

Minutes: Meeting #5

Thursday, April 18, 2024

6:00 p.m.

Multi-purpose Room, Anthony Recreation Center

2415 Browning Ave, Manhattan, KS

Committee Members Present: Angela Cardella, Marcia Rozell, Christine Weixelman, Mike Marsh, David Willis, Nathan Legleiter, Kevin Neitzel, Josh Runyan, Steve Disbrow, Sue Maes.

Committee Members Absent: Michael Wilson, Leslie Neilson, Travis Say, Blake Wolf, Gail Urban.

City Staff Present: Wyatt Thompson, Assistant City Manager. Aaron Stewart, Parks & Recreation Director. Casey Smithson, Park Superintendent.

Design-Build Team Present: Garric Baker, Baker McMillan Architects. Kelly Karl, BHS Construction, Will Mann, Schwab Eaton.

1) CALL TO ORDER

Wyatt Thompson called the meeting to order at 6:05 p.m.

2) ROLL CALL, INTRODUCTIONS, AND ANNOUNCEMENT OF QUORUM

Roll call and introductions found a quorum of more than 8 members.

3) RECAP MEETING #4 AND APPROVE MINUTES FROM MEETING #4

Steve Disbrow made a motion to approve the minutes from Meeting #4 which was held on February 22, 2024. Mike Marsh seconded the motion. The vote passed 9-0.

4) SCHEMATIC DESIGN REVIEW

- A. Garric Baker, Baker McMillan Architects, and Will Mann, Schwab-Eaton, provided an update since the last meeting including review of the City Commission work session held March 26, 2024 and a meeting with USD 383 coaching staff to discuss development of an area for throwing events.



This meeting was held in the Multi-purpose Room at Anthony Recreation Center, 2415 Browning Ave. Public participation is solicited without regard to race, sex, familial status, military status, disability, religion, age, color, national origin, ancestry, sexual orientation, or gender identity. In accordance with the Americans with Disabilities Act, persons with disabilities needing special accommodation to participate in meetings or access meeting minutes, or those requiring language assistance (free of charge) should contact the City of Manhattan ADA Coordinator, Robyn Dreher, no later than forty-eight (48) hours prior to the meeting, at (785) 587-2443 or 7-1-1 (Relay).

- B. Will Mann reviewed the latest concept and changes made to the design following the previous meeting's feedback.
- 1) The parking area has been further minimized and prioritized to better fit the budget while remaining aware of event parking needs.
 - 2) The skatepark was thought to be able to remain in its current location if some alternates are not selected; however, the grading for the baseball and softball fields will need to come from somewhere and the likely location is from the area of the skatepark. USD383 could also choose to move forward with a cost-sharing project to regrade the areas of the skatepark to accommodate the new throwing areas.
 - 3) The top 5 priorities were kept within the design and budgeting continues to focus on providing these within the project scope as funds are available.
 - 4) Some of the sidewalks have narrowed or been eliminated to reduce excess paving where paths are not necessarily needed.
 - 5) Overhead netting and foul ball protection were reviewed and simplified.
 - 6) The east fields will be slightly recessed to provide some elevation to the spectator areas as well as serve as a backstop.
 - 7) The tennis layout has been situated just north of the south property line on USD383 property and pavement was simplified to assist in reducing cost.
- C. Garric Baker presented rendered images of the proposed improvements. Renderings showed various views of the complex including entrances, overviews, dugouts, viewing areas, etc.
- a. A video rendering was then shown to provide context and a visual to the concepts presented thus far.
- D. BUDGET REVIEW & ALTERNATES
- 1) Garric continued by presenting the base budget cost had slightly increased to \$13,500,000 which was an increase \$225,000. This is due to the design team attempting to include as many priorities within the base budget as possible.
 - 2) Alternate pricing changed as follows:
 - (a) Alternate No. 1 – Batting tunnels and gang bullpens at warm-up areas was refined and reduced by \$40,000 for an estimated cost of \$590,000.
 - (b) Alternate No. 2 – Overhead protective netting was simplified and reduced to essential areas, which halved the original estimate and reduced it by \$490,000 for a projected cost of \$345,000.
 - (c) Alternate No. 3 – Shaded seating at all fields increased in cost by approximately \$55,000 for a new estimated total of \$410,000.
 - (d) Alternate No. 4 – 30x30 maintenance shed; this amount was absorbed into the base budget now that it occupies the footprint that the locker rooms had originally been situated.
 - (e) Alternate No. 5 – Playground allowance has decreased by approximately \$37,000 for a new budget estimate of \$603,000.
 - 3) The new estimated budget total is \$15,448,000, which was a decrease of \$250,000 from the previous estimate. BHS Construction will continue to refine the estimate as the design elements are now becoming more defined.

- 4) Additional alternates exist as a potential cost-share option:
 - (a) Alternate No. 6 – Upgraded primary dugouts would add \$170,000 to the project budget.
 - (b) Alternate No. 7 – Throwing areas would add \$265,000 to the project budget.
- 5) Additional alternates are offered if desired by City staff or the Committee:
 - (a) Alternate No. 8 – Fixed, metal canopy over rooftop viewing area would be approximately \$403,000.
 - (b) Alternate No. 9 – Restroom building constructed near the tennis courts would add an undefined amount to the base budget.
- 6) The overhead power and communication lines are anticipated to be relocated underground and funds for these may come from the parks and trails funds rather than the CiCo Park budget.
- 7) Comments from the committee included:
 - (a) All seating areas need overhead protection to some extent.
 - (b) Clear sightlines need to be maintained at all fields.
 - (c) Some elevation change between the field and spectator area could be used for a backstop; the backstops should be padded for safety.
 - (d) Emergency egress should be considered if the park needs to be evacuated immediately.
- 8) The Advisory Committee will reconvene on June 6, 2024 to review final changes to the design and narrowed budget. At this meeting, the Committee can then propose a recommendation to the City Commission.
- 9) The City Commission would vote on the recommendation on June 18, 2024 to proceed with Phase II services.

5) NEXT MEETING

June 6, 2024
Location: TBD
Manhattan, Kansas 66502

6) ADJOURNMENT

The meeting was adjourned at 7:12 p.m.