

AUGUST 5, 2024

SPECIAL CALLED MEETING OF THE BOARD OF CITY COMMISSIONERS OF THE CITY OF ALBANY, GEORGIA
GOVERNMENT CENTER
ROOM 120

PRESENT Mayor Bo Dorough
Commissioners: Jon Howard, Vilnis Gaines, Chad Warbington and Demetrius Young
City Attorney: Michael Custer
Interim City Mgr. Derrick Brown

WSP Project Manager: Melissa Crosby
VP/Technical Fellow WSP: Ron Huffman
Asst. VP/Program Mgr. WSP: Lee Walton

Mayor Dorough called the meeting to order at 3:30 p.m., which was followed by attendance roll call.

The Legislative Asst. read the call as follows:

There will be a Special Called City Commission meeting on Monday, August 5, 2024, at 3:30 p.m., in room 120 of the Government Center Building located at 222 Pine Ave. The purpose of the meeting is to discuss and/or approve the following:

- Recreation Matter re: Henderson Park 65% Design

Sincerely,

/s/ Derrick Brown
Derrick Brown
Interim City Manager

/s/ Bo Dorough
BO DOROUGH, MAYOR

NOTIFIED VIA EMAIL
JON HOWARD, WARD I
CITY COMMISSIONER

NOTIFIED VIA EMAIL
JALEN JOHNSON, WARD II
CITY COMMISSIONER

NOTIFIED VIA EMAIL
VILNIS GAINES, WARD III
CITY COMMISSIONER

NOTIFIED VIA EMAIL
CHAD WARBINGTON, WARD IV
CITY COMMISSIONER

NOTIFIED VIA EMAIL
BOB LANGSTAFF, JR., WARD V
MAYOR PRO TEM

/s/ Demetrius Young
DEMETRIUS YOUNG, WARD VI
CITY COMMISSIONER

Via zoom, Melissa Crosby, WSP Project manager, provided an update of information regarding the 35% approved site plan.. she showed renderings and design plans and explained the differences of options 1 and 2. Mr. Huffman mentioned interior design for adult fitness, which is included in the 65% design, adding that it could be named 'fitness/classrooms' as an optional usage area. Discussion continued regarding the community garden which can be adjusted, continuous sidewalks from two streets, and ingress/egress capabilities on the back side.

Commissioner Warbington mentioned placement of the outdoor basketball court to provide afternoon shade. Mr. Huffman explained the north/south orientation of most courts (tennis, basketball, etc.) and discussed his recommendations which will shrink the community garden and will be close to parking for safety purposes.

Commissioner Young questioned the budget, with Ms. Crosby noting that the options are not included in the budget; a budget breakdown was provided that covers options 1 and 2.

Commissioner Warbington mentioned the stormwater pond and shifting it to the south with Ms. Crosby noting fencing and landscaping to shield the pond from view, which is a re-design and will be a cost

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increase with it noted that a cost increase will be for shifting south of the proposed park development. Discussion continued regarding moving/shifting the stormwater pond and water in the canal and requirements regarding discharge runoff into the canal. Parking was mentioned re: gravel vs. grass; however, the area is in a flood plain and it could make a difference because of water saturation.

In reply to Commissioner Howard, Ms. Crosby commented on budget impact (\$8.55 million) with both options presented being over (Option 2 - \$10.2 million design contingency of 10% and option 1 - \$10.108 million), adding that the full design is bid on and is included with WSP providing a full design of park elements and will work with staff and the elected officials to select the bid alternates for bidders. She discussed the exterior and bid for an add alternate option. The cost for the sloping roof and the outdoor court cover was discussed and noted that it would not create any more cost for either; however, the community garden would have to be shrunk or relocated. It was also noted that the perimeter fence at the park is not currently in the design scope.

In reply to Commissioner Young, Steve Belk, Recreation Director, said that moving the outdoor court (a multipurpose area to be used for events) would not be a problem. Ms. Crosby said that the tool shed and/or community garden can be dropped or moved, and the front entrance, perimeter fence, and park sign were discussed with Mr. Huffman advising that a gate can be added. Discussion continued regarding parks closing at night, columns at the gate, fencing as done at Driskell, adding the add alternates, having money in contingency (\$1.5 million) and identifying what will be add alternates. It was noted that the project and construction budget did not include the \$500,000 design phase.

Mayor Dorough mentioned the construction budget of \$8.5 million, with no consideration of the fact that design fees would be half a million. He advised that the over-run must include what is being paid for the design, adding that that the numbers being given are construction dollars. He suggested that the gym and landscaping are what funds need to be spent on with optional expenses being what is outside of the gym. Commissioner Warbington suggested bidding the project and at the bid opening deciding what to add. Ms. Crosby asked to identify the add alternates which would be on the cover sheet and have the base bid items and separate add alternate items. Mr. Huffman advised that the contingency goes down as the budget goes down.

Mayor Dorough mentioned the multi-purpose field being optional and continuing to operate the current gym while construction is underway. Commissioner Warbington suggested the base bid start at \$7.9 million or \$8.0 million without the add alternates and asked about the construction manager with Mayor Dorough stating that LOSE is doing that. Ms. Crosby advised that a cost estimate can be provided to manage construction administrative services.

Commissioner Howard asked for a ball-park figure to demolish the current Henderson Gym with Ms. Crosby stating that she would contact a local contractor, however, \$250,000 is an approximate amount because of abatement of the lead and asbestos.

Commissioner Warbington mentioned the bleacher situation with the plan to have roll-around bleachers vs. retractable. Mayor Dorough questioned having two gyms with the retractable bleachers being behind the goal posts. Discussion continued regarding the cost and advantage vs. disadvantage with Mr. Brown stating that this was discussed last Monday, i.e., the advantage of how the courts run with options to roll-around bleachers and the bleachers can be used outside, allowing for flexibility at a cost savings. Mr. Huffman agreed with the flexibility of rolling bleachers in/outdoors with standard practice being rolling bleachers (a photo of the rolling bleachers was shown by Lee Walton, including costs).

Commissioner Young mentioned people served by Henderson and what should be preserved as functions of the gym with the multi-purpose field being needed. Regarding ceramics, Ms. Crosby advised that it has not been removed at this time and they are looking to relocate it into one of the rooms.

In reply to Commissioner Warbington regarding the next step, Ms. Crosby said the next step would be to vote on option 1 or 2, answering all questions submitted and to have direction on moving forward. Mr. Huffman said the 65% information is final and agreed that the options are what is to be voted on. Discussion continued regarding Direction of the outdoor basketball court orientation (north/ south), keeping the community garden and/or reducing the size of it. Mr. Huffman interjected that the north-south orientation is better (due to sun if running east/west) Additional discussion continued regarding where to put the community garden (between the pump house and the gym), pulling the court back so that the gym can be seen better from Oakridge..

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Commissioner Gaines asked if the Commission is prepared to vote for the 65% (option 2). Mayor Dorough discussed the budget again, including allocations, and he recommended moving forward with option 2. Commissioner Warbington asked to vote on the placement of the court, with discussion following regarding the court being in the 35%, including whether to move the shed. Mayor Dorough reiterated he is ready to move forward on option 2. Commissioner Warbington mentioned a mansard to lessen the pitch of the roof vs rotating it 90 degrees, and to push it back 30 feet, with Mr. Huffman agreeing.

Ms. Crosby suggested voting on options today. Commissioner Warbington agreed and the discussion continued as follows:

- Basketball court moved back approx. 30' - consensus
- Remove shed - consensus
- Whether to have front gate (no decision),
- Price on being construction manager – consensus
- Rolling bleacher - consensus
- community garden will be add-alternates
- Appearance/façade - no consensus

Ms. Crosby stated that option 2 is more expensive. Commissioner Young said he wants option 1 since it is cheaper and suggested having it on a work session for additional discussion. Commissioner Warbington asked to have a breakdown of option 1 and 2 with a base bid to include another sheet with the design fee and add alternates.

There being no further business, the meeting adjourned at 4:43 p.m.

MAYOR

ATTEST

SONJA TOLBERT
CITY CLERK