



WHERE COMMUNITY AND SPIRIT MEET®

WORK SESSION MINUTES

A work session of the Kirkwood City Council was held on May 11, 2017, at 7:00 a.m. Present were Mayor Griffin, Council Members Duwe, Edman, Luetzow, Ward, and Zimmer. Chief Administrative Officer Hawes, Assistant Chief Administrative Officer Ragland, Director of Parks and Recreation Pounds and City Clerk Montaño were also present. Council Member Sears was absent and excused.

APPROVAL OF WORK SESSION MINUTES

Motion was made by Council Member Luetzow and seconded by Council Member Zimmer to approve the meeting minutes of May 4, 2017 and May 9, 2017. The minutes were unanimously approved.

UPDATE ON PERFORMING ARTS CENTER AND COMMUNITY CENTER

Parks and Recreation Director Murray Pounds and Pete Laufersweiler from Hercules Construction Management (Owner's Rep) were in attendance to provide a project status. A PowerPoint was presented. Some of the issues presented and discussed are as follows:

- There have been some emerging issues regarding cost and design.
- Jacobs Engineering provided a cost estimate was about \$180/square foot and the estimate should have been closer to \$200/square foot.
- The current project status is:
 - Performing Arts Center
 - Square footage = 34,870 (increase of 11,870)
 - Construction cost estimate = \$13.3 million
 - Increase of \$3.8 million
 - Community Center
 - Square footage = 77,370 (increase of 14,370)
 - Construction cost estimate = \$20.5 million
- The information above was formulated during team meetings and is the result of actual construction dollars needed for the project.
- A discussion took place of changes that could take place to support value engineering and staying within the \$30 million that was approved by the City Council.
- Discussion of the fly tower and the height of the Performing Arts Center took place.
- A meeting should take place with Jack Lane with Stages to provide the most recent information on the Performing Arts Center.
- There was discussion of the YMCA; professional fundraiser; balcony or no balcony; fitness element at the Community Center.
- The City Council agreed that it is important to have a large lobby (public space).
- The Performing Arts Center needs to be state of the art and best facility for the future.
- It was the consensus of the City Council that the City's budget is \$30 million for the Performing Arts Center and Community Center project.

There being no further matters to come before the council, the meeting was adjourned

Betty Montaño, MMC/MPCC
City Clerk