

Roundhouse bid gets green light as communication with brewery slows

Modified: Monday, Feb 20th, 2017

BY: Connie V. Scott, Herald Reporter

EVANSTON – Evanston City Council members unanimously approved a bid and contract with North Ridge Construction Inc., to begin the next phase on the Roundhouse project, during a meeting on Feb. 7.

North Ridge, based out of Park City, Utah, came in with the lowest bid on the window and masonry work for the project.

“Why is this company so much lower than the other bids?” asked Jerry Myers of Myers Anderson, the project’s architect. “I know this question might come up, so I figured I would answer it now. We got together with North Ridge and looked at the scope of work. We checked and validated the bid and we feel comfortable with it.”

Anderson said nothing was missing from the bid; however, the masonry pricing from the other bids was considerably higher.

“The masonry price is the biggest difference in the bids and is simply due to where it is being purchased,” said Anderson.

Ross Barrell, project manager for North Ridge and the Roundhouse project, said this is the first project the company will do in Wyoming.

“We’re very excited to be a part of this project,” he said. “We think it is a good fit and the proximity is great.”

He said since Evanston is so close to Park City, this project is much easier to get to than some of the other projects they are working on in northern and southern Utah.

Councilwoman Wendy Schuler asked if the company had any experience working on historic renovations, and when they plan to start work.

“We have and are currently doing a lot of restoration projects in Utah and many of them are historic buildings,” said Barrell. “As for a start date, we are looking at a Feb. 27 start. This gives us time to get all of the permits needed for the project.”

According to the bid and contract, North Ridge estimates it will take approximately 240 days to execute the required work.

“Do you think the 240 days will be enough to complete the project?” asked Mayor Kent Williams.

Barrell said the allotted time is very doable, but the community needs to send positive thoughts for good weather while the project is underway.

Schuler asked, “Will you hire any locals to help with the job?”

North Ridge engineer Tommy DeAngelo said they would like to hire locals to help with the construction, and anyone out of work or looking for work should contact them if they are interested.

This phase of the Roundhouse Project will be made possible by a Wyoming Business Council grant in the amount of \$3 million. However, the city is required to match 10 percent of the grant, making the overall budget \$3.3 million.

The bid of approximately \$3.08 million approved by the Council includes masonry work, window replacement and concrete sidewalk work for the remaining portion – sections two, three and four – of the Roundhouse.

“Section one is the part that everyone knows and loves,” Evanston City Clerk Amy Grenfell said after the meeting.

She said city officials have kept lines of communication open with Wind River Brewing Company owners Sean and Tamra Watts, and city officials spoke to them when the construction bid was accepted. Wind River has expressed interest in expanding its Pinedale operation into the unfinished portions of the Roundhouse once it’s complete.

Williams said on Thursday, however, that communication with the brewery owners has slowed down.

“To be honest, it’s kind of fallen silent,” Williams said. “We haven’t heard much from them. ... To my knowledge it hasn’t fallen through completely, but it’s certainly fallen silent.”

Williams said the hard part is figuring out how to pay for the work that needs to be done inside the Roundhouse, and if they can somehow figure out the financing, everyone involved would love to move forward.

However, Councilman Tim Lynch said the Wattses haven’t changed their minds about Evanston.

“They’re still planning on coming to Evanston,” Lynch said on Thursday. “... The Roundhouse needs a lot of work done before they can do anything with that.”

In fact, Lynch said, the brewery would already be here if it were up to the Wattses.

“It’s not happening as fast as they would like it to happen,” Lynch said. “They want to be there now.”

Grenfell said it’s amazing sometimes how long these projects can take when you’re dealing with grants and other public funds, although, she’s happy it’s moving forward.

“We’re excited,” she said. “It’s a good thing.”

Lynch said someone will have to come up with quite a bit more money before Wind River can move into the Roundhouse, even after the upcoming construction is complete.

“Probably need about a million dollars to do the inside because all they’re doing now is the outside,” Lynch said. “It’s going to look beautiful; not be the eyesore that it’s been.”

Williams said Thursday that the million-dollar figure to finish the inside is at least in the ball park.

In other business at last week’s meeting, Rowdy Dean was appointed to a three-year position on the Historic Preservation Commission.

Williams said there was a vacancy on the commission and Dean expressed an interest in helping out.

The council unanimously approved this appointment and said he was a good pick for the group.

“We appreciate Mr. Dean’s willingness to serve,” said Williams. “As a matter of fact, we appreciate all who volunteer on the boards and commissions. We couldn’t get all the things done without them, and they don’t get recognized enough.”

The city will once again help support the Celtic Festival, scheduled for March 24-25, and organized by The Arts, Inc.

Williams said all support was reduced by 10 percent due to budgetary reasons; however, the city believes this is a great event for the community.

“They do a good job every year,” said Councilman Mike Sellers.

The council then approved Resolution 17-05, which authorized the execution of advanced metering infrastructure for the city, and will bring the metering system up to date with software and much-needed mechanical parts.