

RECORD OF PROCEEDINGS

Town of Estes Park, Larimer County, Colorado, October 29, 2009

Minutes of a Special meeting of the **ESTES PARK URBAN RENEWAL AUTHORITY** of the Town of Estes Park, Larimer County, Colorado. Meeting held in the Municipal Building in said Town of Estes Park on the 29th day of October, 2009.

Commissioners: Chairman Newsom, Commissioners Blume, Halburnt, Little, White and Wilcocks

Attending: Chairman Newsom, Commissioners Blume, Halburnt, White and Wilcocks

Also Attending: EPURA Exec. Dir. Richardson and Deputy Town Clerk Deats

Absent: Commissioner Little

Chairman Newsom called the meeting to order at 9:00 a.m.

COMMUNITY COMMENTS.

None

COMMISSIONER COMMENTS.

Commissioner Blume requested clarification of Lowell Richardson's position with EPURA. Commissioner Halburnt stated that Mr. Richardson is the Executive Director of EPURA until such time as an individual would be hired to fill the position in the future. Commissioner Blume also requested clarification as to the status of the ad hoc design committee. Exec. Dir. Richardson said the design committee's role was to represent EPURA and the Town Board through the design process and in considering design alternates. He said as the project moves forward, Roger Thorp, and Dir. Zurn will assist him in managing the project from a construction standpoint. As has been the procedure in the past, approval of change orders will be carried out at a staff level, unless the change order would exceed budget, or be contrary to what was previously approved by the Commissioners. A significant change to the project outside of the scope of previous approval will be brought forward to the Board. Exec. Dir. Richardson said the EPURA Commissioners and the Town Board will receive monthly updates on the progress of the grandstands project.

APPROVAL OF GRANDSTANDS CONSTRUCTION CONTRACT WITH TAYLOR KOHRS, LLC.

The contract with Taylor Kohrs for the construction of the grandstands has been finalized with input from EPURA Atty. Benedetti and Town Atty. White. Exec. Dir. Richardson requested Roger Thorp provide a review of the document for the Commissioners. Mr. Thorp stated the original base bid submitted by Taylor Kohrs was \$1,649,153, and that during meetings with the design committee subsequent to the bid process, eight addenda have been identified and approved. They are:

- Remove Announcer Booth in grandstand/Add back bleacher bench seating
- Replace semi-circular wash foundations with multiple wall-hung individual lavatories in restrooms
- Add continuous trench drain within front row of box seating
- Sloping barrier wall at front of arena in lieu of vertical
- Include cost to furnish and install walk-in cooler and freezer in lieu of being "By Tenant" in concession area
- Provide cost to furnish and install standard manufacturer's metal shielding for (existing) reinstalled light fixtures above roof
- Remove ¾" plywood floor sheathing in attic spaces of Grandstand support

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facilities

- Provide gutter interlocking system bleachers in lieu of welded deck bleachers

He stated that during negotiations a deduction in the amount of \$12,565 was given by the steel building company and a deduction of \$59,400 from Upper Thompson Sanitation District (UTSD) will be realized as UTSD determined that adequate fixture values for the Stanley Park grandstands upgrade had been purchased many years ago. Mr. Thorp said the costs for the possible winterization of the grandstands, a fire suppression system, and a mechanism to ensure sufficient ventilation from the cupolas in the event of fire have yet to be determined and may affect the bottom line as a change order in the future. He stated consideration of deductions and post bid adjustments resulted in a final contract amount of \$1,635,012.

The Commissioners discussed the following: timeframe for receiving costs related to winterization and fire suppression system; conduit will remain in place to service second announcer stand in the future; amount approved for the project at joint meeting totals \$2.121 million; an expenditure over contract amount must be taken back to the EPURA Board and Town Board; additional fees and costs not covered in the contract are approximately \$350,113; staff will provide project cost breakdown; need to get mobilized in order to finish within 185 day time frame; and demolition is complete but have not received the final bill. After discussion it was **moved and seconded** (Wilcocks/Halburnt) **to approve the contract with Taylor Kohrs for construction of the Grandstands at Stanley Park Fairgrounds, which has been reviewed by Attorneys Benedetti and White, in the amount of \$1,635,012 as written**, and it passed unanimously.

Commissioner White left the meeting at 9:45 a.m.

Mr. Thorp introduced Scott Kohrs, President of Taylor Kohrs, and Ray Blum, Project Manager for the Grandstands Project, who were in attendance at the meeting.

Whereupon, Chairman Newsom adjourned the special meeting at 9:53 a.m.

Cynthia Deats, Deputy Town Clerk