agreement between the Estes Park Urban Renewal Authority and the Town of Estes Park for the completion of the Stanley Fairground Grandstand project, and it passed unanimously.**

4. AWARD CONTRACT FOR GRANDSTAND CONSTRUCTION.

The Estes Park Urban Renewal Authority **moved and seconded** (Little/Wilcocks) **to contract with Cornerstone Construction Concepts and Taylor-Kohrs for the demolition and construction of a new grandstand facility at the Stanley Fairgrounds at a cost not to exceed \$1.689 million.**

Whereupon Mayor Pinkham adjourned the meeting at 1:36 p.m.

William C. Pinkham, Mayor

Jackie Williamson, Town Clerk