



TOWN OF AVON, COLORADO
SPECIAL MEETING FOR WEDNESDAY, SEPTEMBER 17, 2014
MEETING BEGINS AT 6:30PM
AVON TOWN HALL, ONE LAKE STREET

PRESIDING OFFICIALS

MAYOR RICH CARROLL
MAYOR PRO TEM JENNIE FANCHER
COUNCILORS DAVE DANTAS, CHRIS EVANS, ALBERT "BUZ" REYNOLDS, JR., JAKE WOLF, MATT GENNETT

TOWN STAFF

TOWN ATTORNEY: ERIC HEIL **TOWN MANAGER: VIRGINIA EGGER** **TOWN CLERK: DEBBIE HOPPE**

ALL REGULAR MEETINGS ARE OPEN TO THE PUBLIC EXCEPT EXECUTIVE SESSIONS.
GENERAL COMMENTS ARE WELCOME DURING PUBLIC COMMENT, AND COMMENTS ARE ALSO WELCOME ON ANY AGENDA TOPIC.
PLEASE VIEW AVON'S WEBSITE, [HTTP://WWW.AVON.ORG](http://www.avon.org), FOR MEETING AGENDAS AND MATERIALS.
AGENDAS ARE POSTED AT AVON TOWN HALL, AVON RECREATION CENTER, AND AVON LIBRARY.
THE AVON TOWN COUNCIL MEETS THE 2ND AND 4TH TUESDAYS OF EACH MONTH.

- 1. CALL TO ORDER & ROLL CALL – 6:30 PM**
- 2. APPROVAL OF AGENDA**
- 3. EXECUTIVE SESSION (THIS MEETING IS NOT OPEN TO THE PUBLIC)**
EXECUTIVE SESSION FOR A CONFERENCE WITH THE TOWN ATTORNEY FOR THE PURPOSE OF RECEIVING LEGAL ADVICE UNDER C.R.S. §24-6-402(2)(B) FOR THE PURPOSE OF DETERMINING POSITIONS RELATIVE TO MATTERS THAT MAY BE SUBJECT TO NEGOTIATIONS, DEVELOPING STRATEGY FOR NEGOTIATIONS, AND/OR INSTRUCTING NEGOTIATORS, UNDER C.R.S. §24-6-402(2)(E) WITH REGARD TO THE AVON PAVILION PROJECT CONTRACTS
- 4. WORK SESSION – 7:30 PM**
 - 4.1. REVIEW AND DIRECTION ON PAVILION CONSTRUCTION OPTIONS AND ASSOCIATED COSTS
 - 4.2. DIRECTION ON FUNDING CHRISTY SPORTS PARKING LOT EXPANSION
- 5. COUNCIL COMMENTS**
- 6. ADJOURNMENT**



TOWN COUNCIL REPORT

To: Mayor and Town Council
From: Virginia C. Egger, Town Manager
Date: September 15, 2014
Agenda Topic: Nottingham Park Pavilion – Value Engineering & Recommended Program Changes

The purpose of Town Council's Special Meeting on Wednesday, September 17, 2014, is to provide direction to staff in regards to reducing estimated construction costs for the new Nottingham Park Pavilion. Contractor Chris Evans, Evans Chaffee Construction Group, met with me late on September 5th to notice me that his construction estimate, based upon the 90% completed design plans provide by VAg, architects for the Town, were at the \$3,500,000 level. The most recent verbal estimate from architect Brian Judge, VAg, was \$2,200,000 to \$2,400,000. Over the weekend Chris reviewed all construction items and prepared a recommended set of value engineering and program cost cuts, bringing the construction estimate down to \$2,700,000 for designed elements.

Meetings were held with the architects and contractor on September 9th and 14th, Councilors Dantas, Reynolds and Wolf, attending one or both meetings, and with staff to assess options and prepare recommendations for value engineering and cost cuts. The described attachments provide information on the available options, summary of funding for the project and history of the Town's efforts to construct a stage in Nottingham Park.

On September 17th, I will be joined by Architects Brian Judge and Tom Bashford of VAg, and Evans Chaffee representatives Todd Goulding and Tommy Harmon. Town Engineer Justin Hildreth and Assistant Town Manager Scott Wright will also be present.

Please find attached:

Attachment 1 – Summary of Options for Design, Schedule and Construction Cost Estimated

Attachment 2 - Town of Avon Nottingham Pavilion – Value Engineering & Program Cost Cutting Estimated – ECCG will bring an updated version on Wednesday as pricing is coming in daily.

- Provides the estimated cost for construction at the 90% design level
- Summarizes all design and contractor fees
- Lists construction items which have been reviewed by the architect, contractor, Town staff and Councilors Dave Dantas, Buz Reynolds and Jake Wolf for elimination, change of finish materials and/or delay
- Identifies items which are still in pricing
- Provide a Pricing and Construction Contingency of 15%

Attachment 3 – Funding of the Pavilion

- Identifies Capital Projects Fund monies from Real Estate Transfer Taxes
- Projects Capital Projects Fund Five Year Plan with Pavilion Cost Estimate

Attachment 4 – Nottingham Park Pavilion History

ATTACHMENT 1

Summary of Options for Design, Schedule and Construction Cost Estimated

Estimated Cost of the Pavilion: July 22	\$1,900,000
Estimated Cost of the Pavilion: August 20	\$2,200,000
Estimated Construction Cost: September 5	
90% Design Documents: w/o Value Engineering	\$3,500,000
Design and Contractor Fees: Fixed Amounts:	\$ 410,000
Total Funds Available: See Attachment 3	\$3,500,000

OPTION 1: Complete Current Design with Value Engineering and Program Cost Cuts

Estimated Cost: \$3,500,000, includes all fees
Attachment 2

Construct the current design with value engineering and program cost cutting for the green room. This option is still going through pricing and design analysis. The largest unknown savings component is the reduction of the new proposed height for the pump house and Green Room and/or reduction of the total height of the roof canopy by 10' – 11'. This option preserves the original design, changes expensive finishes for still beautiful but less costly finishes and completes the project with the Green Room being constructed without a bathroom or sink. The needed plumbing for these elements could be added in the future.

OPTION 2: Redesign and complete at a construction budget of \$1,800,000

Estimated Cost: \$2,200,000, construction of \$1,800,000 with fees of \$400,000

To date, the contractor has committed to purchasing goods and labor in the amount of \$1,200,000. VAg has been asked to prepare a description and/or cost for use of these materials and completion of the stage with a balance of construction funds in the amount of \$600,000. The option will be presented to Council at the September 17th meeting.

Please Note: This option may not realistically result in a “useable structure”. \$600k may only be enough to protect the existing structure (concrete & steel from the elements) along with a few additional finishes.

OPTION 3: Stop construction and redesign for 2015 completion

Sunk Cost Estimate for 2014: Design & Engineering: \$410,000 Plus Construction: \$700,000 +/-

While \$1,200,000 in materials and labor has been ordered, the project could complete the work in the lake bed, and close shop for a redesign and bid. Stopping current orders will require storage of materials, but are possible on some orders. This option would necessitate a review of the construction costs forecasts, and new fees for both design and construction management.

**ATTACHMENT 2
TOWN OF AVON NOTTINGHAM PAVILION
VALUE ENGINEERING & PROGRAM COST CUTTING ESTIMATES**

	SUMMARY OF VALUE ENGINEERING & PROGRAM COST CUTTING WORK TO DATE	Possible Value Engineering	ECCG Recommends	Town Council Reps Recommend
	Current Construction Estimate: As designed at 90%	\$3,497,750	\$3,497,750	\$3,497,750
	Potential VE & Cost Cutting Savings*	(\$878,334)	(\$830,069)	(\$833,659)
	Estimated Construction Cost with Value Engineering & Cost Cutting	\$2,619,416	\$2,667,681	\$2,664,091
	Architecture, Engineering and Design Not to Exceed Fees	\$245,000	\$245,000	\$245,000
	General Conditions & Construction Service Fixed Fees	\$165,233	\$165,233	\$165,233
	Total All Design & Construction Service Fixed Fees	\$410,233	\$410,233	\$410,233
	ESTIMATED TOTAL NOTTINGHAM PAVILION	\$3,029,649	\$3,077,914	\$3,074,324
	Pricing & Construction Contingency: 15%	\$392,912	\$400,152	\$399,614
	ESTIMATED TOTAL NOTTINGHAM PAVILION WITH CONTINGENCY	\$3,422,561	\$3,478,066	\$3,473,938

* Does not include:

Water Features - Eliminated per Owner

Baffles at Canopy - No design yet

AV System - Raceways included; no AV planned; producers must provide

Performance Lighting System - Raceways included; additional savings from estimate below not yet itemized

Any item not shown in drawings (skirts, signage, etc.)

Does not include plate steel added between 75% & 90% CD's

Item #	ITEM	DESCRIPTION	RATIONALE	Possible Value Engineering	ECCG Recommends	Town Council Representatives Recommend
06.01	Reduce Height of Pump House & Green Room by 5' - EPDM Flat Roof	The plans call for extending the height of the existing Pump House by 10 feet. This doubles the height of the Pump House. The Green Room is designed to match the size and scale of the Pump House. This lowers the height by 5'. [See Footnote 1]	This height addition is huge. This doubles the height of the existing structures and adds additional heated space within the buildings with no benefit to the space. This reduces the height and eliminates the sloping metal roof in lieu of a flat roof with fully adhered 60 mil EPDM roofing.	PRICING	PRICING	PRICING
04.02	Change Basalt Panels to Black Stucco	Eliminates the black basalt stone panels on the Pump House and the Green Room. Replaces it with a Portland Cement Plaster in a Charcoal/Black finish color with a v-groove reveal pattern to mimic the reveal pattern shown for the stone cladding system.	Purely a cost driven decision. PC Plaster has been used extensively in this area for many years and is a proven system. The color and reveal pattern mimics what is designed. Stone panels can be added in the future. <u>Comment VAg:</u> Portland cement plaster (Stucco) will hold up to the weather, however it will not hold up to impact of equipment and public abuse such as vandalism and skateboarding.	(\$176,556)	(\$176,556)	(\$176,556)
04.01	Concrete Pavers in lieu of Flagstone (east pavers)	Changes sandstone random pavers for a 60 mil concrete paver to match installation at the Pedestrian Mall.	The concrete pavers are significantly less costly and will hold up better than the sandstone. Consider stamping. <u>Vag Comment:</u> Concrete Pavers are an acceptable alternate material as a cost reduction. Stamped concrete will crack and, if de-icing salts or chemicals are used, the finish will discolor, flake and the surface will spall. PRICING	(\$137,756)	(\$137,756)	(\$137,756)
16.01	Lighting VE * Meet with lighting designer next week to completely re- Revised stone	The lighting spec needs to be reviewed and adjusted. This need to be reduced and re=specified to reduce costs. There is no pre-determined plan for achieving this savings.	The amount of lighting can be reduced and the lights respected to lower costs. This scope of work is completely out of line cost wise and needs to be reduced.	(\$100,000)	(\$100,000)	(\$100,000)
04.03	veneer to a more modern economical stone and reduce wall	Changes out the modular buff sandstone with a more economical alternative. The OK brown stone is installed on the bottom of the stage.	The type of stone isn't as important as the savings that can be generated. This is still a high quality finish. PRICING	(\$95,500)	(\$95,500)	(\$95,500)

Item #	ITEM	DESCRIPTION	RATIONALE	Possible Value Engineering	ECCG Recommends	Town Council Representatives Recommend
15.05	Eliminate Bathroom (all water & sewer), but include rough-ins *	This eliminates all systems associated with the potable water system and the sanitary sewer system. This eliminates the bathroom and sink in the Green Room. Space for bathroom will be a drywalled storage room with a door. Exhaust fan is eliminated from bathroom.	The cost associated with water supply and sewer lines to furnish one bathroom are significant. They only serve the plumbing system in the Green Room. The sewer line is not deep enough to tie into at the limit of the parking lot and will have to be chased across the parking lot increasing the potential cost exposure. <u>VAg Comment</u> : This is a program item that was added to the project by the Owner during the planning stages of the project. To eliminate the bathroom or not is the Owners decision. Water will need to be provided to the water hydrants/hose bibbs for cleaning/maintenance of the floor surfaces. PRICING	(\$64,851)	(\$64,851)	(\$64,851)
04.04	Change East On Grade Paver Plaza To Colored Concrete *	Changes the concrete 60 mil pavers to colored concrete with a broom finish	Cost savings <u>VAg Comment</u> : Stamped concrete will crack and, if de-icing salts or chemicals are used, the finish will discolor, flake and the surface will spall. PRICING	(\$55,757)	(\$55,757)	(\$55,757)
07.02	Delete Event Terrace Waterproofing*	Deletes the horizontal waterproofing between the subslab and the topping finishes (pavers, etc.)	The original design intent is for waterproofing over the concrete slab over unfinished metal deck. This is to prevent deterioration of the metal deck in areas where the sub slab cracks. However, we have included galvanized metal decking which has a rust preventive finish. Seems like the waterproofing could be eliminated as a result. <u>VAg Comment</u> : The Architect and Structural Engineer do not support this cost saving item. [See Footnote 2]	(\$45,972)	(\$45,972)	(\$45,972)
03.01	Eliminate Polished Slab	Change the polished concrete slab at the stage to a grey broom finished slab.	A grey slab will meet the requirements and hold up well. The broom finish will have better slip resistance than polished concrete. Polishing can be done later, if desired. [See Footnote 3] PRICING	(\$26,652)	(\$26,652)	(\$26,652)
04.08	Eliminate East On-Grade Concrete Plaza	Tis eliminates the concrete plaza on grade on the east side in front of the stage.	Not recommended. If the hardscape is removed, an asphalt roadway needs to be added eating up this potential savings.	(\$26,404)	NR	NR

Item #	ITEM	DESCRIPTION	RATIONALE	Possible Value Engineering	ECCG Recommends	Town Council Representatives Recommend
04.05	Change Event Terrace Concrete Pavers to Stamped Concrete *	Changes the concrete 60 mil pavers to colored concrete with a broom finish	Cost savings. Not recommended. <u>VAg Comment</u> : Stamped concrete will crack and, if de-icing salts or chemicals are used, the finish will discolor, flake and the surface will spall. PRICING	(\$21,861)	NR	(\$21,861)
03.02	Eliminate basement slab on grade	This will eliminate the slab on grade in the basement level and leave the gravel prep only.	Storage can be done on top of gravel. This saves money and can be installed later. <u>VAg Comment</u> : Do not recommend. Concrete slab should be kept in electrical room at minimum. Equipment in space should be kept free of dirt and dust.	(\$18,271)	(\$18,271)	NR
07.01	Delete Rigid Insulation at Canopy	There is 2-1/2" of rigid insulation in the roof assembly in the canopy above the stage. This is not a thermal requirement. Architect has	If it's raining, sound is probably the least of the worries.	(\$15,420)	(\$15,420)	(\$15,420)
09.02	Tile Changes	Changes the specified tile from an expensive spec to a more moderately priced tile at \$20 per SF installed.	The spec'd tile ranges from \$35 per SF to \$96 per SF. ECCG's opinion is that this is significantly more expensive than expected for the Green Room floor and Restroom. <u>VAg Comment</u> : A more cost effective tile package can be selected	(\$14,496)	(\$14,496)	(\$14,496)
04.06	Change South Walkway to Colored Concrete *	Changes the concrete 60 mil pavers to colored concrete with a broom finish	Cost savings. This pathway ties to an asphalt pathway. Pavers seem excessive here. <u>VAg Comment</u> : Stamped concrete will crack and, if de-icing salts or chemicals are used, the finish will discolor, flake and the surface will spall. PRICING	(\$11,991)	(\$11,991)	(\$11,991)
09.01	Delete Drywall	Deletes drywall from closets around steel columns on stage, the interior of the pump house and the basement walls.	No reason for drywall to be installed in these areas.	(\$11,424)	(\$11,424)	(\$11,424)
12.01	Eliminate Cabinetry in Green Room	The plans call for 18 lineal feet of cabinets (base and upper) with 3' wide by 9' tall pantry closets at each end. Plans also show a solid surface counter top. This eliminates this cabinetry.	Seem excessive for the use. What are these going to be used for? Why can't a table be placed in the space? <u>VAg Comment</u> : This is a program item that was added to the project by the Owner during the planning stages of the project. To eliminate the cabinetry or not is the Owners decision. Blocking should be provided in the walls in the event cabinets are added in the future.	(\$11,167)	(\$11,167)	(\$11,167)
08.03	Eliminate Fake Windows at Pump House & Green	There are three fake windows installed at the Pump House and Green Room. This deletes these windows	This has no affect on the functionality of the project and saves money.	(\$7,373)	(\$7,373)	(\$7,373)
01.01	Use Cabin for Job Office		Included money for job office, but Cabin is empty and not in use.	(\$6,478)	(\$6,478)	(\$6,478)

Item #	ITEM	DESCRIPTION	RATIONALE	Possible Value Engineering	ECCG Recommends	Town Council Representatives Recommend
08.02	Reduce Size of Sliding Doors	The sliding pocket doors at the Green Room are drawn as 10' tall. This changes those doors to 7' tall.	10' tall doors are very costly. <u>Vag Comment:</u> We cannot support sliding doors to this space under 8'-0" tall PRICING	(\$6,170)	(\$6,170)	(\$6,170)
02.01	Eliminate Boulder Seating in front	Eliminates the row of seating at the bottom of the 6' wall in front of the stage.	People sitting on these boulders will not be able to see the stage. Boulders can be added later.	(\$5,861)	(\$5,861)	(\$5,861)
02.02	Landscape VE	There is \$50,000 worth of landscaping. Seems that this could easily be reduced by 10%	10% - Working on estimate to further reduce. <u>Vag Comment:</u> Landscape can be added at a later date. Recommend keeping landscape in planters in and around the structure.	(\$5,141)	(\$5,141)	(\$5,141)
04.07	Change North Paver Area inside Gate to Colored Concrete	Changes the concrete 60 mil pavers to colored concrete with a broom finish	Cost savings	(\$3,972)	(\$3,972)	(\$3,972)
10.01	Revise Bath Accessories	Bath Accessory spec include a Dyson Air Blade hand dryer @ \$2,100 and a lighted mirror at @ \$1,200. This eliminates those items in lieu of a standard mirror.	This is an extremely costly expense for a seldom used restroom. <u>VAg Comment:</u> More cost effective accessories can be selected. Lighting and a large mirror will be needed for artists	(\$3,547)	(\$3,547)	(\$3,547)
15.03	Eliminate Cast Iron Waste & Vent	Changes drain and vent lines from cast iron to PVC/ABS.	The only reason to use cast iron in this application would be noise reduction. The drain lines through run the basement where noise reduction is not an issue. This has no affect on the stage.	(\$3,290)	(\$3,290)	(\$3,290)
09.03	Reduce Height of Restroom Tile	Changes the tile wainscot in the restroom from floor to ceiling on all walls to a 4' height.	There is no reason for the tile to go floor to ceiling given the cost constraints. <u>VAg Comment:</u> Tile height can be reduced. Town should anticipate maintenance of less durable finish more often than tile.	(\$3,084)	(\$3,084)	(\$3,084)
02.03	Gravel Boat Ramp in lieu of asphalt	Changes the asphalt section of the proposed boat ramp to gravel.	Cost. Asphalt would be a more user friendly option. KEEP AS ASPHALT MOVE TO LAKE LINER BUDGET	(\$2,928)	(\$2,928)	(\$2,928)
15.01	Add Air Conditioning to Green Room		Direct sunlight from south west can be intense in the late afternoon. Cooling would be beneficial for multi-use functionality. <u>Vag Comment:</u> Recommend conditioning this space.	\$3,588	\$3,588	\$3,588
15.04	Reduce Heated Area in Storage			Cannot Do	NR	NR
08.01	Eliminate Glass Above Stage			Rejected	NR	NR
15.02	Humidification		<u>Vag Comment:</u> Suggest roughing in power and plumbing	Rejected	NR	NR
			ESTMATED SAVINGS	(\$878,334)	(\$830,069)	(\$833,659)

ATTACHMENT 3

Pavilion Funding

At the Town Council meeting of July 22, 2014, when evaluating all 2014 capital projects and faced with exceedingly higher bids than projected by Zehren Architects for the Pedestrian Mall, Post Boulevard Landscaping and Avon Road Landscaping, the Council reviewed a series of options. These included project scope reduction, project delays and the potential to finance the Nottingham Pavilion, which at that date was estimated to cost upwards of \$1,900,000. The Council recommended the staff proceed with Certificates of Participation for the Pavilion construction.

On August 26th, the Council deliberated whether the bonds should be taxable or non-taxable. The difference revolved around the Council's desire to seek a donor for the naming of the stage. After a review of options, Council directed staff that the proceeds from Certificates of Participation be used for road and street improvements already planned for in the adopted *Five Year Capital Improvements Fund*. The use of streets would always be public and not create a future challenge with private monies funding the stage or being hosted on the stage. A debt issue of \$3,500,000 will afford the Council the opportunity to advance its road and street improvement program over a shorter time frame and also bring in the Metcalf Road climbing lane in 2014, at a cost of \$285,000, for the most dangerous section prior to a full rebuild of the road.

The new debt issue, therefore, is constructed for Road and Street improvements as follows:

Capital Projects Fund
2015-2017 Road and Street Improvements
Source of Funds is from Real Estate Transfer Taxes

Total Amount for Certificates of Participation: \$3,500,000

- Estimated interest rate on 15-year issue: Still being priced in the market
- Estimated annual average debt service: TBD once interest rate set
- Two Readings of an Ordinance: September 23 and October 14
- Closing in 2014
- Funds can be used over three years

Estimated Annual Unencumbered Fund Balance with new debt service: \$1,400,000

The new monies for road and street projects, in the amount of \$3,500,000, allows the Pavilion to then be paid for in the Capital Projects Fund from current and expected real estate transfer taxes – the source of funding in the Capital Projects Fund.

ATTACHMENT 4

NOTTINGHAM PARK PAVILION (STAGE) HISTORY

2008 - H.A. NOTTINGHAM PARK MASTER PLAN

The *Master Plan for Harry A. Nottingham Park (2008)* supports the inclusion of a performing arts pavilion either in the vicinity of the current Municipal Building or integrated with a remodeled pumphouse. The survey of park users resulted in approximately 45% of the respondents supporting a performing arts pavilion. The *Master Plan* identifies the areas of the park for a pavilion as Zone A and Zone E. Zone A, is recognized as the common green, or events area of the park and Zone E is the area around Town Hall and the log cabin.

The *Master Plan* includes several planning recommendations for Zone A, including “*new pumphouse façade, possibly integrated with the future addition of a multi-purpose lakeside pavilion and larger rental concession spaces.*” This zone is the small area at the southeast corner of the lake, just south of the pumphouse. Alternatively, the *Master Plan* recommends the “*multi-purpose community pavilion/band shell*” be located in Zone E.

The *Master Plan* also contains other concepts for the pavilion such as the area immediately adjacent to the Municipal Building. That location was further explored with design and construction drawings in 2010.

Excerpts from the *Master Plan* follow this Attachment 4.

2010 – STAGE DESIGNED AND BID

In 2010, a 60% complete and preliminary stage design was completed VAg and bid by the Town of Avon. The stage was located on north of Town Hall, 25 FT deep by 46 FT wide and 35 FT tall. The low bid came in at \$573,000. The stage was not constructed.

DECEMBER 2013 – STAGE REVIEW WITH PROMOTERS

At the December 14, 2013, Town Council meeting, the Council directed staff to meet with local event promoters to evaluate the stage design and present alternative locations for the stage in Nottingham Park2

JANUARY 28, 2014 – STAGE LOCATION

Council reviewed five (5) potential locations for the stage. Staff recommended keeping that stage at the currently proposed location by Town Hall because the plans are 60% complete and any changes will be minimal and easily incorporated for a summer 2014 construction. The stage is estimated to cost \$650,000. Council provided direction for further review.

FEBRUARY 25, 2014 – DESIGN FUNDING APPROVED

Council appropriates \$20,000 from the Capital Projects Fund’s Contingency line item to complete the construction plans and bid out the project. VAg is identified as the preferred architect by staff when considering VAg’s work on the original stage.

APRIL 22, 2014 – SITE SELECTED & ADDITIONAL DESIGN FUNDING IS APPROPRIATED

Council approves locating the stage at the pumphouse site and provides additional design funding of \$50,000. Shift to design assist program determined to be needed to meet project completion date target.

MAY 27, 2014 – BUDGET AMENDMENT APPROVED FOR \$1,000,000 STAGE

JULY 15, 2014 - DIRECTION PROVIDED TO FUND STAGE WITH CERTIFICATES OF PARTICIPATION

With high bids being received for three major projects – The Mall and Post Boulevard and Avon Road Landscaping, the Council directs staff to pursue a debt issue using COPs for the stage. This allows currently approved budget funding to support the projects as negotiated down and modified. Bond proceeds are shown at \$2,050,000 in support of a facility cost of \$1,930,000.

JULY 22, 2014 – EVANS CHAFFEE CONSTRUCTION GROUP SELECTED AS CONTRACTOR

AUGUST 20, 2014 – DIRECTION PROVIDED TO USE CERTIFICATES OF PARTICIPATION FOR STREETS

With the goal of raising funding support for the stage, including naming rights, the Town Council concludes debt for the approved street and road projects in the Capital Projects Fund is a better fit for the COPs.



**Excerpts from the Town of Avon Master Plan for Harry A.
Nottingham Park**

Avon, Colorado

November 2008

To view the document in its entirety, please
visit: <http://www.avon.org/DocumentCenter/Home/View/834>

**Recreation Master Plan (February 1992)
 Winston Associates, Inc. and RRC Associates**

Although not specifically concerned with Nottingham Park, this is the only adopted Town of Avon planning document that focuses on the town's recreational facilities. Among its recommendations, only some of which have been implemented, are these relating to the park:

- Easing or eliminating the restrictions on human contact with the water in Nottingham Lake.

- Retention of the town-owned parcel north of the park, part of which is used for parking. The plan notes that it is an important view corridor into the park and could provide parking closer to the "beach" and/or opportunities for other park-related uses.
- Upgrading of the basketball and tennis courts west of Nottingham Lake. (This was prior to construction of the elementary school; other than maintenance of the paving, the upgrades needed were not specified.)

- An underpass or raised walkway near the southwest corner of the lake to provide a safe crossing of the railroad tracks and connect to a future trail along the Eagle River.

These recommendations are still valid but, except for the path connection to the Eagle River Trail, are not identified in this master plan as high priorities in the near term. Due to topography, it would be difficult to increase the parking supply efficiently on the north parcel, but it is still in town ownership. The lake is a reservoir managed by the Eagle River Water & Sanitation District, which controls its use (see Chapter 2). The town maintains the tennis and basketball courts as part of its annual operating budget, and no conversion to other uses is being contemplated at this time.

**Town of Avon Comprehensive Plan Update (1996)
 Ballouff & Associates, Inc.**

With few direct references to the park, this document repeats the value of the north parking lot as a viewpoint and, like the earlier plan, identifies a corridor for the proposed Town Center Mall north of the Seasons Building, terminating at the eastern edge of the park.

**Town of Avon Comprehensive Plan Update (2006)
 Design Workshop, Inc.**

Identifying the West Town Center as a "High Priority District," the 2006 comprehensive plan update added momentum to some of the ideas from earlier plans (like the pedestrian mall) that had not yet moved from paper to reality. Specific development proposals for the town center that will undoubtedly effect use of the park include:

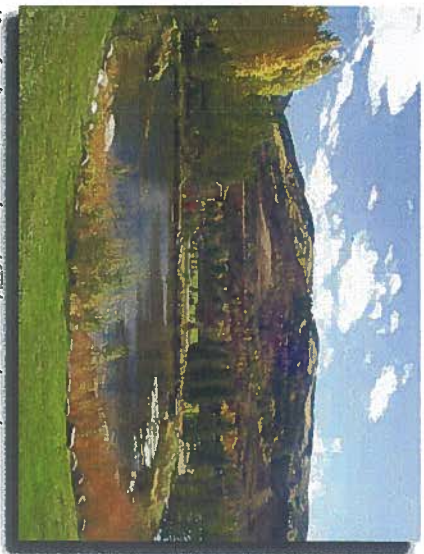
- As the precursor to the detailed 2007 plan for Main Street, the 2006 plan calls for a major pedestrian/bike circulation spine north of The Seasons, running from the park on the west end eastward across Avon Road. (To be constructed in 2009 as a new vehicular street with major pedestrian amenities)
- Possible realignment of Benchmark Road east of the park is proposed, later realized in the design and engineering of Lake Street. (Completed in 2008)

- A potential gondola connection from the Riverfront Village site to Bachelor Gulch is recommended, giving more prominence to the "confluence site" (as it was called then) as a linchpin in the circulation network of the town center and bringing the promise of more activity to the west side of Avon. (Completed in 2008)

- A performing arts pavilion is proposed on the east side of Nottingham Lake on axis with the proposed Main Street alignment. (An as-yet unrealized recommendation, repeated at relatively small scale in this master plan)

- A multi-modal transit center is proposed on Benchmark Road at Lettuce Shed Lane to strengthen town and county public transit connections. (Completed in 2007)

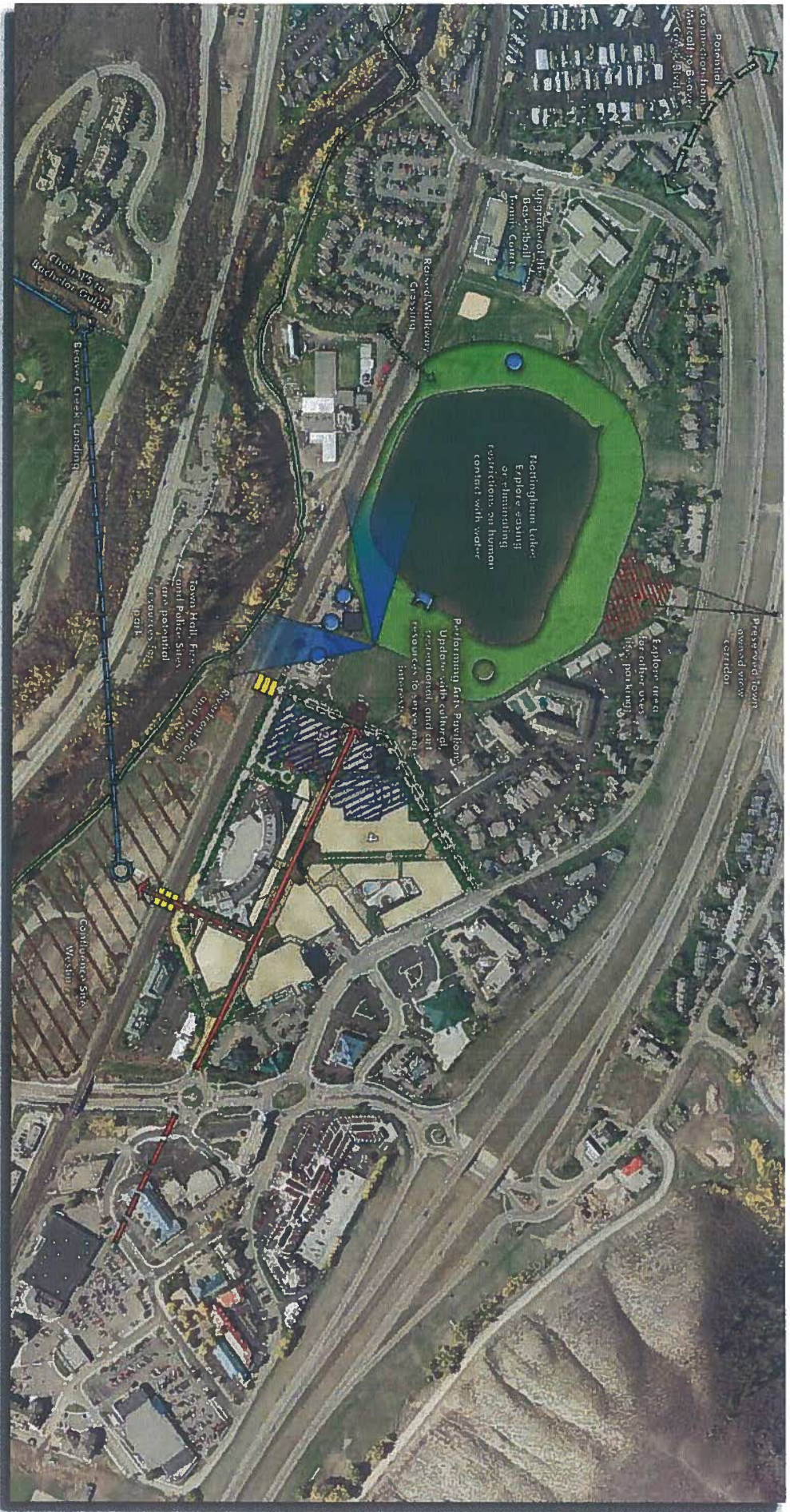
- The plan proposes a parking structure east of the Avon Recreation Center, fronting on the proposed Main Street, and a new civic center redevelopment in the same area near the realigned streets.



View of sedimentation pond toward family area to the south



View of existing volleyball courts on north side of the lake with panoramic views of Beaver Creek to the south



Map of Previous Plan Recommendations

3.0 PUBLIC INPUT ON PARK ISSUES AND NEEDS

ENCOURAGING PUBLIC INPUT

Nottingham Park is, above all, a community park. It can be said that, in both its central location and its character, the park is the heart of the community and an essential component of Avon's sense of identity. So, from the beginning, a fundamental principle of this planning process has been a determination to elicit public input and to use it as the underpinning of plan recommendations. Using feedback gathered in a series of community workshops, professionally conducted surveys, and formal public hearings, the planning team has endeavored to shape a plan that adheres as closely as possible to the community's aspirations for the park. This chapter summarizes the responses received from the survey and the public meetings. (Please refer to the appendix for a more detailed summary of results from the community survey and minutes from the community workshops.)

THE COMMUNITY SURVEY

During the initial planning phase in the spring of 2008, a survey was conducted to gather input from the community regarding potential future improvements in Nottingham Park. The town of Avon contracted with Venturoni Surveys & Research, Inc. to develop the survey process. Using random sampling techniques to yield statistically valid responses, Venturoni Inc. polled two segments of the Avon community, registered voters and homeowners.

Survey Instrument and Methodology

Venturoni Inc. developed a detailed survey instrument with 52 questions pertaining to existing conditions in the park, suggestions for improvement, and public receptivity to change. In particular, residents were asked how they currently use the park, what qualities or elements of the park they most value and would like to see preserved, and what improvements or additions they would support. They were also asked their opinion about overall levels of use of the park and the need for maintenance and upgrades.

In an initial mailing, households in the sample received a letter encouraging them to go on-line and fill out the survey. They were given the web page and an identification number. Any survey recipients who did not respond to the first mailing received a reminder letter a few weeks later that also included a paper copy of the survey and a stamped, addressed return envelope. A total of 1093 surveys were solicited, and the response rate was 23.2%. Responses were cross-tabulated with demographic categories (age, neighborhood, year-round residents vs. second-homeowners, length of time in the valley, etc) to give a more comprehensive picture of who uses the park, what facilities they use, and how frequently.

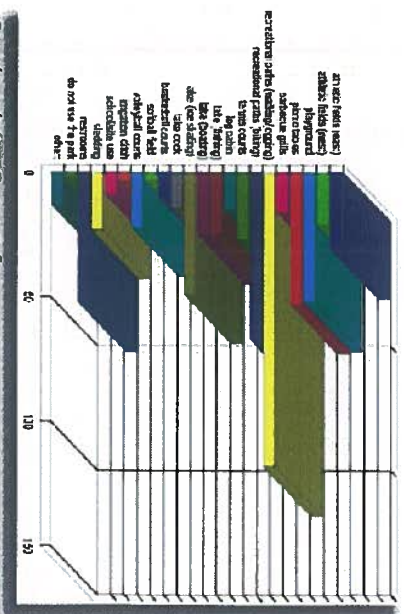
Survey Results

Survey recipients were asked to identify what aspects of Nottingham Park they value most highly. The responses were not surprising: the lake, the paths, the scenic views, and the overall sense of natural open space emerged as the most valued features of the park. That the park functions as a family gathering place and as a focal point for community activity was frequently identified as being of prime importance, as was the park's quality as a peaceful place for passive recreation and the enjoyment of nature.

In particular, survey responses suggest that there would be significant resistance to changes that might negatively impact the lake as a special destination in all seasons or the park as a recreational and social hub for the Avon community. Respondents particularly value the undeveloped space around the lake and the unobstructed views it affords. A number of respondents expressed concern about overloading the park with new amenities; they generally favor retention of the current use patterns and layout of the park and would support limited development of additional facilities in the park as long as it does not disrupt current park uses or over-programs the park.

Several strong themes can be extracted from the survey responses:

- The park is the community hub.
- The park is special not only to Avon but also to the region as a whole.
- There is general consensus that some improvements in existing park facilities are needed.
- There is a strong desire to preserve the "passive recreation" character of the park and not attempt too much change.
- Because special events bring the community together, they are a valued function in the park. There is support for programming more of them and for the development of additional facilities and infrastructure to enable the town to stage them more effectively.



Example results from Community Survey
(Venturoni Surveys & Research, Inc May 2008)

ZONE A - MASTER PLAN RECOMMENDATIONS

Zone A Recommendations

1. Extension of Main Street to the lake as an improved pathway that provides at its edge some informal seating and places to set up festival booths
2. New entry signage and gateway monuments at points of entry from Lake Street
3. "Fishing is Fun" pier
4. A new shallow wading area at the lakeshore, possibly with a water feature visible from the Lake Street promenade
5. New pedestrian lighting
6. New pumphouse façade, possibly integrated with the future addition of a multi-purpose lakeside pavilion and larger rental concession spaces (see Zone E)

(please refer to aerial map for location, indicated by ●)



Bird's-eye view east toward future Main Street

ZONE E - MASTER PLAN RECOMMENDATIONS

Zone E Recommendations

1. Multi-purpose community pavilion/bandshell
2. Extension of a boardwalk-type promenade/porch along the lakeshore
3. Restrooms
4. Expanded concession space
5. New lighting and park furniture

(please refer to aerial map for location, indicated by ●)



Concept for park facilities core



TOWN COUNCIL REPORT

To: Honorable Mayor and Town Council
From: Virginia Egger, Town Manager
Date: September 15, 2014
Agenda Topic: Direction on Christy Sports Parking Lot Expansion

I have reported to Jon White, President, Hoffmann Commercial Real Estate (HCRE), Council's direction to change the proposed License Agreement to a 20-year amortization schedule with a 99-year term. Mr. White has replied to me that HCRE would not enter into the License under those terms. He feels the development costs and on-going operations and maintenance costs, including probable asphalt overlay replacement at 15 years, should be considered. To "take back" the parking lot with no compensation for the improvements at 21 years, he concluded is not a good business enterprise for HCRE.

He proposes one of the following options, based upon an updated cost estimate for the improvements of \$150,000:

1. HCRE will construct the parking lot with the Town of Avon contributing 50% of the improvement costs. The Town will assume all maintenance and operations of the lot once finished this fall.
2. The option presented at 2nd Reading be approved: 99-year term, with the License ending at any time the Town pays HCRE up to \$150,000 for the improvements.

I will be able to report on compliance status at Wednesday's meeting.