

COUNCIL WORK SESSION
Tuesday, February 25, 2014, 4:30 p.m.
Casper City Hall
Council Meeting Room

AGENDA

1. DDA Downtown Plaza Presentation
2. Swimming Pool
3. Community Promotions Applications – Spring Round – FY 2014
4. Budget Discussion

Move to Consent Agenda

Move to Regular Session

Downtown Casper

**Downtown Development Authority
(DDA)**

**Public Plaza Presentation to City Council
02/25/2014**



**DOWNTOWN DEVELOPMENT
— AUTHORITY —**
www.downtowncasper.com

Downtown Development Authority
Executive Team

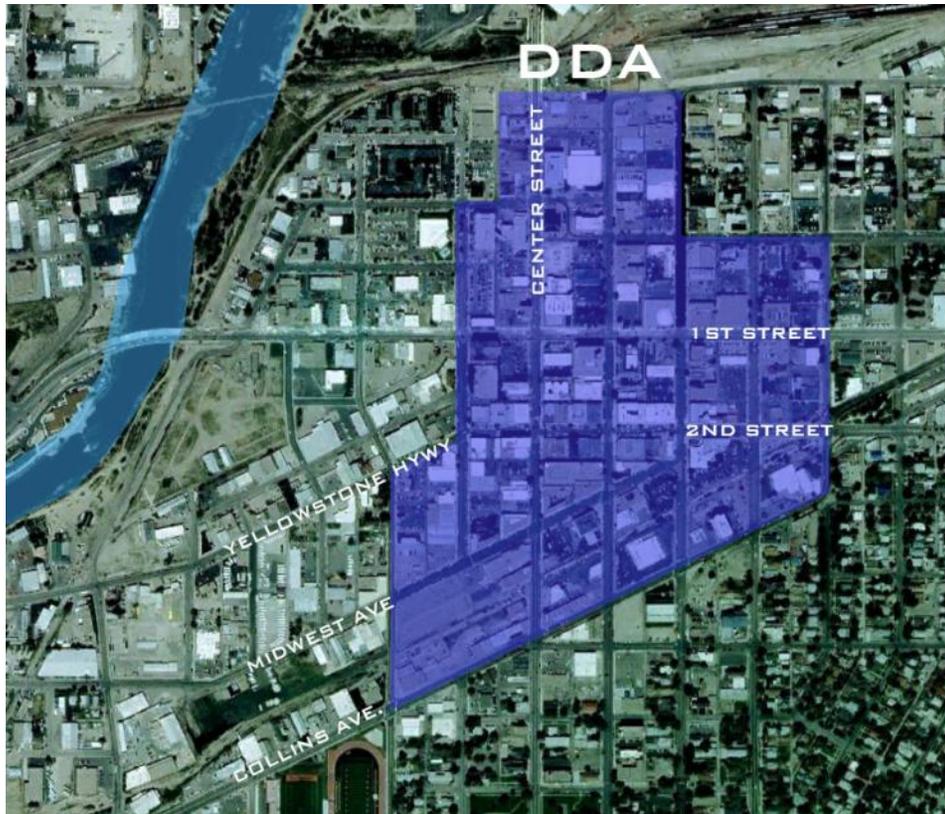
Agenda

Introductions

- Who is the DDA
- Project Recap
- Project Updates
- Public Plaza
- Next Steps
- Q&A



The DDA



- Founded in 1986
- Governed by Wyoming State Statute 15-9-201
- Political subdivision of Casper City Council
- 11 member volunteer board
- Executive Director / 3 part-time garage staff

The DDA

■ Executive Team

- Charles Walsh - Chair, Wolcott Galleria
- Brian Scott - Vice Chair, TownSquareMedia
- Brettnee Tromble - Treasurer, First Interstate Bank
- Brandon Daigle - Secretary, MOA Architecture
- Kevin Hawley- Executive Director

■ Board Members

- Charlie Powell - Casper City Council
- Lisa Burrige - Burrige & Associates Realtors
- Louis Taubert - Lou Taubert Ranch Outfitters
- John Johnson - Johnson Restaurant Group
- Sona Rummel - Commissary Mall/Absolute Fitness
- Mike Stepp - Donnell's Candy
- Scott Murray- Center Street Law Offices
- Bill McDowell - County Commissioners (Ex-Officio)
- Josh Bake- City of Casper (Ex-Officio)



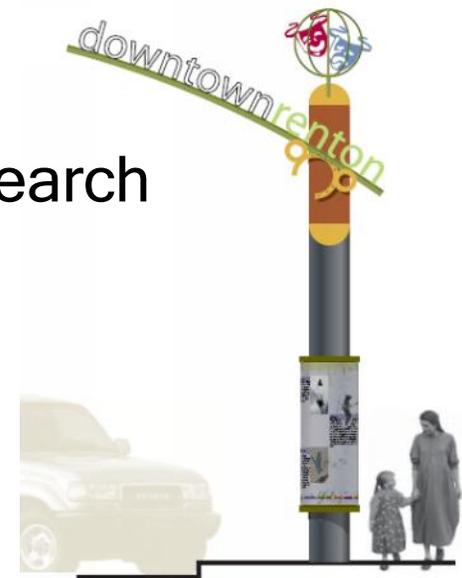
The DDA Mission- Wyoming State Statute 15-9-201

- Promote the health, safety, prosperity, security, and general welfare of the inhabitants of downtown
- Halt or prevent the deterioration of property values or structures and growth of blighted areas
- Encourage tourism by initiating special events
- Plan to restore or provide for the continuance of the health of property
- Assist the municipality in the development and redevelopment

Original Ask of the City

- Provide Project Funding for:
 1. Casper Branding Concepts
 2. Gateway Analysis & Feasibility
 3. Wayfinding Signage Analysis and Feasibility
 4. Public Restroom Analysis & Feasibility
 5. Grant Writing for Project Funding

- Council Provided \$52.5K for project research
 - \$37K remaining



Project Recap– Originally Presented Aug. 2012

- Project funding from City to provide development support for:
 - ✓ Develop Casper Brand
 - ✓ Underway - March completion
 - ✓ Downtown Gateway Analysis
 - ✓ Obtained \$6k grant from Rocky Mountain Power - Pending Branding Results
 - Way Finding Signage
 - Pending Branding Results
 - ✓ Public Restrooms
 - ✓ Construction to begin this spring
 - ✓ Grant-writing Services for projects
 - ✓ Utilized for Public Restrooms & Branding Consultants
 - Public Plaza
 - **Starting NOW!**

Public Plaza – Missoula, MT

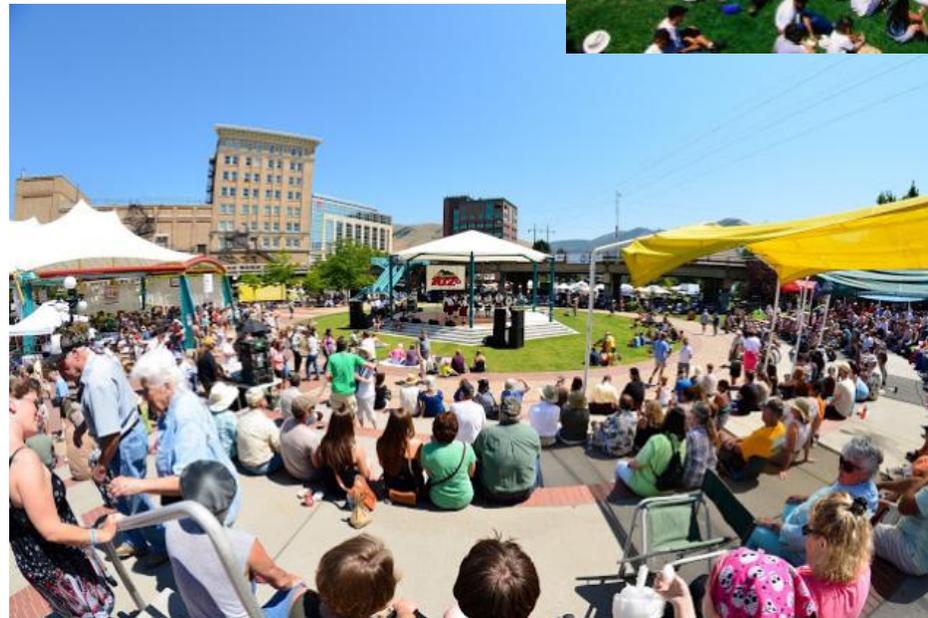
■ Caras Park Pavilion



- ❑ Constructed in 1980s
- ❑ Current configuration built in 1997
- ❑ 76,000 square feet
- ❑ 9,000 Square feet of surface space
- ❑ Missoula Downtown Association manages, maintains, and leases the park
- ❑ 1,000 events over 12 years
- ❑ Nearly One Million individuals to city center

Public Plaza – Missoula, MT

- Dinner Parties
- Concerts
- Fundraisers
- Weddings
- Reunions
- Film Festivals
- Music Festivals
- Brew Festivals
- First Night NYE



Public Plaza – Buffalo, WY

- ❑ Constructed in 2012
- ❑ 22,000 square feet
- ❑ Utilized WBC Grant



Public Plaza – Buffalo, WY

- ❑ Music Concerts
- ❑ Farmer's Market
- ❑ Celebrity Events
- ❑ Fundraising Events
- ❑ Public Restrooms



Public Plaza - Rapid City, SD

- Rapid City, South Dakota
 - ❑ Destination Rapid City Created - 2008
 - ❑ Business Improvement District Created - 2010
 - ❑ Square opened October 7, 2011
 - ❑ Main Street Square is a 501c3
 - ❑ 40,000 SF of surface area
 - ❑ 7,200 SF ice rink in winter months
 - ❑ Host more than 100 events annually



Public Plaza - Rapid City, SD

■ Rapid City, South Dakota



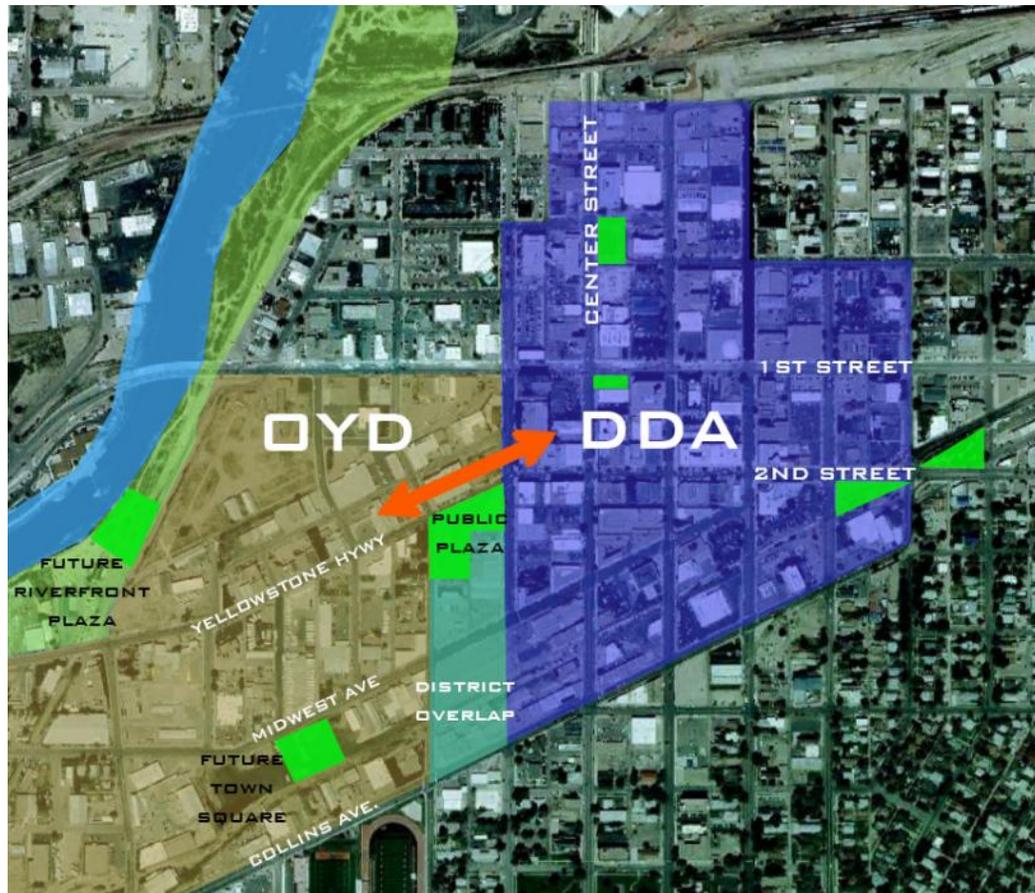
- ❑ Music Concert Series
- ❑ Ice Skating
- ❑ Water Fountains
- ❑ Fundraisers
- ❑ Art & Wine Festivals
- ❑ Farmers Market
- ❑ Music Festivals
- ❑ Theater Performances



Public Plaza - Rapid City, SD



Public Plaza – Location



- ❑ Create bridge between DDA & OYD
- ❑ Develop series of public gathering spaces within the downtown core
- ❑ Each public space provides different open space for a walkable downtown core
- ❑ Provide Central Public Gathering Space
- ❑ Create additional redevelopment in both areas of city core

Public Plaza – Site Plan



Project Financing Options

- ❑ Property Acquisition
 - ❑ City of Casper
 - ❑ State of Wyoming
 - ❑ Redevelopment Grants
 - ❑ Private Investments

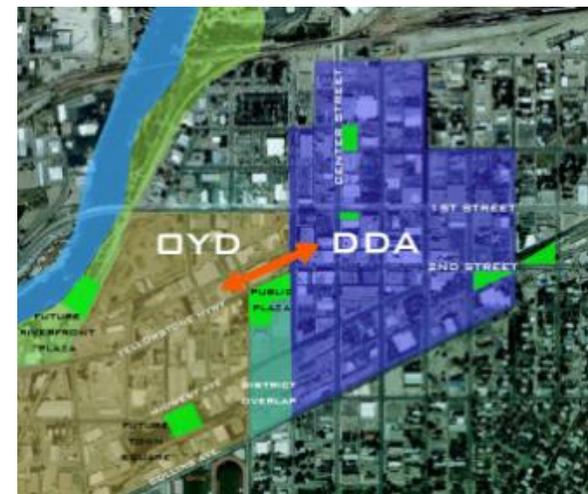
- ❑ Infrastructure
 - ❑ Wyoming Business Council Grants
 - ❑ City of Casper

- ❑ Maintenance and Operations
 - ❑ Tax Increment Financing (TIF)



Next Steps

- ❑ Critical Path
 - ❑ Confirm City Council Support for Plaza
 - ❑ February 25, 2014 - Today
 - ❑ Schedule Tour of Public Plazas
 - ❑ March/April 2014
 - ❑ Project Research and Project Budget Development
 - ❑ March-July 2014
 - ❑ Begin Grant Application to WBC
 - ❑ July 2014
 - ❑ Submit Grant Application to WBC
 - ❑ March 2015 (CONFIRM WITH WBC)
 - ❑ Design Plaza
 - ❑ Nov. 2015 - May 2016
 - ❑ Construct Plaza
 - ❑ April 2016 - August 2016



DDA Ask

- ❑ Obtain First Right of Refusal from city to Lease Adbay Building
- ❑ Gain Council Support to proceed with project feasibility & cost analysis for a new Public Plaza
 - ❑ DDA will lease building until public plaza is constructed
 - ❑ DDA will begin to schedule site visits for council to visit other plazas
 - ❑ DDA will begin to construct project cost estimate and funding for Public Plaza



Discussion



February 25, 2014

MEMO TO: John C. Patterson, City Manager

FROM: Doug Follick, Leisure Services Director
Andrew Beamer, P.E., City Engineer
Alex Sveda, P.E., Associate Engineer

SUBJECT: Proposal for Additional Funding for the Redesigned Mike Sedar Pool Project No. 13-07B.

Since March of 2013, the City of Casper has been working to provide a new pool for the citizens of Casper at Mike Sedar Park. The existing pool was built in the late 1950's, and due to many structural issues that have contributed to increased maintenance and operation costs, it has been demolished. Ohlson Lavoie Collaborative (OLC), an Architecture firm located in Denver, was hired as the Consultant based on qualification and experience in designing and overseeing pool and aquatics facility construction for a fee of \$217,638.00. OLC has worked with the City to develop cost estimates and a bid package for the project to be bid out publically.

In the last six months, the project has been bid out on three separate occasions. The first bid opening generated one (1) bid of over three times the budget. After getting feedback from numerous contractors and suppliers (both local and out-of state) that an extended project deadline would increase bidders, the completion date was pushed back several months (from May 23, 2014 to July 15, 2014), and the project was re-bid.

Two (2) bids were received on the second bid opening. The low bid was just under two and a half times the available funds. After the second bidding, the project team met to reevaluate the design of the pool and its features. It was decided to simplify the pool design and eliminate several of the alternate bid items (Lazy River and Splash Pad) to accommodate the available funding. The redesign included another time extension, making the new project completion date May 1, 2015, adding almost one (1) year to the original project timeline. The new completion date was formulated from discussions with several local contractors, who showed interest in the first two bidding phases, yet were unable to submit bids due to conflicting schedules and uncertainties in subcontractor and supplier availability. An extended advertisement phase was also included (six weeks), so that more potential bidders would be notified.

The project was re-bid on January 21, 2014 with three (3) bids submitted. The results are below:

Contractor	City, State	Bid Price
1. Interwest Construction	Salt Lake City, UT	\$3,553,545.00
2. G.H. Phipps of WY	Laramie, WY	\$3,851,999.00
3. Haass Construction	Casper, WY	\$3,998,002.19

The bids show that, after three (3) bids, \$1.7 million (33%) was cut from the original bid opening results without changing the capability to meet the needs of Casper citizens. However, it is

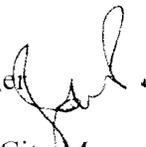
obvious that the need is not going to be met within the current budget allotment of \$1.641 million. It is apparent that the market in Casper is obviously very inflated, and there are no signs that it is going to go down anytime soon with the accumulation of public projects which are being bid within this fiscal year.

Upon further analysis of the third bid opening, it was decided that some bid item prices could be reduced from negotiations with Interwest Construction. These negotiations included: value engineering that reduced the size of the large dormer feature on the pool house at the pool entry , downsizing the pool play feature and slide; elimination of pool amenities such as the climbing wall and cleaning equipment; and allowing the City to furnish and install all landscaping and fencing. From this, a total of \$303,055.00 was shed from the low bid, making the reduced price \$3,250,490.00.

The funding sources for the Redesigned Mike Sedar Pool Contract are \$2,234,076.00 from 1%#14, \$907,000.00 from one-time monies, and \$209,414.00 from unallocated 1%#13 for a total of \$3,350,490 which includes \$100,000 for contingency.

From the efforts made in attempting to raise bid numbers and reduce costs, it is proposed to go forth with this project and for the Casper City Council to allow the additional funds be made available for construction of the new Mike Sedar Pool.

February 11, 2014

MEMO TO: John C. Patterson, City Manager 
FROM: Fleur Tremel, Assistant to the City Manager 
SUBJECT: Community Promotions Applications – Spring Round – FY 2014

Recommendation:

That Council review the Council Goal Budget Line Item and decide what funds they would like to allocate to Community Promotions Spring Round FY 2014.

Summary:

Council has previously opened up a Spring Round of Community Promotions Funding. This normally takes place in February and March.

Council Goals currently has \$5,000.00 in it. At this time Council may allocation those funds, or some portion of those funds to be set aside for Community Promotions. If Council decides to allocate funds, staff will then open the application round. Council will then be asked to review these applications according to the Community Promotions Funding Guidelines and Policies FY 2014.