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PARKS AND RECREATION COMMISSION MEETING
June 28, 2001

Roll Call

Present: Paul Prevenas, Nina Canfield, Nancy Shute, Dori, Frost, Craig Mickelson, Lorraine Williams, and Russ Fritz chair.

Staff: Dennis Barlow

Minutes: Minutes for May meeting were m/s/a.

Appearances:

Jennifer Lueckfeld of Curry Youth Football & Cheerleading Association has notified the commission that other plans were made concerning her previous request for park use as stated on the Park Use Application Form, and thus did not appear as scheduled on the agenda.

Russ Johnson was recognized and introduced as the Chair for the Skate Park Committee. Johnson proceeded by referring to the outline of the finals meeting of the Skate Park Committee and informed the Commission of the unanimous vote of the committee to use Dreamland Team to build the Skate Park. He now seeks approval from the Parks and Recreation Commission. Commissioner Mickelson referred to the memo by City Planner Leroy Blodgett for review. Johnson submitted a notebook containing pictures and memos by the Dreamland team and a list of parks built by Dreamland. Johnson stated the estimated cost submitted by Dreamland to be \$103,520 and that the committee has \$120,000 and the fees do not include deductions for in-kind/trade and donations of materials and labor. Johnson stated the team's request to be hired as city employees to begin work October 1, 2001 and completion time estimated at 7 weeks.

Johnson reviewed the Team's reputation and reviewed the differences between hiring Dreamland Team vs. a construction company.

Comments: Will the team have the same members as have worked the other parks? Johnson said they will be the same with the possibility they have added one. Will we see a design? Johnson replied there would not be a design. The team has not blueprints and the plan flows as it goes. The team meets with the local skaters and will include areas for beginners, intermediate and advanced skates and will include handrails and curbs among the design. He stated there was a \$2.00 per sq. ft. self design fee charged.

Mickelson stated a 50' move for the softball backfield which will increase the space for site 'A' to 11,500 sq. feet. An option to add on to the park and adding seating would be possible at a later date.

City Manager Leroy Blodgett reviewed his staff report included in the agenda packet and discussed his efforts in researching the advantages and disadvantages in hiring Dreamland as city employees and in hiring a business such as Perkiss-Rose. The cost for Dreamland is estimated at \$20.00 per sq. ft. and for Perkiss-Rose \$24.00 per sq. ft. Blodgett stated his intentions of support of the decision of the Commissioners and his intentions of providing enough information to the Commissioners to base a decision upon.

Shute expressed concerns in hiring Dreamland as city employees but stated her decision not to second guess the time and efforts of the Skate Park Committee in their decision.

Councilor Johns supported the Skate Park Committee's vote and said we were fortunate to have the support of the City Manager.

Russ Johnson stated the evaluation of costs vs. risks and the decision to go with the best quality product and the experience level of the team. He also stated the risk of filing claims against the city would seriously hurt the reputation of the Dreamland Team.

Guest Buzz Hansen stated his support after analyzing the risks and he believes the Team has a quality product and reputation.

Visitor Tony Ardagna stated his understanding that if anyone was to be hurt using the park that the city would be liable. City Manager Blodgett addressed his concerns and stated his research in this area shows the skaters would be covered.

Mickelson reported his physical research of the Redmond Park as built by Dreamland and his discussion with the area skaters was positive. He stated the park area was a spiting image of our topography and he supports the decision of the Skate Park Committee 100%

7-9-01
PC - Dennis Barlow & Leo Lightle

Minutes Continued

A motion was made by Commissioner Shute:

I make a motion to accept the recommendation of the Skate Park Committee with recommendation to the City Council to direct the staff to closely oversee the construction process so as to monitor timeliness.

Mickelson Second.

Chair Fritz requested a vote. Commissioner Prevenas addressed the commissioners expressing his appreciation of the benefactors and he wanted to express his concerns.

Prevenas asked where the Dreamland Teams is now and why the representatives were not attending this meeting.

Russ Johnson answered the team was currently working in Austria and will be working in Astoria prior to a start date in Brookings.

Prevenas stated the projected work start date of October 1, 2001 was putting the project in a total risk environment as the rain would delay the project and to consider setting a summer work date in 2002. Prevenas expressed his concerns in not having designs of the construction. He asked if there were efforts to negotiate the price.

Johnson answered, no. Negotiations would take place when they arrive.

Commissioner Williams stated it was a risky business and there would be no guarantee but she stated the greatest risk was not taking one.

Chair Fritz requested a vote on the motion:

Prevenas-No Canfield-No Shute-Yes Mickelson-Yes Williams-Yes Frost-Yes Chair Fritz-Yes

Motion passed with a vote of 2-No and 5-Yes.

Chair Fritz concluded the Skate Park portion of the meeting and stated the motion will now go to the City Council.

A. Stout Park: Commissioner Shute stated there was nothing new to report and the maintenance issue of Stout Park as been resolved. Nothing new to report on the grant.

B. Chetco Point: Commissioner Mickelson reported the Eagle Scout project was turned down by the Region's Scouting Officials for too much adult input. Plans to haul rocks and to make modifications on the bridge.

C. Softball/Soccer Fields: No Report.

F. SAY: Councilor Frances Johns reported plans to revive the 'Swim All Year' program in July and stated concerns as there are too many residents driving to the Crescent City facilities in dark and rainy weather conditons.

Azalea Park: Councilor Williams reported 2 work parties to be held next month. Is working on the Collins Grant and is seeking advise on costs and supplies. Williams has had positive feedback from the Reike-Cheney Foundation and will pursue their support.

Park Master Plan: City Planner Blodgett stated the Oregon Federal Grant no longer issue grants for Master Plans. City Manager will continue to research other grant opportunities.

Staff Announcements:

Dennis Barlow discussed parking plans for the proposed Skate Park and City Manager Blogett confirmed the parking concerns and will look into the possibility of designating parking areas as to not disturb the residents on 2nd and 3rd streets.

Commissioner Comments:

Shute: extends invitation to all Commissioners to attend the City's 50th Birthday Party.

There was a m/s/p to adjourn.

Respectfully submitted,



Dori Frost, Commission Member

Memo



To: PARKS & RECREATION COMMISSION:

Nina Canfield, 1435 Glenwood Drive, Brookings, OR, 469-8047
Paul Prevenas, 564 Fern Avenue, Brookings, OR, 469-7443
Lorraine Williams, 1249 Iris Street, Brookings, OR, 469-6079
Nancy Lee Shute, 96378 Dawson Road, Brookings, OR, 469-3325
Dori Frost, 1237 Iris St, Bx 7164, Brookings, OR, 469-9555; wk9-7738
Craig Mickelson, P.O. Box 952, Brookings, OR, 469-9060/469-3123

PC: Community Development Director Leo Lightle - Staff
City Manager Leroy Blodgett - Staff
Public Works Supervisor Dennis Barlow - Staff
Public Works/Parks & Rec: Dave Lentz and Randy Mitchem - Staff
Councilor Frances Johns, 815C Brookhaven, Brkgs, 469-2361-Council Liaison

From: Chair Russ Fritz, 17163 Ocean Park, Brookings, OR, 469-0244

Date: June 22, 2001

Subject: Next Parks & Recreation Commission Meeting-June 28th @ 7:00 PM

The Parks & Recreation Commission is Thursday, June 28, 2001, at 7:00 p.m., and this packet is being delivered or mailed to you by Sharon. Enclosed are current and Summer Parks & Fields Use Calendars July through October; minutes from the May 24, 2001 meeting; the agenda for this next meeting in the Council Chambers of City Hall; a Park Use Application referred for our approval; and a memo re: the Skate Park. City Manager Blodgett will attend the meeting, as will Public Works Supervisor Dennis Barlow, I believe, and possibly Community Development Director Leo Lightle.

PLEASE NOTE: Your attendance at this meeting is **imperative!** Please be certain to thoroughly review the enclosed documents specifically related to the skate park and the overnight park use application. This meeting is extremely important, as these issues will need to come to vote and be made as “our” official recommendation to the Council at their next meeting July 9, 2001. The memo from Leroy has much information to consider, and therefore, I ask you to please take time to “hash” it over in your mind **prior** to the meeting.

PLEASE CALL me (469-0244) or Sharon Ridens at 469-2163, ext. 204, if you **CANNOT** attend! Thank you. I look forward to seeing you on Thursday!

~Russ

Parks & Fields
Use as of 6/22/01

JULY 2001

SUNDAY	MONDAY	TUESDAY	WEDNESDAY	THURSDAY	FRIDAY	SATURDAY
1:00pm AzPark Bndshll/Lawn: AMF Free Summer 2001 Concert-Buzzard Bros-Rock&Roll 60's & Beyond/SRidens 469-2163			8:00am City Hall CLOSED - 4th of July Holiday.....			
1	2	3	4 Independence Day	5	6	7
1:00pm AzPrk Bndshll/Lawn: OrLabBand-AMF FREE 2001 Summer Concert Series-Swing, Dixieland, Soft Rock/Coastal Youth					CITY'S 50TH BIRTHDAY CELEBRATION WEEKEND!	
8	9	10	11	12	13	14
CITY'S 50TH BIRTHDAY CELE			5:00pm AzPark Kidtown Picnic Area/BPD-Neighborhood Watch Picnic/JRogers 469-0450		Port of BH Kite Festival Weekend AzPark & BudCross Sftbl Fields	
1:00pm AzPark Bndshll/Lawn: Camp Pendleton Marine Corp Band of the 1st Marine Division/AMF FREE 2001 Summer Concert Series						
15	16	17	18	19	20	21
Port of BH Kite Festival Weekend AzPark & BudCross Sftbl Fields				7:00pm CC-Parks & Rec Comm/ CMickelson		
22	23	24	25	26	27	
1:00pm AzPark Bndshll/Lawn: Catishun - Ecuador Andean Mountain traditional music/ AMF FREE 2001 Summer Concert Series						
29	30	31				

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AUGUST 2001

SUNDAY	MONDAY	TUESDAY	WEDNESDAY	THURSDAY	FRIDAY	SATURDAY			
				5:00pm AzPrk Bndshll/Lawn: 234th Army Band Concert-AMF <u>Free2001 Summer Concerts</u>					
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1:00pm AzPrk Bndshll/Lawn- FREE AMF Concert/The Loons-DoWop Sound and The Sylvesters-Folk & easy listening trio					(HOLD: Possible Cheerleading Camp @ one of our City Parks/appr				
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(HOLD: Possible Cheerleading C	4:00pm AzPrk Sftball Fields #1&2-BH Soccer Assoc Practice/Sue McKinney 469-8044	4:00pm AzPrk Sftball Fields #1&2-BH Soccer Assoc Practice/Sue McKinney 469-8044	4:00pm AzPrk Sftball Fields #1&2-BH Soccer Assoc Practice/Sue McKinney 469-8044	4:00pm AzPrk Sftball Fields #1&2-BH Soccer Assoc Practice/Sue McKinney 469-8044	4:00pm AzPrk Sftball Fields #1&2-BH Soccer Assoc Practice/Sue McKinney 469-8044	11:00am AzleaStageLawn & Elmo'sGarden- Pomerleau(412- 0394)/Mndorff&Lswell 1am-7pm			
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AzPrk Bndshll/Lawn: The Green Brothers/Bluegrass-NewGrass- AMF FREE 2001 Summer Concert Series	4:00pm AzPrk Sftball Fields #1&2-BH Soccer Assoc Practice/Sue McKinney 469-8044	4:00pm AzPrk Sftball Fields #1&2-BH Soccer Assoc Practice/Sue McKinney 469-8044	4:00pm AzPrk Sftball Fields #1&2-BH Soccer Assoc Practice/Sue McKinney 469-8044	4:00pm AzPrk Sftball Fields #1&2-BH Soccer Assoc Practice/Sue McKinney 469-8044 7:00pm CC-Parks & Rec Comm/ CMickelson	4:00pm AzPrk Sftball Fields #1&2-BH Soccer Assoc Practice/Sue McKinney 469-8044	10:00am All of Azalea Park for City Annual Volunteers & Employees Picnic			
19	20	21	22	23	24				
AzPrk Bndshll/Lawn: AMF Concert-BananaBelt Brass-Dixieland, Pops, Light Classical	4:00pm AzPrk Sftball Fields #1&2-BH Soccer Assoc Practice/Sue McKinney 469-8044	4:00pm AzPrk Sftball Fields #1&2-BH Soccer Assoc Practice/Sue McKinney 469-8044	4:00pm AzPrk Sftball Fields #1&2-BH Soccer Assoc Practice/Sue McKinney 469-8044	4:00pm AzPrk Sftball Fields #1&2-BH Soccer Assoc Practice/Sue McKinney 469-8044	4:00pm AzPrk Sftball Fields #1&2-BH Soccer Assoc Practice/Sue McKinney 469-8044				
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SEPTEMBER 2001

SUNDAY	MONDAY	TUESDAY	WEDNESDAY	THURSDAY	FRIDAY	SATURDAY						
						10:00am AzPrk-Elmo's Garden-Wddg Ortiz & Bruce						
	4:00pm AzPrk Sftball Fields #1&2-BH Soccer Assoc Practice/Sue McKinney 469-8044 8:00am City Hall CLOSED - Labor Day Holiday.....	4:00pm AzPrk Sftball Fields #1&2-BH Soccer Assoc Practice/Sue McKinney 469-8044	4:00pm AzPrk Sftball Fields #1&2-BH Soccer Assoc Practice/Sue McKinney 469-8044	4:00pm AzPrk Sftball Fields #1&2-BH Soccer Assoc Practice/Sue McKinney 469-8044	4:00pm AzPrk Sftball Fields #1&2-BH Soccer Assoc Practice/Sue McKinney 469-8044	4:00pm AzPrk Sftball Fields #1&2-BH Soccer Assoc Practice/Sue McKinney 469-8044	8:00am AzPark Sftbl Fields #1&2: BH Soccer Assoc Games/Sue McKinney-469-8044					
2	Labor Day	3	4	5	6	7	8					
1:00pm AzPark Brndshll/Lawn: Humboldt State Marching Lumberjacks - famous college band with Pop music selections/AMF FREE 2001 Summer Concert Series	4:00pm AzPrk Sftball Fields #1&2-BH Soccer Assoc Practice/Sue McKinney 469-8044	4:00pm AzPrk Sftball Fields #1&2-BH Soccer Assoc Practice/Sue McKinney 469-8044	4:00pm AzPrk Sftball Fields #1&2-BH Soccer Assoc Practice/Sue McKinney 469-8044	4:00pm AzPrk Sftball Fields #1&2-BH Soccer Assoc Practice/Sue McKinney 469-8044	4:00pm AzPrk Sftball Fields #1&2-BH Soccer Assoc Practice/Sue McKinney 469-8044	4:00pm AzPrk Sftball Fields #1&2-BH Soccer Assoc Practice/Sue McKinney 469-8044	8:00am AzPark Sftbl Fields #1&2: BH Soccer Assoc Games/Sue McKinney-469-8044					
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11:00am AzPk Brndshll,Gzbo,Lawn: Fmly Commnty Picnic-Girl Scts, Kwnis, HOPE/Jill Mosier9-7431	4:00pm AzPrk Sftball Fields #1&2-BH Soccer Assoc Practice/Sue McKinney 469-8044	4:00pm AzPrk Sftball Fields #1&2-BH Soccer Assoc Practice/Sue McKinney 469-8044	4:00pm AzPrk Sftball Fields #1&2-BH Soccer Assoc Practice/Sue McKinney 469-8044	4:00pm AzPrk Sftball Fields #1&2-BH Soccer Assoc Practice/Sue McKinney 469-8044	4:00pm AzPrk Sftball Fields #1&2-BH Soccer Assoc Practice/Sue McKinney 469-8044 7:00pm CC-Parks & Rec Comm/ CMickelson	4:00pm AzPrk Sftball Fields #1&2-BH Soccer Assoc Practice/Sue McKinney 469-8044	8:00am AzPark Sftbl Fields #1&2: BH Soccer Assoc Games/Sue McKinney-469-8044					
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OCTOBER 2001

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Staff Report



To: Parks Commission
From: Leroy Blodgett, City Manager
Date: June 25, 2001
Re: Skate Park

The following is a report that was provided to the Skate Park Committee on June 20, 2001. There was extensive discussion by the committee and audience regarding the advantages and disadvantages of the available options. The Committee determined that the project is unique and needs a unique team to design and construct the skate park. The Skate Park Committee recommended that Dreamland be hired as city employees to build the park. They also decided the corner of Hasset and Third Street is the best location for the park.

The Park & Recreation Commission's recommendation, along with the recommendation of the Skate Park Committee, will be taken to the City Council on July 9, 2001.

BACKGROUND

We have received information from Dreamland (Mark Scott) and Purkiss-Rose. Dreamland has built skate parks in Aumsville, Lincoln City, Newport, Redmond and others. Purkiss-Rose has designed skate parks in Oregon City, Tualatin, LaGrand and others in California and Washington.

Dreamland designs and constructs skate parks. Because they do not have the capability to provide performance bonding, they often become city employees instead of independent contractors. This avoids the requirements of performance bonding, Davis Bacon Act and other reporting. By hiring them as employees the requirement of the public bidding process is avoided. The design of the park is done on-site as it is being constructed.

Purkiss-Rose provides detailed design and bidding documents. They require an outside contractor to provide performance bond and meet all federal, state and local public contracting laws.

It is time to make a decision on how to proceed. The options are to hire the Dreamland group as employees or contract with someone like Purkiss-Rose. Each option has its advantages and disadvantages. Hiring Dreamland as employees has some risks, but may be less expensive. Contracting with Purkiss-Rose eliminates the risk factors, but the costs increase. I have attempted to explain the disadvantages and advantages below:

DREAMLAND

DISADVANTAGES/RISKS

As employees, they can file for unemployment, if weather or other conditions cause delays preventing them from working.

If someone is injured, the City's insurance will be liable. This could cause an increase in the City's insurance premium, now or later.

There is no guarantee that the park will be finished, because there is no contract or performance bond. As employees, they can quit whenever they wish.

Although they have promised to work within the budget, there is not a solid price for the finished product or a known design before starting. In other words, we are not sure exactly what it will look like or what it will cost until it is completed. Additionally, without a contract there is no completion date stipulation.

They have indicated they would start the park in October and finish in approximately seven-weeks. However, without a contract and performance bond there is no guarantee when it will begin or if it will be finished, nor is there any avenue in which to address problems after the project is completed.

The cost estimates they provided for labor would actually be about 30% more due to the cost of benefits such as workman's comp, social security, etc.

ADVANTAGES

The most significant advantage is the cost. It is likely that the park would be less expensive by avoiding some of the bonding, insurance and reporting requirements. The savings could be used to expand the size of the park or to add features such as parking, landscaping or fencing.

PURKISS-ROSE (or a similar firm)

DISADVANTAGES – RISKS

The most significant disadvantage is the opposite of the above advantages. By complying with all public contracting laws, the cost will increase, but those costs will be factored into their bid.

ADVANTAGES

Meeting all the requirements for public contracting eliminates most of the risk factors.

The City gets a quality skate park without the liability or risk.

A performance bond will guarantee the completion and will guarantee the quality for one year after completion.

With an adequate design, it may be possible to use local contractors for all or part of the construction.

CONCLUSION

I am not comfortable with making a recommendation as to which way to proceed with the project. If left to my discretion, I would have no option but to choose the one with the least risk in order to protect the City. I will support whatever decision is made, but the appointed committees and elected officials need to decide the level of risk they are willing to take.

I am confident that Dreamland would provide a quality skate park at a reasonable expense. However, we have no guarantee.

Why We Should Hire Dreamland Design Team

1. EXPERIENCE LEVEL

- a. PARKS COMPLETED
 - i. LINCOLN CITY, BURNSIDE, NEWBURG, AUMSVILLE, REDMOND, DONALD, AND AUSTRIA
- b. 10+ YEARS OF EXPERIENCE
- c. DIFFICULTY LEVEL OF THIS PROJECT HIGH, NOT STANDARD CONCRETE PROJECT. EXTREME EXPERTISE NEEDED
- d. PACIFIC NORTHWEST LOCALS- WILLING TO WORK IN INCLEMENT WEATHER

2. COST

- a. LESS EXPENSIVE THAN OTHER BUILDERS WHEN HIRED AS CITY EMPLOYEES
- b. LIMITED EXPENSE TO BRING THEM HERE, SINCE THEY ARE FROM OREGON

3. REPUTATION

- a. ROLLING STONE MAGAZINE ARTICLE ABOUT THE BURNSIDE PARK
- b. COVER OF THRASHER MAGAZINE
 - i. RATED AMERICA'S GNARLIEST SKATE PARK FOR THEIR LINCOLN CITY PARK
- c. THRASHER MAGAZINE
 - i. GAVE THEM A WORLD'S BEST SKATE PARK RATING FOR THEIR NEWBURG PARK *23,000 sq FT*
- d. MULTIPLE SKATE BOARDING VIDEO APPEARANCES
 - i. RECENTLY FEATURED IN BLUE TORCH VIDEO ABOUT OREGON SKATE PARKS
- e. SKATEBOARD INDUSTRY #1 RATED DESIGN TEAM
- f. AUSTRIA INVITATION FOR CONSTRUCTION

4. DESIGN AND CONSTRUCTION

- a. ONLY DESIGN TEAM TO DESIGN AND CONSTRUCT THE PARK THEMSELVES. OTHER PARK DESIGNERS ONLY DESIGN SO THAT OTHER CONTRACTORS MUST ALSO BE HIRED TO CONSTRUCT.
- b. PROFESSIONAL SKATERS
 - i. MARK SCOTT HAS BEEN A PROFESSIONAL SKATER FOR AT LEAST 10 YEARS. ALL OF THE TEAM MEMBERS ARE ALSO EXCEPTIONAL SKATERS
 - (1) THIS INSIGHT IS PARAMOUNT TO THE FLOW AND SUCCESSFUL USE OF THE PARK

5. QUALITY

- a. THEIRS ARE THE BEST QUALITY PARKS VOTED BY THE SKATERS, CONCRETE PUMPERS, AND JUST ABOUT ANYONE AND EVERYONE WHO KNOWS!

6. TIME FRAME

- a. DREAMLAND HAS GUARANTEED TO BE HERE NO LATER THAN OCTOBER 1, 2001
- b. WE HAVE NO OTHER DESIGN TEAM IN THE RUNNING.
 - i. WE WOULD HAVE TO SEEK OTHER CONTRACTORS AND GO THROUGH ESTABLISHING CONTACT, NEGOTIATIONS, AND SET UP WHICH WOULD MOST LIKELY PUT CONSTRUCTION IN TO 2002

SUMMARY: THE QUALITY OF OUR SKATE PARK SHOULD BE OUR #1 CONCERN. A FAULTY BUILT PARK WILL NOT BE UTILIZED AND WILL BE A WASTE OF OUR GENEROUS DONATIONS AS WELL AS TIME. OUR SECOND CONCERN SHOULD MOST LIKELY BE COST. DREAMLAND IS OUR MOST AFFORDABLE OPTION. LASTLY, IS OUR TIME FRAME. IF WE CHOOSE TO USE OTHER DESIGNERS/ CONTRACTORS, THEN WE ARE BACK TO SQUARE ONE, AND THE CHANCES OF A PARK COMPLETED THIS YEAR IS SLIM. THIS DECISION IS AN EXTREMELY IMPORTANT ONE, AND AS CHAIRMAN OF THE SKATE PARK COMMITTEE, I BELIEVE THAT WE HAVE MADE AN INFORMED AND WELL THOUGHT OUT DECISION THAT WE HOPE WILL BE SUPPORTED BY BOTH PARKS AND REC AS WELL AS CITY COUNCIL.