



City of Ketchum

May 2, 2016

Mayor Jonas and City Councilors
City of Ketchum
Ketchum, Idaho

Mayor Jonas and City Councilors:

Recommendation to Consider Issue of Harriman Square

Introduction and History

Harriman Square was constructed at the intersection of 4th Street and Leadville Avenue after a little more than a decade of planning and fundraising. Royce Milaskey was and continues to be the spearhead of the project. The project was a tribute to Averell Harriman, the founder and first owner of the Sun Valley Resort.

Harriman Square was intended to be a pedestrian friendly “mall” that would allow participants to tell the time of day based upon an “analemma” constructed within the intersection and a “gnomen” to be placed at the southwest corner of the intersection. The gnomes would cast a shadow on the analemma, thus casting a shadow and indicating the time of day. The analemma was constructed in 1983; however, the gnomes were never constructed, though a “stump” or pedestal base exists where it was to be constructed.

Other elements of the plan were executed in 1983: two lamp posts, raised planter beds and benches were placed in 1983. Of these elements, the street lamps are the only ones still in existence. Following initial construction of the analemma, street lamps, raised planting beds, pedestal for the gnomes, and street benches, the project fell short of funds for completion.

The in-intersection elements consisting of the analemma are deteriorating. Street-grade pavers are crumbling and some of the steel frame and elements within the paver and concrete structure have been cut away over time as they have been impacted by snow removal efforts.

During planning for the 2008 Phase II of the Fourth Street Heritage Corridor project, Mr. Milaskey requested that City Council consider completing the Harriman Square project. The March 3, 2008 City Council meeting minutes indicate that, “Councilman Parsons suggested that the City consider working with Royce Milaskey.” And, “Council President Gourlay directed Dale Bates and Steven Yearsley to work on the Gnome [sic] with Royce and to keep the lights that are currently on Harriman Square.”

During the April 23, 2008 City Council meeting, further consideration was given to the concept of completing Harriman Square. Discussion from meeting minutes focused on the city contributing \$9,000 toward completing the project, but that work would need to wait until the fall season because of the urgency to complete the larger Phase II construction of the Fourth Street Heritage Corridor from Leadville Avenue west to Washington Avenue. Motion passed considering funding for the Fourth Street Heritage Corridor but no commitments were made to complete construction of Harriman Square in the fall.

Summary of Request

Staff was directed to present the issues to City Council for discussion and consideration of a plan moving forward; either (1.) engage Mr. Milaskey and the community in a fundraising campaign to complete the project (itemized estimates below), (2.) fully fund the remaining or itemized construction costs, (3.) demolish the existing elements and return the intersection to the city standard or asphalt, or (4.) take no action at this time.

Financial Impact

Street Superintendent Brian Christiansen and Street Operations Supervisor Reed Schuler procured itemized estimates for construction work to fully fund repairs to Harriman Square as follows:

Concrete replacement: \$54,000
Paver replacement: \$32,200
Steel replacement: \$3,500
Excavate: \$10,000
Gnomes \$10,000 (current estimate is twice the cost of the 1983 estimate and does not include site engineering or installation)

Total estimate: \$109,700

If the city chooses to remove the structure and repave with asphalt the price would be \$20,000 to \$25,000. (This price is elevated because of the concrete removal).

Specific requests relative to construction are included in two attachments* from Mr. Milaskey to staff.

Recommendation and Motion

No recommended motion. This is a discussion item.

Sincerely,



Jennifer L. Smith
Director of Parks & Recreation

*Attachments:

1. *Harriman Square* memo dated 3/30/16
2. *HSQ follow up* memo dated 4/4/16

JENNIFER L. SMITH | CITY OF KETCHUM
Director of Parks & Recreation/City Arborist
ISA Municipal Specialist PN5559-AM

Dear Jennifer,

In response to your email and in preparation for our phone conversation on Thursday March 31st at 10am I have attached a drawing and three images to aid in our discussion.

The first image defines the scope of work which was proposed during the creation of the Heritage corridor:

- Recast all concrete with steel banding to receive the inset steel hour markers
- Replace the North, East and West arrows along with the letters N, E and W
- Cast a concrete band as a separation from the intersection where it joins with the asphalt
- Replace all paving tiles, pavers with street grade material
- Fabricate and install the Gnomon
- Address the Giacobbi square corner with kiosk, pedestal and seating
- Create a new entrance to the complex perpendicular to the structure using the OLD BELL

In reference to the Giacobbi Sq corner please read the letter from the Mary W. Harriman Foundation second paragraph; "...*simple benches that mirror the raceful curve of the ellipse...*". As it turns out this is the same sentiment Governor Harriman expressed when he agreed to his name on the intersection, he wanted the sign moved and seating to enjoy the sun and views.

Also in reference to the Giacobbi corner I had discussed the situation with both Don and Stan Atkinson and as the years have passed have discussed it with Chip Atkinson though I've not made any solid agreement with him other than support. It is a situation I will have to address in person should we move forward.

I had asked both Bigwood Landscape and Merrick Construction inc. to put together costs back in 2007, at the time I was under the impression that the City was going to move forward with this project in conjunction with the creation of the Heritage Corridor. Both bids were comprehensive and I am sure that both would revisit.

It has been my intension all along that the city would cover demolition costs and all materials. I would organize the labor force, Gnomon with any monies I receive to go to labor short fall.

The list of contributors that you have is a portion of commitments, many more were done verbally without paper work and would have been provided had the city moved forward. Keep in mind here that I am the 'Boy That Cried Wolf', however, should the city actually commit I would be successful in a retour as many of the contributors were involved in the original venture.

I have spoken with Mark Sheehan, he made the lamp posts and he will be willing to talk with you. K and T Steel out of Twin Falls had committed to fabricating the Gnomon, however it is like Chip Atkinson I should handle the donation aspect in person. Mark email: mrsheehan@cox.net, phone 208 720 2385.

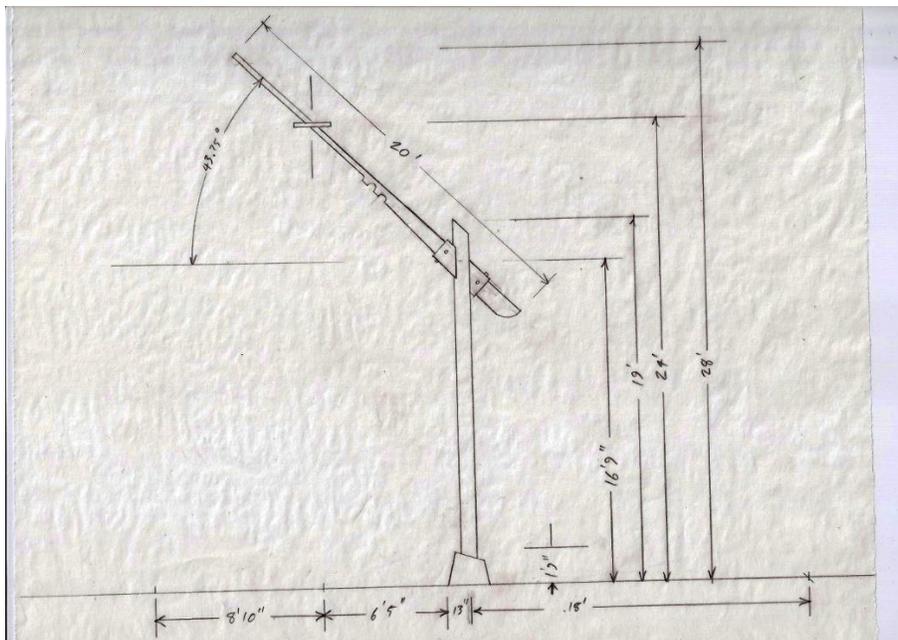
My goal would be for the City to find the money by October 2017, I then solidify my end and we schedule construction for early Spring of 2017.

I thank you,

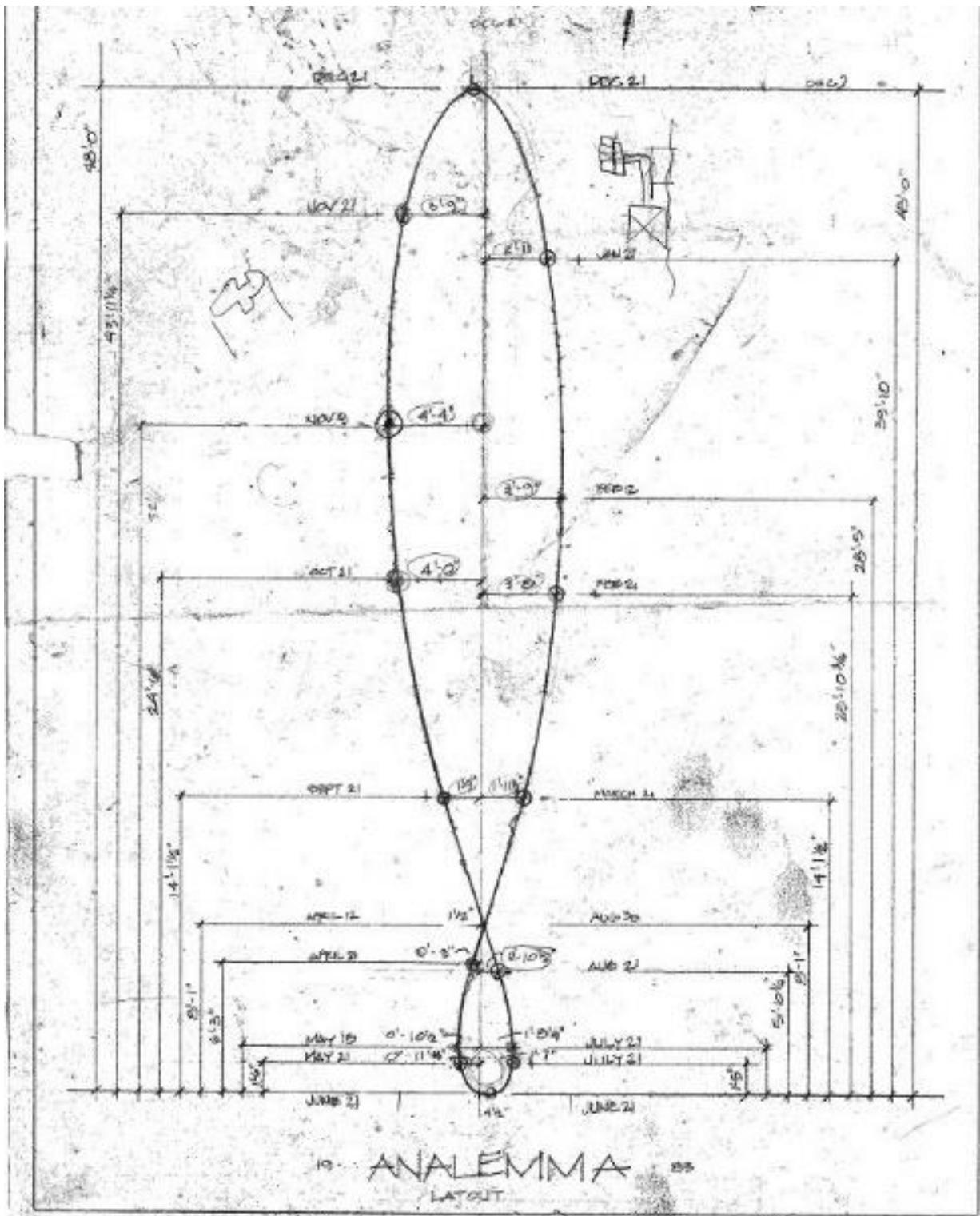
Royce



Existing condition as of 2008



Gnomon Sketch



HARRIMAN SQUARE SUNDIAL

Analemma layout for Months

Jennifer, I offer the following as a recap of our phone conversation on March 31st, I am breaking things out according to discipline:

- The estimate of costs from **Bigwood Landscape** company covers in detail the work needed to remove the existing pavers and install new pavers. This estimate only covers demolition, removal and replacement of new pavers. It does not figure in any steel work or concrete work
- City is responsible for demolition, all material and traffic control
- **Merrick Construction** pricing is for forming and casting the new concrete working in unison with iron workers in placing the 1/4" steel banding which is the casting form which will stay in place with iron **workers welding** the imbedded steel hour markers. Merrick and iron workers will place rebar and wire mesh as needed for the concrete.
- **The steel work** is a separate discipline that will work in unison with Merrick
- Fabrication of Gnomon
- Seating and signage at the Giacobbi sq corner
- Future relocation of the old bell and Giacobbi signage as a new entrance to the shopping center as discussed

You had mentioned researching council minutes to verify council commitment. Just past the black divider in the file you have you will find several letters that refer to council meetings:

- March 15th 2008 letter which makes reference to a March 3rd 2008 council meeting
- August 18th 2008 letter to Gary Marks discussing the need to purchase pavers and schedule work force.....
- September 6th 2008 letter had delivered to city council referring to an April 23rd council meeting (this particular meeting I took the 3 minutes of council meeting to step away and I gave a folder complete with all commitments to the council including a committed letter from Kand T steel which I had just received) we spoke of all this.
- If need be I am sure you can get hold of Gary Marks and or Ron LaBlonc city administrators that I'd worked with in this period of time

Jennifer I am available to answer any question or assist in any way from afar my number is +36 30 861 7180. I am 8 hours ahead. I realize this is a task for you. In the big picture I hope the city can cover material and demolition costs. I stay positive with the idea of modernizing/rebuilding the square so that with some care and maintenance it will last another 50 years intact, given that up until 2008 it looked quite good as represented in the picture in the file you have.

For 30 years I have stayed positive for a good outcome from quite a few councils, a negative outcome will not be a surprise.

I thank you for your efforts, Royce