

## GRAND JUNCTION CITY COUNCIL WORKSHOP SUMMARY

**February 24, 2014 – Noticed Agenda Attached**

Meeting Convened: 2:04 p.m. in the City Auditorium

Meeting Adjourned: 3:22 p.m.

Council Members present: All. Staff present: Englehart, Moore, Shaver, Romero, Schoeber, Valentine, Taylor, Prall, Cooper, Tice, and Tuin.

Also present: Stan Kiser, FCI Constructors, Ed Forsman, FCI Constructors, Daniel Gartner, Chamberlin Architects, John Halvorson, Avalon Theatre Foundation (ATF) Board Chair, and Robin Brown, Development Director for the ATF.

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### Agenda Topic 1. Avalon Theatre Project Update

City Manager Rich Englehart introduced the topic while Internal Services Manager Jay Valentine distributed a staff report. City Manager Englehart reviewed the history of the project with it being an economic development project at the end of Main Street. He reported that the current portion of the project is on time and under budget. He recalled that when the decision was made to go forward, it was noted that phasing the construction would come at a cost. With the award of the Division of Local Affairs (DOLA) grant, those additional costs have been calculated. He then deferred to Councilmember Boeschstein.

Councilmember Boeschstein read an excerpt from his project groundbreaking speech and then identified the elements that had been deleted from the first phase that are health/safety related: the elevator (ADA accessibility), the restrooms (ADA accessibility), and sprinklers/fire alarms in the new addition. Additional features not included in the first phase are revenue generating areas such as the multi-purpose room where movies will be shown and the rooftop terrace which will be another venue for lease.

Councilmember Doody added that those areas were also included in the business model presented last year.

Councilmember Norris inquired about teleconferencing capability being included in the final product. Stan Kiser, the contractor from FCI Constructors, said he was sure the infrastructure would be in place.

City Manager Englehart advised that in order to complete the project, with all the items mentioned, it will now cost \$9.65 million, 12.2% over the original estimate due to the phasing and increased costs. It will also include a new roof for the facility (rather than repairing the old one).

Financial Operations Director Jodi Romero then reviewed the resources available to complete the work: an additional \$500,000 contribution from the ATF, the \$469,000 contingency budgeted by the City which is not needed to stopgap the ATF's original obligation since Home

Loan has agreed to fulfill that obligation if need be, another major donor for \$250,000 that has been in negotiations with the City, for a total of \$1,219,000. That leaves a shortfall of \$131,000. Ms. Romero felt that the \$131,000 could easily be covered by the 2013 year end fund balance.

John Halvorson, chair of the ATF Board, explained that the additional \$500,000 contribution from the Foundation will be from the Take Your Seat Campaign and the naming rights campaign.

Completion times were discussed with Mr. Kiser from FCI Constructors stating he is still committed to having the theatre (old part) open by June 1<sup>st</sup>, the first floor of the addition by August, and the top two floors by September. City Manager Englehart noted it might be worth considering waiting until all is complete for a big grand opening.

Two Rivers and Avalon Theatre Manager Stuart Taylor advised that he has had a lot of interest from groups wanting to use the facility for concerts and weddings.

Staff said, if so directed, the change order could be placed on the March 5<sup>th</sup> City Council Meeting Agenda for consideration.

Councilmember Norris said she would like to see a revised business plan.

Council President Susuras polled the City Council and there was five to two in support of placing the item on the City Council Meeting Agenda March 5<sup>th</sup>.

There was no further business and the meeting adjourned.

**GRAND JUNCTION CITY COUNCIL  
SPECIAL WORKSHOP**

**MONDAY, FEBRUARY 24, 2014, 2:00 P.M.**

**CITY HALL AUDITORIUM  
250 N. 5<sup>TH</sup> STREET**

*To become the most livable community west of the Rockies by 2025*

**1. Avalon Theatre Project Update**