



**CASEY**



**EST. 1869**

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**[www.cityofcaseyia.com](http://www.cityofcaseyia.com)**

This site will provide up coming events, City documents and forms, view City Code of Ordinance, make city payments, just to name a few things!!

The City Continues to work on the NEW City website, please be patient as work continues.

\*\*\*\*\*ECRWSS\*\*\*\*\*

LOCAL CUSTOMER

October 2016

# A Note from your City Council...



The Casey City Council would like to take this time to provide information to help you better understand the process of rebuilding our community center and city offices. Let's start by dusting off and reexamining the original design that Sinclair created with the help of the previous Council. This design was a two-story building drafted to house the community center, kitchen, and some storage on the upper level and the city hall/offices, council/meeting room, and storage on the bottom floor. The combined size of both floors was 4,808 square feet, with 2,863.75 square feet making up what was called the great room (the community center's main event room). Sinclair estimated that the cost of construction would total \$1,322,734 while the City's insurance policy/claim only provided approximately \$1,107,223 to be used to replace the building lost by the fire. If the construction bids came in over the insurance claim, the City Council would then discuss options such as borrowing funds or adjusting the building's design to make the building affordable. Unfortunately, the lowest bid received was \$1,658,000 while the highest was \$2,024,574, all higher than anticipated.

Knowing that the city couldn't afford the current state of the designs, the previous City Council requested Sinclair to offer a reduced design of the building to make it come closer to the \$1.1 million insurance range. Nearing the end of most of their terms, the old Council decided to let the newly elected officials decide whether or not to use the downsized redesign. When the new Council was presented with the new plans, we were told that the total floor area had been reduced by approximately 25% to 30% of the original design. This means that the combined floor size had been downsized to 3,500 square feet while the great room was changed from 2,863.75 square feet (approximately a 50 x 55 foot room) to 1,759.78 square feet (approximately a 40 x 45 foot room) -- nearly a 40% decrease. As you can see, the reduced size of the community center, with little upstairs storage space for tables and chairs, as well as the uncertainty of whether or not the price would significantly drop were our main concerns. We were not satisfied with the redesign and decided to do additional research to look for better alternatives before making a decision to stay with Sinclair or find a new firm. As far as we can tell, no one in town had experience replacing a city hall after a fire, so doing additional research before starting down a path few have walked was the only logical thing to do. We weren't trying to put off the problem; we were simply trying to get as much information as possible before fully committing the city's resources.

We spent the following months studying different methods of construction as well as contacting different firms with questions regarding the design process. Around this time, we also hired a new city attorney, Laurie Stewart, due to response delays with our previous attorney. She provided the necessary legal advice to many of our questions about a city wishing to build a new city hall (such as not having to spend 20 percent of our budget on a new architect and engineering firm), and helped us better understand some of the prerequisites Michelle King had given us to consider. With Michelle's recommendation and assistance, we sent out a mass request for qualifications (RFQ) to 16 different firms to look for a new architect firm to work with.

We began by learning from the process the previous City Council used and made the necessary changes (such as setting an official project budget) to hopefully avoid a situation like the overpriced bid results our predecessors received. This process is often seen a period when little to nothing is being done, but like other projects of this scale, the work may be behind the scenes, but vital (and in some cases, legally required) steps are still being completed. In August, we sent out the RFQs and received interest from six different companies. Why is this important? It's important because by inquiring and interviewing multiple firms, we have expanded our search to include competition, variation, and price comparison -- three essential parts of effective economic management. We interviewed our top three firms on September 29, and we are pleased to announce that we have chosen SVPA Architects Inc. as our partner moving forward with this project.

Not only is the City Council doing everything we can to avoid borrowing money, we are also working to reach our goal of having a new building completed by the end of 2017. Most of the timetables provided by the architects interviewed support our plan to meet this deadline, so long as everything stays on track. It would have been nearly impossible to start construction this year due to a busy market season. While it may still appear that things haven't been getting done, we encourage you to look at the things we *have* accomplished: successful cleanup of long-time nuisances, road repairs, railroad crossing improvements, fixed water mains, wastewater plant upgrades, and many more unseen accomplishments. We fully understand your frustration with the situation we have inherited, and we, too, have suffered from this crime. While we may serve on the City Council, Casey is just as much our home as it is yours.

Now, let's end this by replying to some of the important questions and concerns you've raised with us. *"Why does the City Council wish to spend more money on buying another building to make it one-story?"* Compared to the roughly \$300,000 we would have borrowed if we decided to build the original design or the poor investment of an undersized events room, we feel that the solutions we'd gain by purchasing additional land at a cost we can afford without loans justifies doing so. Additionally, a one-story building would allow us to have the size we feel would be more utilized while staying within our budget. *"Why can't we build a cheap building and save the rest of the money?"* Unfortunately, insurance companies only pay to replace what was lost up to a certain amount. If we don't spend it all, we do not get to keep the difference. Assuming all goes to plan, this building will be **100% paid for** allowing us to set rental fees covering operational costs and NOT debt relief. *"We don't need to build a nice building because there won't be a town in fifty years."* The City Council's role is -- and always shall be -- to fight and plan for a better future regardless of what happens or who says otherwise.

If you have any further questions or concerns, please, submit them in writing to the City Hall and we will attempt to answer them to the best of our abilities. We are also considering releasing quarterly updates to continue to improve upon our communication with you.

Sincerely,  
Casey City Council

