

# MINUTES

**Subject:** CIP CAC and PRG Committee Special Session

**Date:** June 16, 2015 – 6-7:30 p.m.

---

1. Call to Order (6 p.m.) – Angela Shelbourn (5 minutes)
2. Update on Parcel O – Jim Hayes (15 minutes)
  - a. CIP CAC March meeting input and outcome – Scott Hergenrader
    - i. Transparency and information as quickly as possible about possible property acquisition in and around Second Creek sight
    - ii. Impacts on timeline
    - iii. Sequencing of existing rec center
    - iv. Project delivery methods
  - b. Update on Parcel O – Jim Hayes
    - i. Council and NGID approved resolution
    - ii. Last December, the city received unsolicited proposal from property owner Jim Marshall to sell Turnberry Parcel O to the city
      1. Vacant agricultural land
      2. Within Commerce City limits
      3. Zoned commercial and multi-family residential
      4. Generally level topography sloping gently from west to east
      5. 25.75 acres, 19.2 developable acres
      6. City will save 9-12 months moving rec center to Parcel O
      7. Less infrastructure needed on Parcel O
      8. \$2-7 million savings to move to Parcel O
      9. 2K eligible purchase – facilitate programming of rec center

## MINUTES CONTINUED

---

10. \$359,450 grant from Adams County Open Space for purchase of Parcel O; remaining cost to city is \$940,550; property appraised at \$1.3 million

11. Committee questions?

- a. Where was the original 17 acres? Is plan now to build on the Parcel O site, where 19 acres are developable? YES
- b. Do we still own the original 17 acres? YES, IT IS PART OF THE LARGER SITE. WE WILL DO ANALYSIS TO SEE IF THIS IS A PASSIVE COMMUNITY PARK WITH WETLANDS OR IF WE CAN TIE IT INTO A MORE ACTIVE PARK
- c. What does the purchase of this do to the 2K fund budget? IT WILL ALLOW US TO KEEP PROJECT UNDER BUDGET AND ON SCHEDULE. ORIGINAL PLAN REQUIRED PERMITS, BALD EAGLE (5 YR MONITORING REQUIRMENT), AND OTHER ISSUES. IT WAS IN JEOPARDY OF GOING OVER SCHEDULE. AND BUDGET (DUE TO COST ESCALATION WITH LONGER SCHEDULE AND FILL TO MEDIATE WETLANDS). THE NUMBERS WILL BE WORKED HARD THROUGHOUT THE SUMMER AS WE VALIDATE BUDGETS AND ELEMENTS. THIS NEW PARCEL CAN CREATE OPPORTUNITY FOR US TO CONSIDER CONNECTIVITY AND ADDITIONAL ELEMENTS.
- d. Essentially, we switch to focusing on the new rec center on Parcel O, but not much on community park? YES, FOR THE



## MINUTES CONTINUED

---

TIME BEING. WE ARE DOING MASTER PLANNING FOR FUTURE COMMUNITY PARKS.

- e. I think it's great we're moving since there are so many issues with original site.
- f. Can you talk about 112<sup>th</sup>? WE'RE DESIGNING THE WIDENING OF HWY 2 TO FOUR LANES FROM I-76 TO 72<sup>ND</sup> AVE. 112<sup>TH</sup> WILL CONNECT TO IT AS CLOSE TO A 90 DEGREE AS POSSIBLE. THE ROADS ARE VERY ANGLED AND WE'RE EVALUATING IF A SIGNAL IS NEEDED. THE PLAN IS TO CONSTRUCT IT TO CHAMBERS. WE ALSO HAVE TO INVESTIGATE DRAINAGE AND FLOOD ISSUES. Is plan to have this done in time for rec center opening? WE'D LIKE TO BUILD IT IN TIME FOR THE OPENING. 112<sup>th</sup> is 2K funded? YES. Has eagle been sighted? THE NEST DROPPED BUT WE ARE STILL REQUIRED TO HONOR FIVE-YEAR WATCH. Is some of HWY 2 CDOT funded? THE WIDENING IS FUNDED BY CDOT. SIGNAL INTERFACE MAY BE CHARGED TO HWY 2 OR 112<sup>TH</sup> – SOMETHING WE NEED TO EVALUATE.

3. Overall Second Creek Project Philosophy and Schedule- Scott Hergenrader (15 minutes)

- i. Requested committee input
  - 1. *During the Second Creek project, some master planning work will be completed to help the City better understand and plan the linkages between the new recreation center and the future community park.*



## MINUTES CONTINUED

---

*How you would suggest messaging future plans versus the funded recreation center project?*

2. How can you ask the public for input if you don't know what you're going to include? OUR NEW CONSULTANT GREENPLAY WORKS WITH COMMUNITIES TO DETERMINE REC CENTER PROGRAMMING AND WILL EVALUATE THE BASIC ELEMENTS AND ADDITIONAL POSSIBLE AMENITIES.
3. How do we pay for the equipment, fixtures, etc.? Is that part of the \$32 million? YES.
4. Is an alternate delivery method possible? The town of Eaton is using design build delivery system. Once they award, they can deliver system in 15 months at a not very aggressive schedule. We're showing the rec center being delivered 30 months from today, which is way too long. Why don't we go to design build to hasten the delivery? WE ARE EVALUATING. WE WANT TO DELIVER AND MAXIMIZE THE AMENITIES, WHICH CAN BE ADVERSELY AFFECTED BY DESIGN BUILD METHOD. OUR CURRENT SCHEDULE IS CONSERVATIVE AND WE ARE EVALUATING TO SEE IF IT CAN BE ESCALATED WHILE DELIVERING THE MAXIMUM AMENITIES WITHIN BUDGET. WE DON'T WANT TO OVER-PROMISE OR UNDER-DELIVER.
5. There are also funding and revenue issues to think about over the five years. YES, THERE ARE.
6. Can you use same construction manager for this as for Tower Road? WE'RE DOING DESIGN BID BUILD TO COORDINATE WITH



## MINUTES CONTINUED

---

ADJACENT PROPERTY OWNERS. WE WILL BRING IN CONSTRUCTION MANAGEMENT FOR FEASIBILITY AT END OF DESIGN PERIOD AND PRIOR TO CONSTRUCTION BIDS. WE HAVE NOT SOLICITED YET. CITY COUNCIL WANTS US TO GIVE OPEN OPPORTUNITY FOR ALL TO BID, SO WE CAN'T JUST GIVE OFFER TO ONE CONTRACTOR. THE CONTRACTOR FOR TOWER WILL BE ELIGIBLE TO BID FOR THIS PROJECT AS WELL.

7. We need to have good input on existing rec center. The core city has a vision and we're dealing with an aging facility. We're looking forward to improvements but don't want negative impact on existing programming elements. I also have concerns about timeline and budget. If there are any savings from the \$2-7 million, I'd like to see it put into the existing rec center budget. THERE ARE SEVERAL OPTIONS IF THERE ARE REMAINING FUNDS AND WE WILL ASK YOU FOR INPUT. THIS IS A GREAT ITEM OF DISCUSSION FOR OUR NEXT MEETING.
8. Everyone is hoping for grandiose ball/soccer fields to be included. You'll need to explain what is going to be included.
9. There are other options for a community park to be fully developed with ball fields. YES, THERE ARE THREE COMMUNITY PARK SITES THAT THE CITY WILL HAVE PLUS NEIGHBORHOOD COMPONENTS (PARKS, TRAILS, ETC.)
10. Will it be called Second Creek Community Park? THAT'S WHAT WE CALL IT AT THIS POINT DUE TO GEOGRAPHY. THE NAME IS NOT SET IN STONE.



## MINUTES CONTINUED

---

11. The 2K promise is quality projects within time and budget plus efficiencies. We need something we can live with for several decades. Now that we have this parcel, it sounds like we can do that.
  12. Combining the rec center and community park is too confusing. For the general public, don't blend the two. Be careful how you describe the land around the rec center so people understand it's not a large community park.
  13. Be ready to explain 112<sup>th</sup> project and schedule.
  14. The new parcel is a great opportunity. Publicize the pluses.
  15. Don't put original plan in anything – many don't know about it and it's confusing – focus on new plan without park.
4. Programming Overview- Scott Hergenrader (5 minutes)
    - a. What is it?
    - b. Why are we doing this?
  5. Programming Charrette – Group-facilitated by Courtney Smith and Scott Hergenrader (30 minutes)
    - a. CIP CAC and PRG Goals for the Recreation Centers
      - i. Requested committee input
        1. *What does a successful project look like to you?*
          - a. Community focus/engagement
          - b. Clarity on features before community outreach
          - c. Facility usage
          - d. Transparency and feedback loop
            - i. Don't just post report – post on social media

## MINUTES CONTINUED

---

- e. Timeliness – achieve milestones
  - f. Adjacent impacts – streets, traffic
  - g. Don't complicate - describe rec center without park
  - h. Later: emphasize rich natural assets of park
  - i. Tell - Where will ball fields go? What about rec center?
  - j. Focus on big picture – community parks and current 2K
  - k. Sustainability - O & M cost
- b. Public Engagement
  - i. Telephone Town Hall Survey Results
  - ii. Requested committee input
    - 1. *What have you heard about the recreation center projects from family, friends and neighbors since 2K passed?*
      - a. Neighborhood outreach – a lot of people said they voted for it but they weren't familiar with projects
    - 2. *What is important to you during public engagement?*
      - a. Online input/voting
      - b. All modes in balance
      - c. Consider geographic and technology drivers vs. demographics
      - d. Bilingual communication
      - e. Telephone town halls
      - f. Paper options
- c. Industry Engagement
  - i. Requested committee input



## MINUTES CONTINUED

---

1. *What are good ways to get the design firms and contractors excited about the recreation center projects and the infrastructure project?*
  - a. Promote online and physically (flyers, posters, etc.)
  - b. Word of mouth
  - c. Explain the community excitement and support – this is a dream come true for residents
2. *What is important to you during industry engagement?*
  - a. Focus on opportunities
  - b. Fair, with prequalification
  - c. Quality over budget
  - d. Local preference
  - e. C3 vision - choose team that has true grasp of our vision
6. Next Steps- Scott Hergenrader (20 minutes)
  - a. Programming Public Meetings – July/August
  - b. Infrastructure RFP – July
  - c. Recreation Center RFP – Q3 2015
  - d. Facility/Street Naming Opportunities
    - i. Requested committee input
      1. *How should citizen input be obtained on naming new facilities?*
      2. *Would the input process be the same for renaming the existing recreation center?*
  - e. Committee Call to Action
    - i. *Help us get citizens excited about these important projects and encourage their input and involvement*
7. Adjourn (7:30 p.m.)





## MINUTES CONTINUED

---

- a. Put meeting summary and presentation on website

