

**SOUTH SUBURBAN PARK AND RECREATION DISTRICT
REGULAR MEETING NO. 907
DRAFT MINUTES**

1. Call to Order

A regular meeting of the Board of Directors of South Suburban Park and Recreation District was called to order at 5:40 pm on **Wednesday, March 14, 2018** at the Goodson Recreation Center, 6315 South University Boulevard, Centennial, Colorado. Chair John Ostermiller presided.

Board of Directors: John K. Ostermiller
Scott A. LaBrash
Michael T. Anderson
James A. Taylor
Pamela M. Eller (*absent-excused*)

Management staff: Rob Hanna, Executive Director
Mike Braaten, Deputy Executive Director
Brett Collins, Director of Planning & Development
Andy Jennings, Director of Parks and Open Space
Mike MacLennan, Director of Information Technology
Eileen Matheson, Director of Recreation
Bill Ramsey, Director of Golf
Melissa Reese-Thacker, Planning Manager
Erich WonSavage, Director of Human Resources

2. Study Session

Items of Interest topics included the following.

- 2.1. Monthly Department Reports
- 2.2. The Hudson Gardens Executive Director's monthly report

Consent agenda items for review included:

- 2.3. Accounts Payable Checks, Wires, and Purchase Card Transactions for February 2018 in the Amount of \$1,712,118

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In addition, the Board addressed:

- 2.4. Review of General Rules and Regulations for Parks, Trails and Open Space
- 2.5. Discussion of Proposed Sprint Wireless Communications Sites in deKoevend Park, Clarkson Park, and Lonesome Pine Park
- 2.6. Review of Future Agenda Items and Upcoming Events

3. Recess

The Board paused briefly, then returned to the public meeting at 7:05 pm.

4. Public Meeting continued

4.1. Formal Roll Call

A quorum of four members was in attendance tonight.

Mr. Ostermiller asked the Board candidates present tonight to introduce themselves:

Dan Purse, a resident of the City of Centennial

Susan Pye, Centennial

Dave Lawful, Lone Tree

Jerry Bakke, Littleton

Mike Kohut, Littleton, by the High Line Canal Trail

4.2. Pledge of Allegiance

4.3. Certification of Agenda

Mr. Ostermiller asked if Boardmembers had any additions, changes or deletions for the agenda tonight. There were none at this time.

4.4. Report on Executive Session Held February 28, 2018

Mr. Ostermiller reported the Board of Directors went into Executive Session at the conclusion of the February 28 Regular Meeting to discuss a personnel matter, and specifically the Executive Director's annual review. He stated, "If anyone believes that any substantial discussion of any matters not included in the motion to go into the Executive Session occurred during the Executive Session, or that any improper action occurred during the Executive Session in violation of the Open Meetings Law, I would ask that you state your concerns for the record." Boardmembers had no comments at this time.

4.5. Unscheduled Public Comments

No public came forward to speak.

4.6. Legal Counsel's report

Boardmembers had received a confidential report in tonight's packet. Legal Counsel was not present this evening. Boardmembers had no questions at this time.

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4.7. Executive Director's Report

Mr. Hanna announced two promotional videos to view tonight. Communications staff's videos, keying on the Winter Olympics and PGA's Augusta, Georgia US Masters Tournament, were presented. The Olympic Dreams video resulted in significant increase in Facebook followers.

4.8. Approval of Minutes for Regular Meeting No. 906, February 28, 2018

Mrs. Eller had forwarded two corrections to Mr. Ostermiller: 4.9, page 3, last paragraph, she was asking about Pickleball rather than tennis tournaments. And Item 4.11, second paragraph, second sentence: the reference was to wood chips, not rubber. Without further objection, the minutes stood approved as corrected.

4.9. Approval of Consent Agenda Items

a. Approval of Accounts Payable Checks, Wires, and Purchase Card Transactions for February 2018 in the Amount of \$1,712,118

Mr. Anderson moved to approve item A. Mr. LaBrash seconded the motion. There was no further discussion, and the motion was approved unanimously (4-0).

There were no public hearings tonight.

4.10. Resolution # 2018-013: Approving the 2018 Art-on-Loan Public Art Pieces

Mr. Braaten presented the Public Art Committee's (SSPAC's) recommendations for three pieces to be displayed on the Goodson Center plaza in 2018-19. Since the SSPAC met, one piece is no longer available; therefore, he also presented the SSPAC's fourth choice, and a piece recommended by staff for consideration. The SSPAC's fourth recommendation, a metal sculpture of a prickly pear cactus, has sharp edges, and staff had safety concerns. Staff asked direction from the Board either to approve the two selections plus staff's alternate, or to return and ask the SSPAC for another selection. After discussion, Boardmembers asked staff to return to the SSPAC for another recommendation, particularly as there were 26 applicants in this process. Therefore, the resolution was withdrawn.

Mr. Taylor moved to approve submittals AirBnB (artist: Patricia Aaron) and Sandstorm (artist: Justin Deister) for public display with the 2018 Art-on-Loan program; and to direct staff to return to the Public Art Committee for another third recommendation. Mr. Anderson seconded the motion, which was approved unanimously (4-0).

4.11. Approve an Architect for the Recreation Complex

Mrs. Reese-Thacker and Mr. Hanna reported on the review process and plans to date for the proposed recreation complex at Lorenz Regional Park (ice arena, fieldhouse, and administration offices). After a review with the finalists, staff recommended Perkins+Will of Denver as the most qualified and the best respondent to the proposal process.

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The final funding mechanism for this major project is yet to be determined, funds aren't yet available to fully fund the planning phase (a \$300K budget was approved in the 2018 Budget). Therefore, staff proposes a staged process. Following tonight's approval, staff plans to issue the \$88,487 contract award to Perkins+Will on Thursday, funding through the conceptual plan and program phase. A total of \$800K will be funded and awarded to Perkins+Will yet in 2018. Staff believes the 2018 funding will take the project through the 50% design development. Funding for the additional \$700K would come from the \$800K general fund set-aside in general operations, earmarked for a potential land purchase in the approved 2018 Budget. The budget amendment will be presented to the Board on March 28. The estimated total architect fees for this project (design through project oversight) will total \$2,933,100, payable over a period of 2018 through 2020.

Mr. Hanna explained the Executive Director has the authority to approve this contract for design; but as this is such a big project, he wanted to make sure the Board is comfortable with the decisions as outlined and his execution of the contract. Expenses will be covered by the issuance of bonds and so will be reimbursable.

Members discussed the Lorenz Regional Park site map. To members' questions, staff explained the location of a radio towers property, privately owned, and past discussions regarding purchase and potential District uses. Staff can approach the property owner to discuss potential use of the site for District parking and/or access to a particular parcel in the Park, currently inaccessible by vehicles, that could be used as a maintenance storage yard. Mr. Taylor noted that possibly, as with Milliken Park, a District use such as a parking lot on that parcel would not be compatible with the radio towers use.

To Mr. Anderson's question, staff reported they don't have concerns, after reviewing the qualifications and talking to previous users, about Perkins+Will's ability to hold to this construction schedule. All comments received, including Mr. Hanna's experience with the firm, are positive.

Mr. LaBrash noted the timeline as presented by Perkins+Will's proposal, appeared to be boilerplate; Mrs. Reese-Thacker agreed and added, staff also prepared an estimate of schedule, and the two are pretty close to the same path; but there are many variables in a project of this scope. Mr. Hanna added, the next agenda item tonight would be approval of an integrated project development approach and solicitation of a construction manager/general contractor. Once the Board is presented a guaranteed maximum price next year, then the proposed schedule would be better. Mr. LaBrash wondered if the District would be allowed a certificate of occupancy to phase occupancy and accommodate the various areas proposed in the complex. Mrs. Reese-Thacker reported that couldn't be determined at this time. Mr. Hanna talked about the need to get the proposed contractor on board in order to proceed.

Mr. Anderson asked if there would be any financial impacts regarding the funding decisions (bonding, internal money) on the schedule. Mr. Hanna believed there would not be; he noted the bonds would be underway before the GMP is approved. He reviewed the milestones from funding through

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implementation. He emphasized, at this time, the Board was being asked to consider funding for design and pre-construction services only.

Mr. Taylor moved to approve Perkins+Will as the architect for the new recreation complex. Mr. LaBrash seconded the motion. There was no further discussion, and the motion was approved unanimously (4-0).

4.12. Resolution # 2018-014 to Approve an Integrated Project Delivery for the Recreation Complex

Mrs. Reese-Thacker asked the Board of Directors to approve the resolution for the integrated project delivery approach, and therefore to hire a construction manager/general contractor. At this time, staff is estimating \$40 million of the proposed \$50 million budget will be expended for construction costs. With approval, staff would proceed with an RFQ process, with the goal of having a CM/GC on board by the end of June.

Mr. Anderson asked, What will the stakeholders see in April 2018 – how much detail? Mrs. Reese-Thacker explained that the April meeting would be to gather general information only, to help to form the conceptual design. The subsequent step will be to present some conceptual information in public input meetings.

Mr. Taylor stated, this project is the one opportunity to create something for the District that will be vitally used, and he hoped that it will not short-changed by being too small, as it needs to fit the needs in the future.

Mr. Ostermiller asked if possibly another site may be selected for this project. Mr. Hanna referred to previous discussions with Highlands Ranch Metro District leadership, a potential partner, about building three sheets of ice (skating facilities) in a separate location. Recent feasibility consultation had concluded that the ice and fieldhouse should be built in one location, to provide revenue-generating support services, such as concessions, in one location, and so avoid duplication of infrastructure costs; noting, a facility with both uses will require a larger piece of property than the site previously discussed with and preferred by Highlands Ranch. Barring new information from the design, such as needing a parking structure or additional grading than currently anticipated, staff is recommending the Lorenz Regional Park site for the recreation complex. Evaluation of the Park as the final, recommended site will continue. Members talked about the challenges and opportunities with the design at this site, particularly the grade. Mr. Hanna noted several possible advantages with this site, concluding that while it's challenging, it's a cool site. Mr. LaBrash is looking forward to seeing what the architect would propose.

Mr. Anderson referred to the Park property which is hard to access, which could be a tremendous asset to develop, along with the fieldhouse. Mr. Hanna agreed this is an opportunity to get value of the District initial purchase investment of \$4.7 million, and the parcel has great zoning (use by right). Mr. Ostermiller and Hanna noted that the site would have little impact on local developed residential areas, except possibly the development immediately north of County Line Road. Members had no concerns with the CM/GC approach for this project.

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Mr. Taylor moved Resolution # 2018-014, for an integrated project delivery for the recreation complex. Mr. LaBrash seconded the motion, which was approved unanimously (4-0). Mr. Ostermiller thanked staff for a lot of work completed in a short period of time. (A copy of the Resolution is attached hereto and made part of the permanent record.)

4.13. Directors' Items, Committee Meeting Updates

Mr. Anderson referred to a recent article in the Denver Post, about a massive aerotropolis development planned near Denver International Airport. The development will be bigger than the Denver Tech Center. With the current labor shortage and the fast-track projects, the District needs to keep our eyes open and be smart about the local labor market, moving forward. Mr. Taylor noted, the property is in the DIA flight path; yet the development on Lone Tree East by Centennial Airport had met roadblocks.

Mr. Ostermiller reported on the most recent SMCOC Legislative PAC meeting. Currently, there are no State legislative bills affecting either the District or Chamber under consideration.

4.14. Session Announcements and Emergency Items

There were no announcements to make regarding future sessions. Mr. Ostermiller reported there would be another executive session on March 28 to continue the Executive Director's annual review.

Adjournment for the Evening

There was no executive session this evening.

4.15. The group adjourned for the evening at 7:54 pm.

Donna Shephard
District Records Clerk

/ds

**South Suburban Park and Recreation District
Resolution # 2018-014**

**A RESOLUTION AUTHORIZING INTEGRATED PROJECT
DELIVERY FOR A RECREATION COMPLEX**

WHEREAS, the South Suburban Park and Recreation District (“District”) is a quasi-municipal corporation and political subdivision of the State of Colorado and a duly organized and existing special district pursuant to Title 32, Colorado Revised Statutes; and

WHEREAS, pursuant to Part 18 of the Special District Act, the District is authorized to procure public improvements via integrated project delivery and award contracts on a “best value” rather than “lowest responsible, responsive bid” basis; and

WHEREAS, the Board of Directors (“Board”) of the District has reviewed and considered the various challenges and opportunities relevant to the delivery of a new Recreation Complex, including a field house, sheets of ice and administration office, located at Lorenz Regional Park near the intersection of S. Holly St. and E. County Line Rd, Littleton Colorado 80126; and

WHEREAS, the Board hereby finds and determines that integrated project delivery represents a timely and cost-effective alternative for the Recreation Complex.

NOW, THEREFORE, BE IT RESOLVED by the Board of Directors of the South Suburban Park and Recreation District as follows that:

1. Authority to Use Integrated Project Delivery. The Board hereby finds and determines that integrated project delivery represents a timely and cost-effective alternative for the Recreation Complex.
2. Effective Date. This Resolution shall take effect and be enforced immediately upon its approval by the District Board.
3. The Board of Directors of the South Suburban Park and Recreation District shall and hereby does direct the Executive Director of the District or his assign to sign the said documents on behalf of the District, following final review and approval of the format and language by District legal counsel, in accordance with the Board motion (See minutes of Board of Directors meeting for this date).

PASSED, APPROVED, AND ADOPTED this 14th day of March, 2018,
by the Board of Directors of the South Suburban Park and Recreation District,

by a vote of 4 for and 0 against.

South Suburban Park and Recreation District, by

John K. Ostermiller, Chairman

ATTEST:

James A. Taylor, Assistant
Secretary/Assistant Treasurer

SIGNED

Approved as to content:

Melissa Reese-Thacker, Planning Manager