

DRAFT

**FAYETTEVILLE CITY COUNCIL
BASEBALL COMMITTEE
ST AVOLD CONFERENCE ROOM
MARCH 6, 2018
5:30 P.M.**

Present: Council Members Bill Crisp (District 6); Ted Mohn (District 8); James W. Arp, Chair (District 9)

Absent: Larry O. Wright (District 7)

Others Present: Douglas Hewett, City Manager
Karen McDonald, City Attorney
Kristoff Bauer, Deputy City Manager
Michael Gibson, Parks, Recreation and Maintenance Director
Tracy Broyles, Budget and Evaluation Director
Cheryl Spivey, Chief Financial Officer
Rob Stone, Public Services Director
Kevin Arata, Corporate Communications Director
Pamela Megill, City Clerk
Roslyn Henderson, Barton Malow
Charlie Lewis, Barton Malow
Dean Slate, Barton Malow
Robert Van Geons, CEO, FCEDC
David Lane, Houston Astros
Dan O'Neil, Houston Astros
Members of the Press

1.0 CALL TO ORDER

Council Member Arp called the meeting to order at 5:30 p.m.

2.0 INVOCATION

Council Member Crisp offered the invocation.

3.0 PLEDGE OF ALLEGIANCE

Mayor Pro Tem Mohn led the Pledge of Allegiance

4.0 APPROVAL OF AGENDA

MOTION: Mayor Pro Tem Mohn moved to approve the agenda
SECOND: Council Member Crisp
VOTE: UNANIMOUS (3-0)

5.0 ITEMS OF BUSINESS

5.1 APPROVAL OF MINUTES

January 23, 2018
February 6, 2018
February 20, 2018

MOTION: Mayor Pro Tem Mohn moved to approve the minutes
SECOND: Council Member Crisp
VOTE: UNANIMOUS (3-0)

5.2 Construction Schedule Update

Ms. Roslyn Henderson, Barton Malow presented this item and provided handouts pertaining to the weekly update for the week ending March 5, 2018. Ms. Henderson stated the top activities for the week are as follows:

1. Started foundation work at club house.
2. Complete excavation/undercut at dugout tunnel.
3. Excavation and undercut at field tunnel.
4. Cut/Fill at field area to concourse area.
5. Outfield restroom subgrade preparation.

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5.03 Consideration of Construction Contract Amendment 3.

Mr. Kristoff Bauer, Deputy City Manager presented this item and stated the Council has taken several steps along the path of constructing a minor league baseball stadium and entertainment venue including:

- The approval of a financing plan for stadium construction,
- The execution of a thirty year operating agreement with the Astros,
- The Initiation of project design after selecting and contracting with the project architect,
- The adoption of capital project ordinance to support construction
- The execution of a CM@R contract with Barton Malow, and
- The execution of a Downtown Development Agreement with PCH.

The Astros agreement requires the stadium to be completed in advance of the 2019 baseball season. The initial scope of work authorize in Barton Malow's contract is for the "pre-construction" phase of the project. This focuses on cost estimation, managing the schedule, subcontractor outreach, and bidding. Information developed during the "pre-construction" process typically culminates in the development and adoption of a GMP Amendment that will included a detailed budget, construction phase fee, and a final schedule. In this case, the design and bid work has been divided into two phases with the site work and concrete planned for the first phase in order to get construction started consisted with the desired schedule. Unfortunately, when the first bid package was issues, two significant work items did not received desired "coverage:" that is three bids were not received for either the concrete or site work packages. Bids were not opened and the package was re-advertised. At the second bid opening, three bids were received for concrete, but only one for site work. Bids were opened. While steel and other areas came in below estimate, both of these areas came in significantly over estimate. The bidding process and outcome was reviewed with the Council's Baseball Subcommittee on November 13, 2017. Due to schedule constraints, the Committee agreed to move forward with all bid work with the exception of concrete as an initial work authorization. The design team was challenged with finding additional opportunities to reduce the cost of the concrete scope. The Council approved GMP amendment one on November 27, 2017. Since that time, a local contractor came forward and was awarded the site work package at a lower cost than the previous low bid. In addition, the fencing package was acquired through direct purchase by Barton Malow from a local fencing contractor. Council approved GMP amendment 2 January 22, 2018, authorizing the award of the concrete work initially planned for the first phase of construction. The remaining bid packages have all been issued. Not all packages, however, received bid coverage. While additional time is needed to complete the GMP, initial authorizations need to be provided in order to keep the project on schedule. The Council has already executed the capital project ordinance authorizing the \$33 million stadium project development. The proposed contract amendment increases the construction authorization by \$300,000 to a total of \$11,824,061.

Discussion ensued.

MOTION: Council Member Crisp moved to approve Construction Contract Amendment 3 and submit to City Council for their official action.

SECOND: Mayor Pro Tem Mohn

VOTE: Unanimous (3-0)

6.04 Schedule Next Meeting

The next meeting was scheduled for Friday, March 16, 2018 @ 430 p.m. in the St. Avold conference room.

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7.0 ADJOURNMENT

There being no further business the meeting adjourned at 6:25 p.m.

Respectfully submitted,

PAMELA J. MEGILL
City Clerk

JIM ARP
Chair

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