



**MAPS 4
CITIZENS
ADVISORY
BOARD
VENUES
SUBCOMMITTEE**

**SPECIAL MEETING
MINUTES**

November 6, 2024

SUBCOMMITTEE MEMBERS:

Bob Nelon, Chairperson

Kevin Guarnera, Vice Chair
Matt Echols
Gary Marrs
Rodd Moesel

Kelly Barnes
Rick Allen Lippert
Fred Mendoza
Sandino Thompson

David E. Todd, Program Manager

431 West Main Street, Suite B, EMBARK Large Conference Room

SPECIAL MEETING MINUTES
MAPS 4 CITIZENS ADVISORY BOARD
VENUES SUBCOMMITTEE

NOVEMBER 6, 2024

(The agenda was filed with the City Clerk at 2:14 p.m. on November 1, 2024.)

I. Call to Order. 3:33 a.m.

Vice Chair Kevin Guarnera called the meeting to order.

Chairman Bob Nelon and Fred Mendoza were absent.

II. Items for Individual Consideration

A. Approve Minutes of the October 2, 2024 MAPS 4 Citizens Advisory Board Venues Subcommittee Special Meeting

APPROVED. Moved by Barnes, seconded by Thompson. Ayes: Guarnera, Barnes, Lippert, Marrs, Thompson. Absent: Echols, Moesel.

B. Recommend approval of Change Order No. 14, Project M3-F003/M4-VF001, MAPS 4 Fairgrounds Coliseum, 333 Gordon Cooper Boulevard, increase of \$103,937. Ward 6.

Mr. Todd explained the items in the change order.

RECOMMENDED APPROVAL. Moved by Marrs, seconded by Echols. Ayes: Guarnera, Barnes, Echols, Lippert, Marrs, Thompson. Absent: Moesel.

C. Recommend approval of Amendment No. 2 to Contract for Architectural Services with Populous, Inc., Project M3-F003/M4-VF001, MAPS 4 Fairgrounds Coliseum, 333 Gordon Cooper Boulevard, increase of \$648,250. Ward 6.

Mr. Todd explained the need for the amendment.

RECOMMENDED APPROVAL. Moved by Marrs, seconded by Barnes. Ayes: Guarnera, Barnes, Echols, Lippert, Marrs, Thompson. Absent: Moesel.

- D. Recommend approval of Change Order No. 2, Project M4-VA027, MAPS 4 Downtown Arena Building Upgrades, 100 West Reno Avenue, increase of \$8,978.05. Ward 7.**

Mr. Todd explained the items in the change order.

RECOMMENDED APPROVAL. Moved by Barnes, seconded by Lippert. Ayes: Guarnera, Barnes, Echols, Lippert, Marrs, Thompson. Absent: Moesel.

- E. Recommend approval of Real Estate Donation Agreement with Echo Soccer, LLC, Project M4-VM010, MAPS 4 Multipurpose Stadium, vicinity of South Shields Boulevard and SE 3rd Street. Ward 7.**

Mr. Todd presented the site for the stadium. Mr. Marrs asked if city streets would be constructed to the site. Mr. Todd replied he didn't know but didn't anticipate constructing public streets. Laura McDevitt of the Municipal Counselors office stated the agreement provides easements to access the property.

RECOMMENDED APPROVAL. Moved by Lippert, seconded by Echols. Ayes: Guarnera, Barnes, Echols, Lippert, Marrs, Thompson. Absent: Moesel.

- F. Presentation on Construction Manager at Risk Delivery Method for the MAPS 4 Multipurpose Stadium, Project M4-VM010**

Jason Cotton of ADG Blatt stated the city is considering using this delivery method for the new stadium. He commented the Airport and Zoo Trusts use this delivery method. He presented the hard bid, construction management, and design-build options. Mr. Thompson asked if the construction management cost includes overhead. Mr. Cotton answered yes. He added the construction manager would be selected based on qualifications, and staff would negotiate the fees. He remarked these delivery methods are allowed per the Oklahoma State Law. He explained how to choose the best delivery method for a project.

Mr. Marrs asked if the construction manager was a person or a company. Mr. Cotton replied a construction manager was a company. Mr. Marrs asked if that could be a general contractor. Mr. Cotton answered yes. Ms. Barnes asked if the construction manager was different from a general contractor. Mr. Cotton responded there is one or the other on a project.

Mr. Moesel asked why it was called a construction manager at risk. Mr. Cotton replied the cost estimating burden and schedule were on the construction manager, which are the risks they assume.

Mr. Echols asked if this delivery method saves time. Mr. Cotton answered yes, plus it lessens the risk of busting the bids. Mr. Echols asked if the stadium was over budget. Mr. Cotton responded the construction manager

must be on board before that is determined. Mr. Thompson commented the construction manager can help the architect save money on the design.

Mr. Marrs asked if each trade would be bid. Mr. Cotton replied it could be handled that way.

Mr. Moesel said that a construction manager submits qualifications and staff negotiates a contract. He asked if there was a set fee. Mr. Cotton responded there is an expected range for the fee that is an industry standard.

III. Discussion/Action on MAPS 4 Venues Projects

IV. Informational Item

A. MAPS 4 Venues Budget and Obligation Report as of October 8, 2024

V. Comments by Subcommittee Members, Staff and Citizens

Mr. Moesel commented several subcommittee members have received awards in the past few months and reported Mr. Marrs was elected to the Knights of The Round Table at Classen High School.

VI. Adjournment. 9:25 a.m.

ATTEST:



David E. Todd
Program Manager

Kevin Guarnera
Vice Chair