

**COMMUNITY CENTER AND PLAYGROUND  
DISTRICT #4 WARD #1  
SPECIAL MEETING Friday February 11<sup>th</sup>, 2022**

Meeting was called to order by David Nixon at 3:03PM.

**Board Members in attendance:** David Nixon, Bill Willis, and Connie Hoffpauir

**In attendance:** Richard Dow, David Brossett

**Prayer/Pledge:** Prayer led by Bill Willis; followed by the Pledge of Allegiance by board members.

**New Business:** David asked David Brossett of Brossett Architects, who oversaw the advertising and opening of the Fence Remodel on Tuesday, February 8<sup>th</sup>, 2022, to review the bids for the Board. Brossett said that three bids were received. One from U.S Fence and Gate, one from American Fence, and the other from Delta Specialty Contractors. Delta was the low bid, and Brossett recommended that Delta be accepted as low bid by the Board. Base bid to replace fencing as it was previous to Hurricane Laura is \$345,000. The alternate bid for Complex upgrades was \$490,000, for a net total of \$835,000. Brossett recommended that the base and alternate bid be accepted. The alternate bid included backstop brick walls and netting instead of fencing on the backstops, as well as netting in the outfields to avoid balls entering other fields or adjacent homeowner properties. David wanted to clarify that the base bid was for items that were potentially reimbursable from insurance and/or FEMA, and that the alternate bid would be for items that would be paid from the Districts Capital account. Brossett confirmed. David said it was his opinion that the alternate bid allowed for a nice upgrade to the fields for just over \$50,000 per field and put the Complex in line with what other newer parks were showcasing. Richard commented that Barbe, Sam Houston and Grand Lake high schools as well as McNeese baseball and softball had begun using similar engineering and layout for their ball facilities. Connie asked what the difference was in construction time if the alternate bid was accepted. Brossett said the alternate project added an additional 30 days. Bill expressed concern that the price included the t-ball fields. Brossett said that fields 4 and 5 were excluded from backstops project. Bill asked what the life expectancy was on the netting instead of fencing for the backstops, mainly asking because of problems he had seen with the prior netting system at the Complex in the past. While Brossett did not have an immediate confirmed answer, Richard stated that his conversation with other schools and companies that worked with the systems similar to what was being suggested that the low average was 7 to 10 years. Richard also commented that it was believed that the netting was not installed correctly, leading to damages to the netting that has been seen in the past. Engineering calls for anchors and bolts to be placed every 4 to 6 feet so that the netting stays taunt and is not as susceptible to wind damage. Bill asked for confirmation that the alternate bidding include the additional netting in the outfields for fields 10 and 9 and 11 that had been discussed in previous meetings. Richard and Brossett both confirmed they were. David commented that the other two companies base bid was almost equal as the Delta Specialty Contractors combination bid, and that the investment was a good one for the enhancement of the Complex. Connie asked Brossett to clarify his reasoning behind the recommendation other than it being the low bid and what did he know about Delta Specialty Contractors. Brossett said he was mostly following State Bid Law rules and in post bid conversations with the company, Delta seems fully confident in their

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price that they have everything they need to get the job accomplished to the plans and specs as detailed. Delta provided all necessary paperwork, and their bid was as expected, and Brossett saw no cause to deny acceptance of the lowest bid. Brossett said his firms pre-bid estimate was \$379,105 with the estimate for the alternate bid being around \$450,000. While Delta's bid was above that, it fell in line with his pre-bid estimates while also taking into account that pricing for materials was all over the place right now. David said he had a planner at his work that he ran the numbers by and they also came up with comparable numbers.

*Bill made a motion to that based on the information at hand and per the recommendation of Brossett Architects, to accept the Delta Specialty Contractor bid, both base bid and alternate bid for a total of \$835,000. Seconded by Connie. Motion Passed Unanimously 3-0*

Brossett said the next step is to get necessary paperwork to the Court House and prepare contracts. Connie asked if the Board was required to take next lowest bid if for some reason paperwork fell through. Brossett said action if that happened would be a Board decision. David stated that most likely the Board would reconvene and discuss should that scenario cause them to.

**Board Member Billy Wilcox joined the meeting at 3:20PM**

David asked Brossett to discuss the progress of Lighting Project. Brossett explained that the project was advertised and out for bid. Three general contractors have specifically asked that the specs be sent to them so far. No specific electrical contractor has requested info at this time. Brossett suggested to the board that a General Contractor be awarded the bid and allow them to find the electrical contractor. Brossett said that it is his experience that the volume of information and paperwork required often gets mangled because electrical contractors are not accustomed to the work load a project like this creates and the process isn't a clean one. Two lighting specialty companies have requested the specs, who would create the pricing for the lights. A pre-bid meeting for the project is scheduled for Tuesday February 15<sup>th</sup> in the conference room. Bid opening is set for Thursday February 24<sup>th</sup> at 3:00 also in the conference room.

Geotech work to survey the ground prior to the lighting project needs to be done. Brossett sent an email to the Board recommending Civil/GeoTech engineer Daniel Holder to do field testing, boring and lab testing. Bill asked Brossett about language in the proposal that suggested that the company would not be responsible for damages such as ruts and other field holes that would result in the testing. Brossett said that there was language that stated that "A reasonable attempt will be made to leave the site as close as possible to it's original condition". Bill was concerned that the word "reasonable" was very subjective. Brossett reassured the Board that the language set by the engineering company was to cover other issues with over-zealous clients and that Brossett himself would make sure that the land was returned to reasonable conditions. David also wanted to make sure that in light of safety concerns that the ground was backfilled as necessary.

*Bill made the motion that Brossett use Daniel Holder Engineering to conduct Geotech work that would include 14 borings for the cost of \$15,750. Connie Seconded. Unanimously Passed 4-0.*

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Bill asked Brossett who the general contractors were that picked up the lighting project package so far. Brossett named Pat Smith Construction, Shannon Smith Construction and Trahan Construction.

**Commissioner's Comments:** Next regular meeting for the Board of Commissioners for the Community Center and Playground District 4 of Ward 1 will be Tuesday, February 22<sup>nd</sup> at 6:00PM

*David made a motion to adjourn meeting; second by Connie. All in Favor 4-0. Motion passed. 3:36 pm.*

Minutes recorded and reported by Richard Dow.