



EVERGREEN PARK & RECREATION DISTRICT

BOARD AGENDA

President Betsy Hays * First Vice President Mary McGhee * Second Vice President Don Rosenthal
 Treasurer Peter Eggers * Secretary Nina Armah

April 23, 2025

**At Buchanan Park Recreation Center
 32003 Ellingwood Trl, Evergreen, CO
 Hybrid Option Available via Teams:**

REGULAR MEETING – 5:00 P.M.

<https://www.evergreenrecreation.com/2025-04-23-board-meeting>

Agenda Questions: Please call Evergreen Park & Recreation District at (720) 880-1020.
 Public documents received after publication of this agenda and considered by the Board of Directors in its deliberation may be available for inspection in the Evergreen Park & Recreation District's Administrative Office during normal business hours.
 Board meetings are held on alternate months at the Buchanan Park Recreation Center or Wulf Recreation Center unless otherwise noted.

	Approximate Start Times
1. CALL TO ORDER / ROLL CALL FOR REGULAR MEETING (0 min.)	5:00 P.M.
2. ANNOUNCEMENTS & CHANGES TO THE AGENDA & CONFLICT OF INTEREST DISCLOSURE (5 min.)	5:00 P.M.
3. MARCH 24, 2025 REGULAR BOARD MEETING MINUTES (5 min.)	5:05 P.M.
4. GENERAL PUBLIC COMMENT (15 min.) At this time, those in the audience are encouraged to address the Board on any item not already included in tonight's agenda. Board action is not taken on issues raised during Public Comment. Individuals are limited to 3 minutes. A group spokesman is limited to 10 minutes. Speakers must provide their legal names and whether or not they live within district boundaries.	5:10 P.M.
5. CONSENT AGENDA (5 min.) HRU Unit Approval, Resolution Authorizing Integrated Project Delivery	5:25 P.M.
6. DISCUSSIONS ITEMS FROM CONSENT AGENDA (5 min.)	5:30 P.M.
7. EVERGREEN ROTARY PEACE POLE OPPORTUNITY (10 min.)	5:35 P.M.
8. FINANCIAL UPDATE (20 min.)	5:45 P.M.
9. PARTICIPANT AND PASS USAGE UPDATE (10 min.)	6:05 P.M.
8. CERTIFICATION OF PARTICIPATION (15 min.)	6:15 P.M.
9. BUCHANAN PARK AQUATICS EXPANSION CHECK-IN (30 min.)	6:30 P.M.
10. FIELD HOUSE SCHEMATICS PRESENTATION (15 min.)	7:00 P.M.
11. BUCHANAN PARK IMPROVEMENTS PRESENTATION (10 min.)	7:15 P.M.
12. SCHOOL PROPERTY UPDATE (20 min.)	7:25 P.M.
13. EXECUTIVE SESSION (30 min.) Pursuant to C.R.S. Section 24-6-402(4)(f), for discussion of a personnel matter regarding Nina Armah.	7:45 P.M.
13. OLD BUSINESS & UPDATES (15 min.) Executive Director Update, Hiring Updates	8:15 P.M.
14. INITIAL DRAFT OF THE MAY 2025 BOARD MEETING AGENDA (5 min.)	8:30 P.M.

I hereby certify the attached public meeting agenda was posted 24 hours prior to the noted meeting:

Madalyn Ann _____, 4/21/25



MEMORANDUM

To: Evergreen Parks & Recreation District Board of Directors
From: Bob Schmitz, Projects Manager
CC: Cory Vander Veen, Executive Director
RE: BPRC – HRU Replacement Project
Date: April 23, 2025

Staff Recommendation: Staff recommends the hiring United UPM Mechanical for the removal and disposal of our existing HRU unit and the installation of a new Innovent Heat Recovery Unit for the Buchanan Park Recreation Center Pool area.

Introduction: The District issued an RFP for this project on December 30, 2024, then conducted a mandatory pre-bid meeting on January 2, 2025. We had four companies attend the pre-bid meeting. We received one proposal on March 4.

Staff along with Jon Anderson/ P.E. Co-Director of MEP/EVstudio evaluated the proposal based on the following criteria. We also talked with the M.E. from the Ballard Group about this project. The new HRU unit that is being recommended he also highly recommends.

- Competitiveness of Fees
- Relevance and quality of project examples
- Ability to deliver within project timeline and within budget
- Positive comments from references
- The relative strength and experience of the management/staff
- Warranty of the product and labor provided
- Other information provided

Fiscal Impact: Cost for the removal and disposal of the existing HRU unit and the installation and factory authorized start-up of the new HRU unit for this project will be \$350,803.20. The CIP budget for this project is \$540,000.00.

Resolution number:

Background: This HRU unit is the original unit from when the Recreation Center open in 2003. The unit is past it's expected life expectancy for this type of unit and it is getting harder to find the necessary parts for this unit when repairs are needed. As part of our 2023 Strategic Plan we need to take care of what we have to address current maintenance needs at indoor and outdoor facilities. This will address one of our major maintenance needs for EPRD.



MEMORANDUM

To: Evergreen Parks & Recreation District Board of Directors

From: Liz Cohen, Grants & Strategy Manager

RE: Integrated Project Delivery Procurement for Buchanan Park Facilities Improvements

Date: April 23, 2025

Staff Recommendation: Staff recommends the EPRD Board to adopt resolution authorizing Integrated Project Delivery for upcoming improvements to facilities in Buchanan Park.

Background: The EPRD Board has authorized the planning and construction of several improvements to Buchanan Park facilities (“Improvement Projects”) over the next five years, including an Aquatics Expansion, a Field House, and Park Improvements. Planning is now underway for the facilities improvements. In many cases the design and construction tasks of the respective projects will be simultaneous, phased, and/or coordinated. EPRD desires to get reliable pricing information as the projects proceed through design, and also create efficiencies by coordinating tasks whenever possible.

Pursuant to Part 18 of the Special District Act, the District is authorized to procure public improvements via Integrated Project Delivery (“IPD”) and award contracts on a “best value” rather than “lowest responsible, responsive bid” basis. EPRD Staff believes that IPD procurement can produce best value for the District because it:

- maximizes collaboration between design professionals, contractor, and the District throughout the Improvement Projects; and
- creates continuity in the various parties involved in the Improvement Projects from start to finish which increases efficiency; and
- minimizes probability of adversarial relationships and legal issues; and
- produces potential time and money savings by integration and coordination of budget, schedule, and constructability of the Improvement Projects from the outset; and
- incorporates constructability considerations into the design of the Improvement Projects; and
- incorporates reliable cost and pricing information into the design of the Improvement Projects; and
- minimizes probability of excessive change orders; and
- allows fast-track design and construction and/or utilize concurrent design and construction phases for different segments of the Improvement Projects; and
- permits greater focus on quality control and quality assurance through all phases of the Improvement Projects.

Resolution number: 2025-005

Fiscal Impact: None.

Board Action: Pass Resolution to authorize IPD for Buchanan Park Facilities Improvement Projects.

**EVERGREEN PARK AND RECREATION DISTRICT
RESOLUTION NO. 2025-005
A RESOLUTION AUTHORIZING INTEGRATED PROJECT DELIVERY**

WHEREAS, the Evergreen Park and Recreation District ("District") is a quasi-municipal corporation and political subdivision of the State of Colorado and a duly organized and existing special district pursuant to Title 32, Article 1, Colorado Revised Statutes; and

WHEREAS, pursuant to Part 18 of the Special District Act, the District is authorized to procure public improvements via integrated project delivery and award contracts on a "best value" rather than "lowest responsible, responsive bid" basis; and

WHEREAS, the Board of Directors ("Board") of the District supports the planning and construction of several improvements to Buchanan Park facilities ("Improvement Projects") over the next five years, including but not limited to an Aquatics Expansion, a Field House, and Park Improvements; and

WHEREAS, the Board of Directors ("Board") of the District has reviewed and considered the various challenges and opportunities relevant to the delivery of the Buchanan Park Improvement Projects including, but not limited to the following:

1. Maximizing collaboration between design professionals, contractor, and the District throughout the Improvement Projects; and
2. Continuity of the various parties involved in the Improvement Projects from start to finish which increases efficiency; and
3. Minimizing probability of adversarial relationships and legal issues; and
4. Time and/or money savings by integration and coordination of budget, schedule, and constructability of the Improvement Projects from the outset; and
5. Incorporating constructability considerations into the design of the Improvement Projects; and
6. Minimizing probability of excessive change orders; and
7. Ability to fast-track design and construction and/or utilize concurrent design and construction phases for different segments of the Improvement Projects; and
8. Greater focus on quality control and quality assurance through all phases of the Improvement Projects.

WHEREAS, the Board hereby finds and determines that integrated project delivery represents a timely and cost-effective alternative for delivery of the Buchanan Park Improvement Projects.

NOW, THEREFORE, BE IT RESOLVED by the Board of Directors of the Evergreen Park and Recreation District as follows:

1. Authority to Use Integrated Project Delivery. The Board hereby finds and determines that integrated project delivery represents a timely and cost-effective alternative for the Buchanan Park Improvement Projects.
2. Effective Date. This Resolution shall take effect and be enforced immediately upon its approval by the District Board.

ADOPTED this 23rd day of April 2025.

Evergreen Park and Recreation District

By: _____

Betsy Hays, Board President

Attest:

Nina Armah, Board Secretary