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Parks and Recreation Advisory Board Agenda

HOSPITALITY SUITE ~ Lincoln Park Tower

**January 7, 2021
12:00 PM**

Call to Order

Approval of Minutes

Approve Minutes of the January 7, 2020 Meeting

Financials

Regular Agenda Topics

Colorado Mesa University Golf Performance Facility

Future Agenda Topics

Adjournment

Next Meeting Date

April 6, 2021

2021 Meeting Schedule

Parks Improvement Advisory Board Regular Meeting – January 7, 2020

Meeting Location: Hospitality Suite – Lincoln Park Tower

Roll Call

Representatives Present: Bruce Hill
Lena Elliott
Doug Levinson
Scott McInnis
Phil Pe'a

Alternate Representatives Present: Paul Cain
Darren Coltrinari
Austin Kaiser
Greg Linza
Duke Wortmann

Colorado Mesa University Staff Present: Tim Foster, President

County Staff Present: Rene Romero

City Staff Present: Greg Caton, City Manager
Jay Valentine, Director, General Services
Ken Sherbenou, Director, Parks and Recreation
Marc Mancuso, Parks Supervisor
Allison Little, Administrative Specialist

Guests Present: Andy Barnard, Perkins + Will
Sheridan Staats, Perkins + Will (by phone)

Meeting Called to Order by Bruce Hill at 12:12 p.m.

Bruce Hill called the meeting to order and welcomed the guests to the meeting.

Item 1: Approval of the October 1, 2019 Parks Improvement Advisory Board Minutes

Lena Elliott made a motion approving the minutes of the October 1, 2019 Parks Improvement Advisory Board Meeting. The motion was seconded by Scott McInnis and carried unanimously.

Motion adopted by the Parks Improvement Advisory Board: Yes 5 No 0

Item 2: Financials

Jay Valentine reported to the Board that the finances have not changed much from the October report. Per the Board's request, pass through funds are denoted separately from Board funds. The ending balance as of December 31, 2019 is \$130,208. Scott McInnis advised the board that Mesa County as additional funds to contribute and would like to discuss other entities increasing their contribution as well. He proposed increasing the contribution to \$25,000 annually. It was noted that as each entity has a different billing cycle, the schedule for paying the dues would not change. Doug Levinson

made a motion to approve the financials. The motion was seconded by Lena Elliott and carried unanimously.

Motion adopted by the Parks Improvement Advisory Board: Yes 5 No 0

Item 3: Stadium Complex Master Plan Discussion

Brue Hill introduced Andy Barnard from Perkins + Will to the board. Mr. Barnard reviewed the process undertaken thus far. Perkins + Will engaged in a visioning process in the spring of 2019 with PIAB and other Stadium complex stakeholders to develop a list of needs. Perkins +Will presented an option, broken down into 3 phases. The first phase for immediate (two to four years) higher priority improvements, medium priority improvements (10 -12 years) and lower priority improvements (12+ years).

The top priority improvements include resurfacing the track inside Stocker, replacing the outfield in Suplizio and repairs to the third base bleachers. Additionally, Phase One would include recharacterizing the entry experience, reconfiguring the parking lot to gain spaces, and enhancements to the west side of Stocker that would include reconfiguring the entry to be off 12th street and replacing the west side stadia to improve football sightlines. Additional westside improvements would include reconfiguring the Press Box to include elevator access and more designated west side ADA seating.

Recharacterizing the main entry of the complex would be the most impactful change, removing the circular drop, moving the ticket booth forward and creating a much more open plaza inside. The plan estimates construction costs by using current plus 30% based on industry trends.

Board members discussed parking options to try and create as many spaces as possible, including concerns that pulling the entry forward causes loss of spaces that have historically been handicap parking.

Andy Barnard discussed the medium term priorities with the board which include creating new restroom and concession space on the west side, including a home team locker room. Priorities also include improving the Barn to help alleviate restroom issues and create a more multipurpose space that is flexible for daily operation. Suplizio improvements include enhancing third base seating to include fixed seating. The plan also includes a first base side outdoor hospitality area, moving field storage, batting cages, and maintenance activities to the outfield area (either under or in place of the bleacher space that exists there now). Other medium term proposals include encroaching on existing golf course space slightly to turn the north entrance into a service entrance; keeping the public entering only from the south.

Long term priorities identified include the opportunity to move the baseball club house from the north to the south side, and renovating the existing clubhouse to accommodate a variety of uses including sports medicine, food service, staging staff, and officiating areas.

Board members discussed the merits of replacing versus repairing stadia including losing seats due to code changes if stadia were replaced, only having a 10 year asset if stadia were repaired. Andy guesstimated replacing Stadia would cost \$2.5 million. Board members discussed the necessity of west side press box improvements (based on current usage) and would rather not improve the press box so as to put more money towards the stadia. Duke Wortmann made a motion to approve the Grand Junction Stadium Renovation Master Plan with the renovations to the west side press box and

elevator removed, reconfigure area 6 to include handicap parking, and add an option/pricing for stadia replacement. The motion was seconded by Lena Elliott and carried unanimously.

Motion adopted by the Parks Improvement Advisory Board: Yes 5 No 0

Item 4: Track Replacement Update

Ken updated the Board on the track replacement project which is estimated at \$360,000 and funded by \$90,000 from PIAB, \$45,000 from School District 51 and \$225,000 from the City. Marc Mancuso, Parks Supervisor, is working with purchasing to bid the project. The project is scheduled to begin on June 15 after Special Olympics concludes and be completed before August 15 to be ready for a Colorado Mesa scrimmage and School District home football games. Marc expects a more firm estimate in the next 30 days.

Item 5: Notes on Agenda

Ken Sherbenou advised the board on a planned update to the Parks, Recreation, and Open Space Master Plan. Staff are seeking to form a citizen task force, pending City Council approval, which would meet throughout 2020 during the process. Additionally, Mr. Sherbenou updated the board on a group of citizens who have come together as a 501(c)3, Friends of Parks and Recreation, to fundraise for Parks and Recreation. Hilltop will serve as the fiscal sponsor.

Item 4: Adjourn

The meeting was adjourned by acclamation at 1:15 p.m.

The next regularly scheduled meeting will be April 7, 2020

Respectfully submitted,

Allison Little
Administrative Specialist



Colorado Mesa University Golf

December 5, 2020

Re: The Colorado Mesa University Golf Performance Center

Attn: PIAB Board Members

Together in partnership with the City of Grand Junction, Colorado Mesa University is in the process of planning to build the CMU Golf Performance Center for use by the men and women golf athletes of CMU. This facility will also include a section for exclusive use by the City of Grand Junction benefitting local golfers, including local high school boy's and girl's golf programs.

This project will enhance the educational and athletic experience for CMU golf athletes, supporting their development into adulthood, as well as providing an overall benefit to the community. Further, it is intended the CMU Golf Performance Center will be used for future golf camps for our community promoting and growing junior golf in Mesa County.

The facility will be constructed at Lincoln Park in Grand Junction, and will be 1,920 square feet in size with three roll up doors to the driving range allowing for practice in inclement weather. The facility will also feature lockers, a practice putting area, tables for studying, wifi, and electronics for student athlete use.

Financial support of the project would be greatly appreciated.

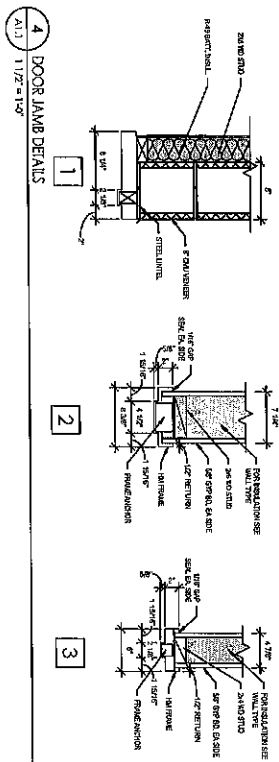
Please let me know if any further information regarding the project would be helpful. Thank you very much for your consideration of support for the CMU Golf Performance Center.

Sincerely,

T. Scott Sullivan
Head Men's Golf Coach



- REVISIONS:**
1. CORRECT PERMIT
 2. CORRECT REVISIONS
 3. CORRECT REVISIONS
 4. CORRECT REVISIONS



4 DOOR JAMB DETAILS
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DOOR SCHEDULE

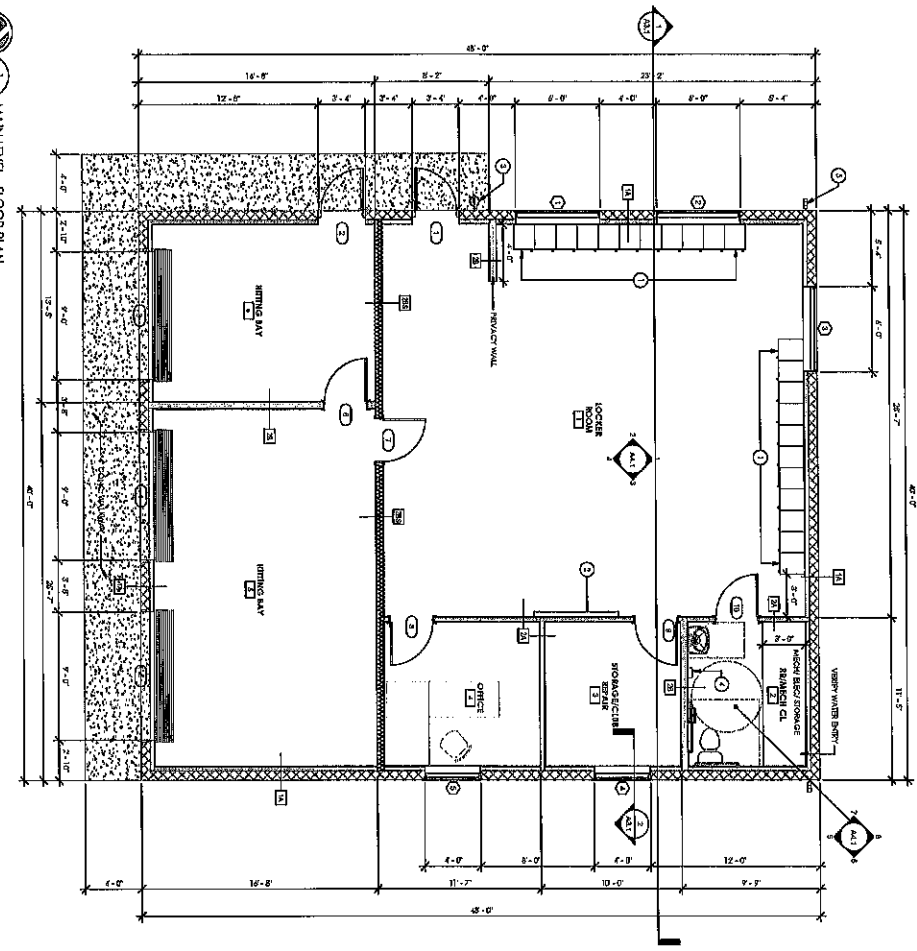
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4	WOOD	3'-0"	7'-0"	FR	FR

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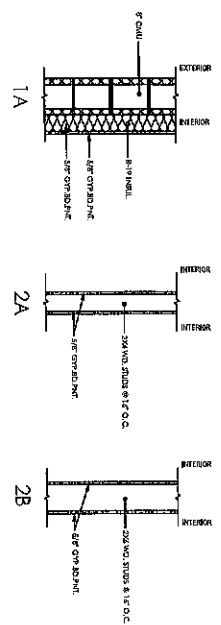
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ROOM FINISH SCHEDULE

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3	WOOD	CONC.	CONC.	CONC.
4	WOOD	CONC.	CONC.	CONC.
5	WOOD	CONC.	CONC.	CONC.
6	WOOD	CONC.	CONC.	CONC.



1 MAIN LEVEL - FLOOR PLAN
A1.1 1/8" = 1'-0"



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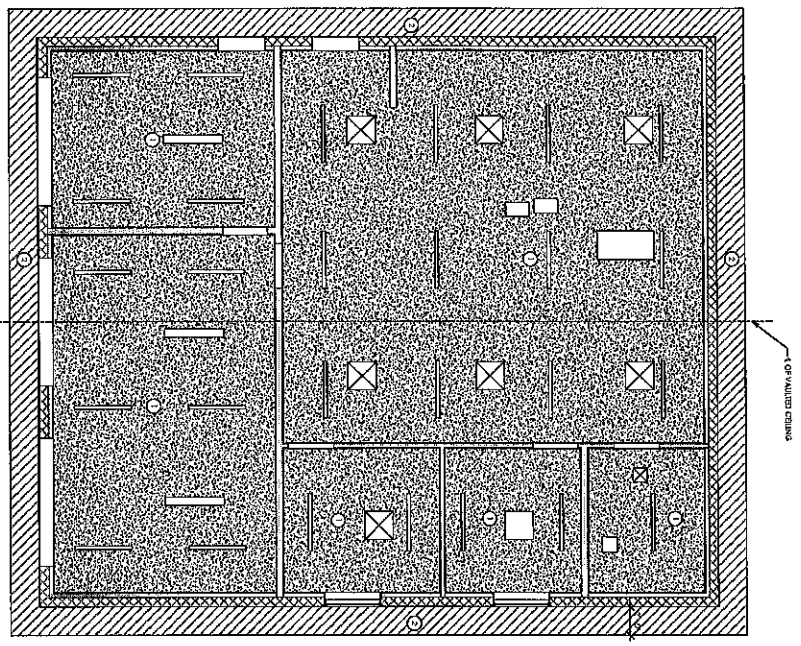
1240 GUNNISON AVE.
GRAND JUNCTION, CO 81501

STATE OF COLORADO
REGISTERED ARCHITECT
KRAAIDESIGN ARCHITECTURE
117 HIGHLAND PARK WEST
GRAND JUNCTION, CO 81507
PHONE: 262-1234

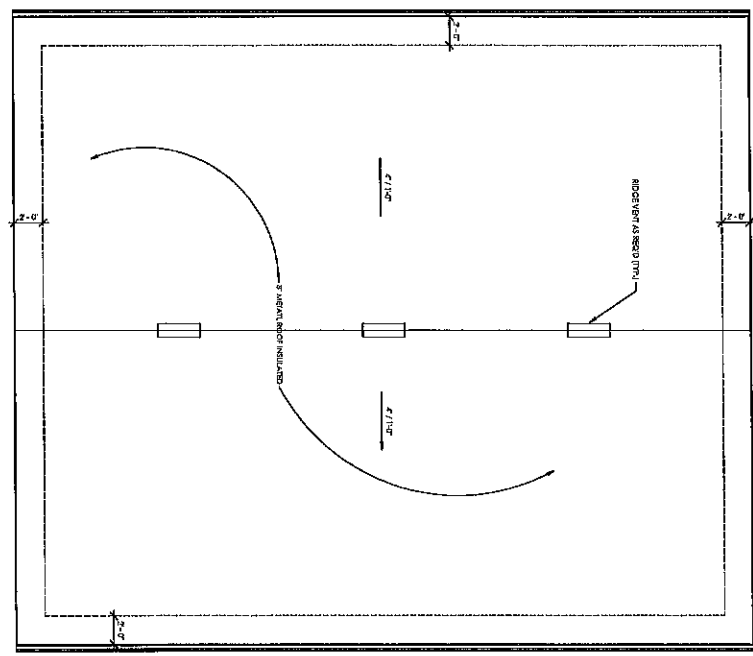
CONSTRUCTION DOCUMENTS
PROJECT NO: 2075
SHEET NAME: MAIN LEVEL PLAN
DATE: 07/24/2020
SCALE: As Indicated
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RCP LEGEND

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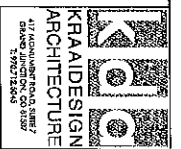
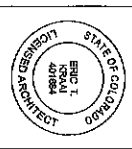
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1 ROOF PLAN
A1.2 1/4" = 1'-0"

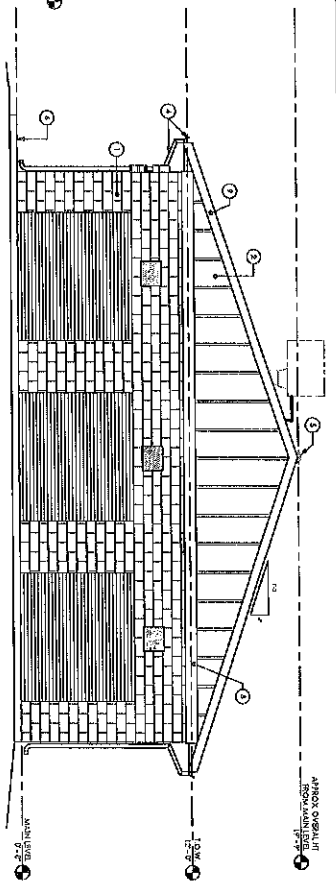
CMU GOLF FACILITY

1240 GUNNISON AVE.
GRAND JUNCTION, CO 81501

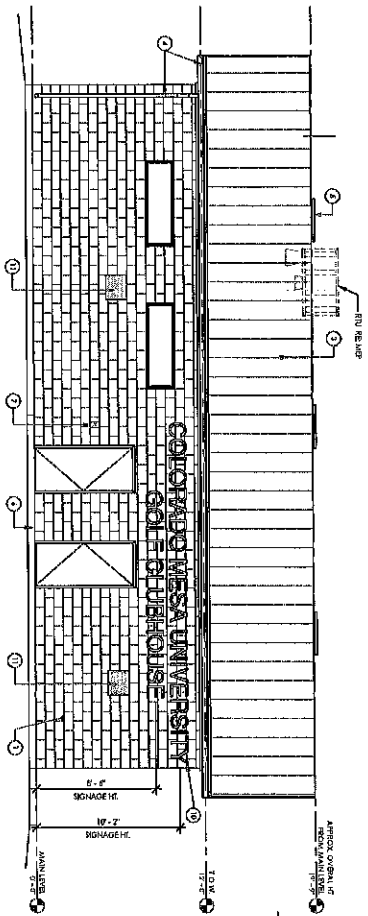


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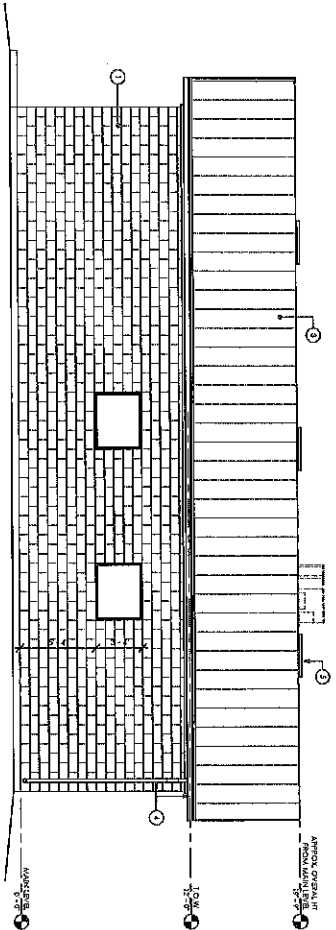
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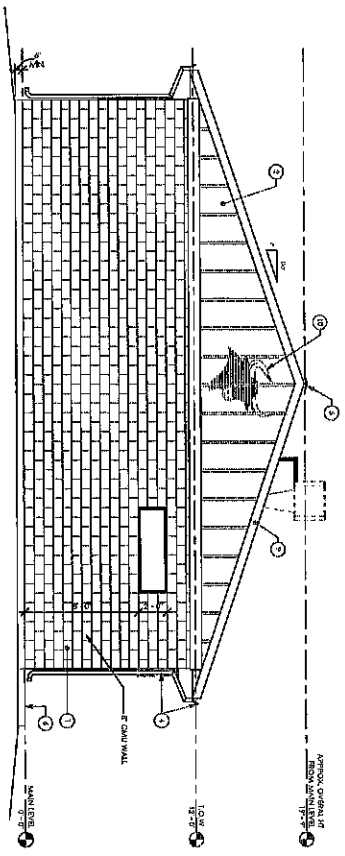
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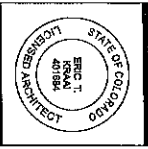
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4 WEST ELEVATION
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CMU GOLF FACILITY

1240 GUNNISON AVE.
GRAND JUNCTION, CO 81501



KRAIDESIGN ARCHITECTURE
417 NORTHWOOD ROAD, SUITE 207
GRAND JUNCTION, CO 81507
781.793.2344

PROJECT NO.	2075
DATE	07/29/2020
SHEET NO.	A2.1
SCALE	As Indicated

MEMORANDUM OF UNDERSTANDING

This Memorandum of Understanding ("MOU") is entered into this 1st day of August 2020, by and between the State of Colorado by and through the Trustees of Colorado Mesa University for the benefit of Colorado Mesa University ("CMU") and the City of Grand Junction ("City").

Recitals

- A. CMU is a Colorado public institution of higher education with its main campus located in Grand Junction, Colorado.
- B. The City is a Colorado home rule municipality. The City owns Lincoln Park golf course ("LPGC") located close to the CMU campus at the intersection of North Avenue and 12th Street, in Grand Junction.
- C. CMU, on behalf of its competitive golf teams, desires to build a facility to be used by the golf teams as the team's headquarters and to provide locker rooms and a practice/training facility for the teams exclusive use. Collectively and for purposes of this MOU those improvements are referred to as the "CMU Golf Facility."
- D. CMU and the City have discussed the concept of constructing the CMU Golf Facility on the LPGC property. It is contemplated that the CMU Golf Facility would include a meeting room, locker rooms, and covered practice tee boxes all to be used by and for the CMU golf teams. In addition, a single covered practice tee box would be constructed for use by the public.
- E. CMU understands the value in having the LPGC as the home course for CMU golf, although the CMU golf teams will practice and hold events on other regional golf courses, and the City recognizes the value of potential advertising, marketing and concession rights that may result when the CMU golf team establishes LPGC as its home course.
- F. CMU and the City desire to enter into a statement of understanding and general agreement setting forth each party's expectations and understanding of possible opportunities for the financing, construction and operation of the CMU Golf Facility at LPGC.
- G. This MOU provides the basis for further effort by the parties consistent with these Recitals.

Statement of Understanding and General Agreement

The Parties understand and agree as follows.

1. Lease of Tract at Lincoln Park Golf Course. CMU will lease an area of the Lincoln Park golf course from the City on which CMU will construct the CMU Golf Facility. The annual rent to be paid by CMU to the City will ten dollars (\$10.00). The initial term of the Lease will be 25 years. This lease will automatically renew for two (2) successive renewal terms of twenty-five years each unless CMU notifies the City not less than 90 days prior to the end of the then existing term that CMU does not intend to renew. In the event of non-renewal, the City may a) require CMU to remove the CMU Golf Facility or b) purchase the CMU Golf Facility for a price and on terms mutually agreed to by the City and CMU, all as more particularly set forth in the lease agreement. The size and location of the leased area shall be determined by mutual agreement of CMU and the City, but shall generally be located near the existing driving range and be of sufficient size to accommodate a building that is approximately 50 feet by 50 feet containing a locker room, training room and club room for CMU golf teams. The CMU Golf Facility will include two (2) covered tee boxes for range practice by the CMU golf teams and one (1) covered tee box for public use. The CMU Golf Facility is expected to include restrooms and showers. The City agrees the lease will establish and provide necessary utility easement(s) and the City will stub utilities (water, sewer, gas, electric, telephone, internet) to the leased parcel.
2. Design Concept for the Golf Facility. The CMU Golf Facility will be designed by CMU in consultation and agreement with the City; however, except for compliance with all applicable fire, building and life safety codes, CMU shall have the final authority concerning all aspects of the construction of the CMU Golf Facility. All costs of the construction, operation, maintenance and equipment for the CMU Golf Facility shall be paid for by CMU.
3. Obligations of the City. The City will be responsible to provide all landscaping at the CMU Golf Facility, which shall be installed and maintained at a quality that is consistent with the Lincoln Park Golf Course. The City shall provide and pick up range balls for use by the CMU golf teams at no cost to CMU.
4. Capital Campaign. CMU will conduct a fund raising campaign to finance the construction of the CMU Golf Facility and all necessary equipment. Such fundraising campaign shall be under the management and control of CMU. The lease between CMU and the City will commence upon written notice from CMU that CMU has sufficient funds raised or pledged to construct the CMU Golf Facility. Upon such notice, the parties will enter into a written lease agreement, subject to approval by the City Council, providing for CMU to lease the tract of land at Lincoln Park Golf Course in accordance with this MOU and other commercially reasonable terms including but not limited to protection of the City from the attachment of liens to the Lincoln Park Golf Course. In the event that CMU does not notify the City that it has sufficient funds to proceed with the lease within three (3) years of the date of this MOU, the MOU shall expire.
5. Additional Lease Obligations. In addition to the Lease payment set forth above, CMU will pay for all utilities required for the operation of the CMU Golf Facility; provide for all maintenance and repair, trash service, utility charges and provide for all custodial needs. The City will provide and pay for landscaping services, sidewalk and parking maintenance, and basic security. Any security needs of CMU for special events that are

beyond basic building security provided by the City shall be arranged and paid for by CMU.

6. Insurance. CMU shall, at its sole cost and expense, during the entire term hereof, carry and maintain the following insurance coverage in the amounts specified below, or at such other amounts as CMU shall, from time to time, determine, with insurance companies and in a form satisfactory to the City:
 - A. Workers' Compensation Insurance as required by state statute, and Employer's Liability Insurance covering all of CMU's employees acting within the course and scope of their employment.
 - B. Public liability and property damage liability insurance with the following limits.
 - a. \$1,000,000 each occurrence;
 - b. \$2,000,000 general aggregate;
 - c. \$1,000,000 Umbrella insurance
 - C. Fire and extended coverage insurance covering the CMU Golf Facility building and including the public tee box(es) and all of CMU's equipment, trade fixtures, appliances, furniture, furnishings, and personal property in, on, or upon the golf facility in an amount not less than the full replacement cost without deduction for depreciation.

The liability insurance referred to hereinbefore shall name the City as an additional insured. A copy of every policy or certificate of insurance pertaining to this provision shall be delivered to City within thirty (30) days of the execution of this Agreement.

7. Building Access. CMU employees and CMU golf team members will have the only keys and exclusive access to the CMU Golf Facility except for the public covered tee box that the City will oversee.
8. Independent Operation. All decisions concerning CMU staffing, name, events and activities at the CMU Golf Facility shall be the decision of CMU, unless such decisions might negatively impact the City and the golfers at Lincoln Park Golf Course. In those situations, CMU will consult in advance with the City. CMU will, from time to time, consult with the City on the activities and programs of the CMU golf teams to coordinate times and to determine if an opportunity for beneficial collaboration between CMU and the City might exist. CMU staff, volunteers, guests and golf-team members shall have unlimited access to the CMU golf facility, subject to the overall rules and regulations in effect at Lincoln Park Golf Course.
9. Cooperation. The provisions hereof are the basic understandings of CMU and the City; however, this MOU is not a contract as many matters may arise in the negotiation of the lease, the construction and the use of the CMU Golf Facility. On each occasion when CMU and the City find an issue not covered by this MOU, CMU and the City will in good faith negotiate with the guiding principle of each such negotiation being that CMU is to design, construct, operate and pay for all of the costs of the CMU golf team facility to be located at Lincoln Park Golf Course and CMU shall have the exclusive use of the CMU Golf Facility. Subsequent agreements, including but not limited to the lease will

control. There may be many opportunities for CMU and the City to further collaborate in the future to benefit either or both CMU and the City, those opportunities may be the subject of separate, additional agreements as well. CMU and the City agree to discuss issues, concerns and opportunities as they arise and to otherwise communicate and cooperate on all matters relating to the CMU Golf Facility with the mutual goal that it be successful and that it be a positive contributor to the CMU athletic department, students and economic health of the City of Grand Junction.

10. Dispute Resolution. In the event of a dispute about the understandings and general agreements established by this MOU that cannot be resolved by the parties, the parties agree that they shall proceed, in good faith, to mediation. The parties will jointly appoint an acceptable mediator and will share equally in the cost of mediation. The obligation to mediate will terminate if the entire dispute is not resolved within sixty (60) days of the date written notice requesting mediation is delivered by one party to the other.
11. Not Complete and Final Agreement. Subject to Paragraph 9 above, the parties agree that this MOU is not the entire agreement between the parties relating to the construction and use of a CMU Golf Facility at Lincoln Park Golf Course and that further agreements, including but not limited to a lease, are required to fully effectuate the understandings stated herein.
12. Inurement. This Agreement shall inure to the benefit of and be binding upon each of the party's heirs, legal representatives and assigns.

In Witness Whereof, the parties have caused this agreement to be executed this 15 day of August, 2020.

State of Colorado through the
Trustee of Colorado Mesa University



City of Grand Junction, Colorado



2021 PIAB Meeting Schedule

January 5, 2021

April 6, 2021

July 6, 2021

October 5, 2021