

**MINUTES
TOWN OF CAMP VERDE
WORK SESSION
MAYOR AND COUNCIL
473 S MAIN STREET, SUITE 106
WEDNESDAY, FEBRUARY 12, 2020 at 5:30 P.M.**

Note: Council member(s) may attend Council Sessions either in person or by telephone, video, or internet conferencing.

1. Call to Order

Mayor German called the meeting to order at 5:30 p.m.

2. Roll Call

Mayor Charles German, Vice Mayor Dee Jenkins, Councilor Robin Whatley, Councilor Jesse Murdock, Councilor Joe Butner and Councilor Buck Buchanan are present. Councilor Bill LeBeau is absent.

Also Present

Town Manager Russ Martin, Public Works Director Ron Long, Parks and Rec Director Mike Marshall, Town Clerk Cindy Pemberton and Recording Secretary Jennifer Reed.

3. Pledge of Allegiance

Mayor German led the Pledge.

4. Discussion regarding future construction and phases of Camp Verde Sports Complex to include but not limited to current funds available and priorities of construction. (Staff Resource Ron Long)

Public Works Director Ron Long distributed a copy of the bid options to each Council Member. (See attached) Additional copies were handed out to the public in attendance. Mr. Long reviewed the handout. Mr. Long stated the current available funding for Phase 1B is approximately \$3.1 million which is only enough funding for the base bid. Council will need to decide if they would like to provide additional funding or "Value Engineer" the base bid and alternates by reducing the scope of work. The handout describes what is included in the base bid, the alternatives and the necessary components for the operation and maintenance of the sports complex with a cost for each. The costs are all approximate costs.

Vice Mayor Dee Jenkins stated whatever option we choose; we cannot do any change orders. We will have to be very careful and stick to the budget. She also asked about grants. Parks and Recreation Manager Mike Marshal stated they have applied for grants but ran into either timing issues, lots of stipulations, or the Town not qualifying. They are looking at MLB grants but cannot apply for this grant unless they know what's approved for the project. MLB builds their type of baseball field but they may do parts or renovations and they are looking into applying for that. Once the project has been approved they will start applying for more specific grant opportunities.

Manager Russ Martin reviewed the option of borrowing money to complete the project. This is feasible. There are some payments over the next few years that will be paid in full and will free up money to go towards a loan payment. They have a couple months to mull over the details before there will be a formal commitment to borrow. Things will have to line up with the bid. Council can look at other budget priorities. Mr. Martin stated HERF payment ability will bring

interest rates down and a "Roads Project" could be a Buddy Project and could be leverage for grant opportunities.

Councilor Whatley stated she knows Mr. Martin would not bring option 2/loan option forward unless there would be a way to move forward. Ms. Whatley feels the Town needs to borrow the money to get things done and build it the way we want it or we don't build it.

Councilor Murdock asked about sponsors, how would someone contribute while the project is under contract. Mr. Martin said the hope is to receive credits for donated items to go towards something else like small projects moving forward. Vegetation would be an example of a small project.

Councilor Buchanan suggested to hire a professional grant writer and don't take people away from the Town to focus on writing grants.

Councilors are in agreement that there should be two baseball fields and two soccer fields.

Mayor German would like to get feedback from the public. He encouraged the audience to speak with Mr. Martin, Mr. Marshall or a Council Member and give some feedback as to what they would want and to prioritize each item.

Mayor German thanked the public for attending.

5. Adjournment

Mayor German adjourned the meeting at 6:57 p.m.



Mayor Charles German



Attest: Town Clerk Cindy Pemberton

CERTIFICATION

I hereby certify that the foregoing Minutes are a true and accurate accounting of the actions of the Mayor and Common Council of the Town of Camp Verde during the Work Session of the Town Council of Camp Verde, Arizona, held on February 12, 2020. I further certify that the meeting was duly called and held, and that a quorum was present.

Dated this 5th day of March, 2020.



Cindy Pemberton, Town Clerk

TOWN OF CAMP VERDE

Public Works Department



January 15, 2020 Bid Results; Phase 1B Bid # 2,

Bidder	Base Bid	Alternate 1	Alternate 2	Total Bid
Tierra Verde Construction	\$2,988,950	\$723,725	\$317,997.90	\$4,030,672.90
Bayley Construction	\$3,225,528.37	\$779,237.40	\$409,415.09	\$4,414,180.86
Doege Development	\$3,271,939	\$517,766	\$379,710.97	\$4,169,415.97
Kinney Construction	\$3,568,328	\$796,938	\$405,568	\$4,770,834
Edge Construction, LLC	4,030,187.34	\$980,542.24	\$401,288.14	\$5,412,017.72
Redden Construction	\$4,532,663.85	\$1,117,331.61	\$484,084.05	\$6,134,079.51

Base Bid + Alternate 1

Bidder	Base Bid	Alternate 1	Total
Tierra Verde Construction	\$2,988,950	\$723,725	\$3,712,675
Bayley Construction	\$3,225,528.37	\$779,237.40	\$4,004,765.77
Doege Development	\$3,271,939	\$517,766	\$3,789,705
Kinney Construction	\$3,568,328	\$796,938	\$4,365,266
Edge Construction, LLC	4,030,187.34	\$980,542.24	\$5,010,729.58
Redden Construction	\$4,532,663.85	\$1,117,331.61	\$5,649,995.46

The current available funding for Phase 1B is approximately \$3.1 million which is only enough funding for the Base bid. Therefore we either provide additional funding or we need to "Value Engineer" (VE) the base bid and alternates by reducing the scope of work.

The following is a brief description of what is included in the base bid, the alternatives, and the necessary components for the operation and maintenance of the Sports Complex with a cost for each. The costs given, with the exception of the bid items, are estimated costs in today's market for what it would cost to hire contractors to complete the work without value engineering.

Base Bid and Alternates for the Sports Complex

Base Bid; 2-Football/Soccer Fields & 1-Baseball Softball Field (\$2,988,950)

Provides 3 sports fields; 2-Football/Soccer Fields with under drainage, Irrigation & controls, installation of the lighting system, goal posts, & score boards; and 1-Baseball/Softball Field with under drainage, Irrigation, Fencing, back stop, dugouts, installation of the lighting system, & score board.

Alternate 1; 1- Baseball/Softball Field (\$723,725)

Adds an additional sports field; 1-Baseball/Softball Field with under drainage, Irrigation, Fencing, back stop, dugouts, installation of the lighting system, & score board.

Alternate 2; Multi-Use Field (\$317,997.90)

Adds an approximate 4.5 acre multi-use grass field with irrigation & electrical outlets for events.

Total Cost of the Base bid plus Alternates; \$4,030,672.90

Components Necessary for the Operation and Maintenance of the Sports Complex

- 1. Underground APS Secondary Electrical Service & Fiber Optic Lines (\$175,000)**
Install 3,680 feet of APS Service and Fiber Optic lines.
- 2. Field Lighting (\$787,500)**
Musco Brand field lighting and controls; can be purchased utilizing Musco financing or purchased out right to forgo the financing costs.
- 3. Irrigation Water Supply (\$961,482)**
Connects the Park to the Waste Water treatment Plant (WWTP). Includes 10-million gallon reservoir, 2-pump stations, sewer main from the park to the WWTP, irrigation water main from the reservoir to the Park, water supply main from the WWTP to the reservoir that includes a fire hydrant for the WWTP, and an over flow line from the reservoir to the Duck Ponds.

4. Maintenance Facility (\$435,000)

Includes a 5,000 square foot maintenance facility with; offices, wood shop, maintenance garage, breakroom, restrooms, and storage. Also included is; the utilities, a millings surface parking lot & equipment yard, lighting, and a perimeter security fence.

5. Waste Water Lift Station (\$120,000)

10,000 gallon septic tank, grinder pump, controls, & connection.

6. Potable Water Well (\$25,000)

Potable water well, well house, pressure tank, controls, supply lines, & connections

7. Field Maintenance Equipment (\$125,000)

Mowers, weed eaters, crew RTV, ditch witch, ladders, power washer, miscellaneous field maintenance tools, shop equipment, & office furniture.

8. Temporary Portable Restroom Facility (\$65,000)

Portable restroom trailer that provides 2 handicap accessible restrooms with flushing toilets and wash sinks. Designed to be temporarily hooked up to utilities or be self-contained. Note; this facility could be used for events in the future once a restroom facility was constructed at the complex.

9. Millings Surfaced Parking Lot (\$15,000)

Install 400' X 200' Asphalt Millings surface parking lot.

Estimated Total Cost of the Necessary Components; \$2,708,982

The total cost of the base bid plus the Alternates is (\$4,030,672.90) plus the estimated cost of the necessary components (\$2,708,982) is \$6,739,654.90 which is \$3,639,654.90 over our current available funding.

In order to get the costs down to an amount that is as low as possible and that would also permit the basic operation and maintenance of the fields constructed within the Base Bid we will need to consider Value Engineering options.

Option 1; Value Engineer Base Bid & Necessary Components to Stay Within Current Budget

Reduce the Scope of the Base Bid

1. Remove the Sand and Underdrains from the fields. Replace those items with a sand/topsoil mix graded to surface drain with perimeter storm drains. (Approximate Savings; **\$150,000**)
2. Remove the Water Fountain. (Approximate Savings; **\$5,000**)
3. Remove the Score Boards. (Approximate Savings; **\$45,000**)
4. Remove the DG Pathway. (Approximate Savings; **\$70,000**)
5. Remove Concrete Curb under fences. (Approximate Savings; **\$10,000**)
6. Re-engineer backstop foundation. (Approximate Savings; **\$10,000**)
7. Redesign Dugouts. (Approximate Savings; **\$20,000**)

Total Base Bid Approximate Savings; \$310,000

To stay within budget we would need to perform as much work as possible with Town forces and volunteers, delay the construction of the maintenance building, finance the lighting and/or hold on lighting all of the fields, on purchase the critical maintenance equipment, and rent "porta-johns".

Construct the APS Service and Fiber Optic Service Lines with Town forces.

- Constructing the APS & Fiber Optic service lines with Town forces would cut the cost nearly in half. (Approximate Reduced Cost **\$85,500**)

Purchase the Musco Field Lighting for the Baseball/Softball Fields Only

- Purchase the lighting with the Musco financing option. Payment would depend on which payment option is taken and how many fields are lighted. See attached Musco Lease Purchase Option. (Approximate Reduced Cost this year; **\$112,500**)

Construct the Reclaim Water Supply with Town forces.

- Constructing the Reclaimed Water Supply with Town forces would cut the cost nearly in half. (Approximate Reduced Cost **\$456,670.50**)
- Or; construct a temporary Reclaimed Water Supply line over to the Complex. (Approximate Reduced Cost **\$75,500**)

Delay building the Maintenance Facility until a future Fiscal Year.

- Disassemble and ship the Building to the Complex and store for future FY funding. (Approximate Reduced Cost **\$45,500**)

Delay building the Waste Water Lift Station and Potable Water Well until a future Fiscal Year.

- Without the building there would be no immediate need for water and wastewater infrastructure. (Approximate Reduced Cost \$0)

Purchase only the Equipment that is required to maintain the Fields until the Maintenance Building is built.

- Hold off on buying all of the maintenance equipment until the maintenance building is built. Grounds has some of the equipment that can be shared with the complex temporarily. (Approximate Reduced Cost \$25,000)

Construct the Millings Surface Parking Lot with Town forces.

- Utilize Town Forces to construct the millings surface parking lot. (Approximate Reduced Cost \$8,000)

Rent 4 – “Porta-Johns” until a Restroom Facility can be built

- Rent 1- Handicap accessible & 3 – Standard “Porta Johns” (Approximate Reduced Cost \$5,000)

Total Approximate Reduced Cost of Necessary Components; \$352,000

Option 2; Provide \$1,500,000 in Additional Funding to Award Base Bid & Alternate 1 with some Value Engineering, a Restroom Facility, & Value Engineered Necessary Components

Base Bid; 2-Football/Soccer Fields & 1-Baseball Softball Field

Provides 3 sports fields; 2-Football/Soccer Fields with under drainage, Irrigation & controls, installation of the lighting system, & goal posts; and 1-Baseball/Softball Field with under drainage, Irrigation, Fencing, back stop, dugouts, & installation of the lighting system (VE Score Boards \$45,000, water fountain \$5,000). (\$2,938,950)

Alternate 1; 1- Baseball/Softball Field

Adds an additional sports field; 1-Baseball/Softball Field with under drainage, Irrigation, Fencing, back stop, dugouts, installation of the lighting system, & score board. (VE Score Board \$18,000) (\$705,725)

Restroom/Concession Stand Facility

- Design & Construct an 800 – 1000 SF Masonry Restroom/Concession Facility (**\$350,000**)

Construct the APS Service and Fiber Optic Service Lines with Town forces.

- Constructing the APS & Fiber Optic service lines with Town forces would cut the cost nearly in half. (Approximate Cost **\$85,500**)

Purchase the Field Lighting with Musco Financing

- Purchase the Musco lighting for the Baseball Fields only
See attached Musco Lease Purchase Option. (Approximate Cost; **\$446,000**)

Construct the Reclaim Water Supply with Town forces.

- Construct a temporary Reclaimed Water Supply line over to the Complex.
(Approximate Cost **\$75,500**)

Delay building the Maintenance Facility until a future Fiscal Year.

- Disassemble and ship the Building to the Complex and store for future FY funding.
(Approximate Cost **\$45,500**)

Waste Water Lift Station

- Install 10,000 gallon septic tank, grinder pump, controls, & connection.
(Approximate Cost **\$120,000**)

Potable Water Well

- Install Potable water well, well house, pressure tank, controls, supply lines, & connections.
(Approximate Cost (**\$25,000**))

Purchase only the Equipment that is required to maintain the Fields until the Maintenance Building is built.

- Hold off on buying all of the maintenance equipment until the maintenance building is built. Grounds has some of the equipment that can be shared with the complex temporarily. (Approximate Cost **\$25,000**)

Construct the Millings Surface Parking Lot with Town forces.

- Utilize Town Forces to construct the millings surface parking lot.
(Approximate Cost **\$8,000**)

Estimated Total Cost; \$4,825,175