

SOUTHERN SANDOVAL COUNTY ARROYO FLOOD CONTROL AUTHORITY
(SSCAFCA)
MINUTES OF OCTOBER 26, 2001
BOARD OF DIRECTORS SPECIAL MEETING

CALL TO ORDER.

The special meeting of the SSCAFCA Board of Directors was called to order by John Chaney, Acting Chairman, at 3:00 p.m.

PLEDGE OF ALLEGIANCE.

The Board was led in the Pledge of Allegiance by John Chaney, Acting Chairman.

ROLL CALL OF DIRECTORS.

Directors in attendance were John Chaney, Mark Conkling, and Guy McDowell. Directors absent were Dub Yarbrough and Richard Deubel. Staff members present were David Stoliker, Executive Director, Bob Foglesong, Perry Baird, and Laura Davis. Bernard Metzgar, SSCAFCA's attorney, and members of the public were also present.

APPROVAL OF AGENDA.

A motion was made by Mark Conkling to approve the final Agenda as presented. It was seconded by Guy McDowell and passed unanimously.

EXECUTIVE DIRECTOR'S REPORT.

1. Discussion/Action on Roskos Field Pond Project.
 - a. Final Adjusting Change Order.
 - b. Replat.
 - c. Final Design & Construction Report.
 - d. ASCG Letter of Recommendation.
 - e. Final Pay Request for Roskos Field Project.

Mr. Clint Dodge stated that the construction of the project is basically complete. The final numbers came in within a couple thousand of the bid. The final report, which summarizes the construction, is almost complete. Mr. Dodge stated that he would recommend acceptance, subject to review and receipt of the final documentation from the contractor.

Mr. Dodge stated that they are still working on the plat for replatting the park to include SSCAFCA's easement on the drainage facility. The north part of Roskos Field is still recorded in the County courthouse as owned by AMREP and that is being worked on to find the transfer documents. Once that is resolved the plat is ready to go. Mr. Stoliker stated that he has spoken with Mr. Chismar and Mr. Castillo and both parties will sign as soon as the paperwork is completed. Mr. Stoliker stated that staff is looking for approval for signature by the Chairman on the replat once it has been completed. The final construction cost is slightly over \$1,007,000 dollars. The original budget was \$1.16 million, so the project is approximately \$150,000.00 under total budgeted amount. Substantial completion of the project was in accordance with the time in the documents.

A motion was made by Mark Conkling to approve the final adjusting change order with payment and associated paperwork on Roskos Field, subject to receipt of the final documents and staff review. It was seconded by Guy McDowell and passed unanimously.

2. Discussion/Action on a \$50,000.00 Joint Powers Agreement with Rio Rancho for Roskos Field Project.

Mr. Stoliker stated that the original Joint Powers Agreement with Rio Rancho stated that SSCAFCA would either give the City the appraised value, which is \$1,256,000 or park improvements totaling \$300,000, whichever was less. At the conclusion of the project, SSCAFCA can only identify approximately \$250,000 that has been spent on park improvements. The enclosed joint powers agreement is being proposed to transfer \$50,000 to the City to purchase and install park equipment. Thereby fully meeting SSCAFCA's commitment.

Mr. Chismar, of the City of Rio Rancho, stated that since the original JPA was agreed to, a second JPA is probably not needed for the city to receive monies. As far as the City is concerned, they will create a budget adjustment with a line item.

Mr. Metzgar stated that what needs to be done is to approve the \$50,000 additional expenditure to meet SSCAFCA's obligations. An amended JPA or a line item adjustment will work to make the change.

A motion was made by Mark Conkling to approve the \$50,000 payment to the City for the park equipment. It was seconded by Guy McDowell and passed unanimously.

3. Discussion/Action of SSCAFCA Office Building Construction Bids.

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Ms. Kris Callori, of EDI, stated that the bid opening was held on October 16, 2001 and all the bids came in higher than anticipated. One of the factors for the high bids could have been the types of contractors that bid on the project. A lot of them were not familiar with some of the building techniques that have been incorporated into the building. Two of the contractors that they had counted on bidding had some issues. One of them had a bonding problem. The other had a health problem with one of the partners and had a restructuring problem with the business. She believes that the biggest factor in the bids coming in so high is that the contractors were not familiar with a lot of the techniques. She recommended that the matter go to a re-bid so they can help make the contractors more familiar and comfortable with some of the building techniques. She stated that the building is still right on track with regard to the original cost estimate provided by them at \$130.00 per square foot. She stated that the low bid was \$160,000 over their cost estimate.

She suggested having a pre-bid conference where they can get all bidders together to talk a little more about the techniques and they can give the contractors information. She also suggested putting together some letters of recommendation from contractors that they have worked with in the past.

Mr. Metzgar stated that, in that kind of a process, you cannot ask the contractors to go to particular suppliers. You can, however, give them a list of suppliers that are known to EDI.

Ms. Callori stated that there might be some additional administrative costs to the re-bidding process. Mr. Chaney stated that he is concerned with raising EDI's initial costs. Ms. Callori stated that they are willing to work with SSCAFCA so that it works for SSCAFCA financially. The only extra costs would be rebidding costs. Mr. Stoliker stated that the rebidding costs could include the advertisement, copying of the bidding documents, etc. His estimate would be around \$2,500 extra to cover the rebidding process.

Mr. Stoliker stated that he and Perry Baird went through the Purchasing Regulations and found that if EDI can bring down the cost to within 10% of the bid, then SSCAFCA has the authority to negotiate and work with the selected low bidder to refine the number. Mr. Metzgar stated that his belief is that some of the excess property being sold is to go into the building budget item. Mr. Chaney stated that the intent of the Board was to not use current tax receipts slated for projects for the building.

Ms. Callori stated that she is confident that if she went through their specifications, she could bring the final cost down by \$75,000 from the base cost.

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Mr. Stoliker does not know the chances of selling the excess property prior to starting construction on the building. The overage would come out of current tax receipts until the property is sold. It has not been a good market for the excess properties to sell. They have gone to bid twice and have not sold. Mr. Metzgar also believes it would be the wrong time of year to try to sell them in January.


A motion was made by Mark Conkling to reject all bidders and have a second bidding. It was seconded by Guy McDowell and passed unanimously.

OTHER BUSINESS.

None.

ADJOURNMENT.

A motion was made by Guy McDowell and seconded by Mark Conkling to adjourn the meeting. It was carried unanimously. Meeting adjourned at 3:49 p.m.


Mark Conkling, Treasurer.

JOHN CHANEY
Acting Chairman

RICHARD DEUBEL
Secretary

DATE APPROVED:
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