

**CITY OF GREEN RIVER**  
**SPECIAL CITY COUNCIL WORKSHOP PROCEEDINGS**  
**September 1, 2011**

The Governing Body of the City of Green River met in special workshop session at 6:30 pm in the City Hall Council Chambers. Mayor Castillon called the meeting to order. The following Council Members were present: Gary Killpack, Gene Smith, Adam Coppolo, Tom McCullough, Jim Boan, and Lisa Maes. The following were present representing the City: City Administrator Barry Cook, Director of Finance Jeff Nieters, Director of Community Development Laura Hansen, URA/Main Street Administrator John Dahlgren, Parks and Recreation Director Allan Wilson, Engineer John Canaday, and Public Affairs Specialist Stephen Pyles.

**Tomahawk Renovations**

Mr. Cook said the purpose of the workshop was to give an update on the Tomahawk Building renovations. Last time the presentation was given without the bids being received so it was an estimate. Tonight, staff will present the bids along with background on what direction is best in order to move forward with the renovations.

On August 25, 2011, staff had a conference call with the Wyoming Business Council to discuss the options. The purpose of the conference call was to arrive at a solution on how the city could move forward with completion of the project without compromising the original intent of the approved grant-funded project, as well as not incurring an excessive amount of overruns. He said four options were discussed.

1. The city could withdraw the project and return the grant funds.
2. The city could complete the project as proposed and awarded and incur the cost overruns estimated at \$325,000.
3. The city could value-engineer the project still fulfilling the project as proposed and awarded (completion of professional, retail, and live/work spaces in the second and third floors). This may reduce the cost overruns, but wouldn't reduce them significantly.
4. The city can value-engineer the project and finish the second and third floors, but not complete the individual professional, retail, and live/work space. Meaning, the city would fully finish the second and third floors for a final product of "open space" on the second and third floors. However, this would result in a change of scope from the originally proposed and awarded project. Wyoming Business Council staff would have to collect additional information on revenue recapture, marketing and market demand, and operations and maintenance (O & M). This option would allow the city to have a better chance of staying within the \$1.8 million to complete construction of the project.

The city received a bid for the project that was approximately \$325,000 over the \$1.8 million awarded grant amount. He is recommending they move forward with option four.

Gerry Myers from Myers Anderson Architects said the entire building will get structural upgrades from the basement floor to the third floor. The entire building will be fire sprinkled because of code requirements.

On the basement level, they have eliminated the corridor to save money but everything else will be finished. The main level will be completely finished as open space. The second level will have an area that is finished as open space but the majority of the floor will be finished. The third level corridor/hallway will be finished but the rest of the area will be gutted unfinished open space.

Council Member McCullough said if all of the improvements listed can be made keeping within the \$1.8 million, he will support it. This would be a big improvement to the building.

Mr. Myers said there are some allowances that could come in lower and the money could be put towards something else.

Council Member Coppolo asked about the demolition costs. He understood Futures was going to have volunteers do this work to save on costs.

Mr. Myers said it would all depend on the number of volunteers that Futures could come up with to do the work. It would have to be decided if it really would save money or not.

Richard Creason from Myers Anderson Architects said the demolition amount is \$81,000. The bulk of that is the concrete demolition on the lower floors along with structural improvements. The upper floors demolition is around \$20,000 so it would not be a huge amount of savings.

Council Member Smith clarified that Myers Anderson and Groathouse are guaranteeing the \$1.8 million will finish a majority of the renovation.

Mr. Myers said it is Groathouse that will guarantee that.

Council Member Smith said he is fine with that.

Mr. Creason said there also are general requirements that are costing money, if any of these are not done, the money could go to something else on the project. He said there is contingency money on the project, if it is not used, then it could end up going toward something else too.

Council Member Maes asked if it would be better to complete the air conditioning instead of doing the sidewalks.

Mr. Myers said the sidewalks are coming out of the city's sidewalk 50/50 program so it would not benefit the project by not doing them.

Council Member Killpack said he agrees with the \$1,806,873 and feels they should move forward with the project.

The Mayor said the best option would be number four. The Wyoming Business Council staff told the city representative if this is the option that is chosen, then the Wyoming Business Council staff would need the following:

1. Statement from the Mayor clearly stating the rationale and reason for the change in scope.
2. Updated revenue recapture plan. If the current revenue recapture plan remains accurate, then the city should submit a conformation letter stating that it will remain the same.
3. Updated marketing plan and market demand. There must be a clear understanding of the demand for open space on the second and third floors. This demand will help to address issues of completion. Further, an update marketing plan will discuss how the open space will be marketed.
4. Updated O & M plan. The original O & M plan was based on the leasing of smaller professional, retail, and live/work spaces. This will no longer be the case.
5. Revisit the development agreement in case any responsibilities change as a result of the bulleted changes listed above.

The Mayor said no decisions can be made tonight, but he is hoping they can be put on the agenda for September 6, 2011 council meeting.

Green River Futures' staff member Brad Sutherland asked if Futures could be included in any decisions on how to spend the left over money from the project.

Mr. Myers said the sizes of the spaces are remaining the same so the scope of the project is not really changing. It is still consistent with the original outlined plans.

Council Member Killpack said he agrees with the project and he knows it is going to be a challenge. The city is already putting money towards the project so they are in favor of it. It is just a matter of not having enough money to complete the project.

Mr. Sutherland thanked the council for helping with the project. He wanted to clarify Futures did not request that the city pay any extra money towards the project.

Mr. Creason said the next step is to revise the plans and scopes for the contractors, put together the guarantee maximum price, and then present it to the council.

Council Member Smith asked Pat Robbins from the Wyoming Business Council, if she felt it would be ok to move forward on the project.

Ms. Robbins said she would like to run it by the manager before giving an answer, but she is out of the office until September 6, 2011. She said the sticky point could be the definition of finished. The grant agreement states it will be a finished third floor and with the changes it would be an unfinished third floor. It might be that changes need to be made to the wording, but she would like to clarify it with the manager.

The Mayor asked if it would be ready for presentation at the council meeting on September 20, 2011.

Mr. Cook said yes.

### **Adjournment**

The meeting adjourned at 7:21 pm.

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H. Castillon, Mayor

ATTEST:

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Jeffrey V. Nieters, City Clerk