WHY NOW?
Carbon County's history belongs in Carbon County.
• Carbon County's heritage deserves state-of-the-art care and preservation.
• Cultural strength is the foundation of our economic future.
• High-quality exhibits and collections impact visitors of all ages.
• Acting now will ensure long-term benefits for our children and our children's children.

WHO BENEFITS?
We all benefit by promoting Carbon County as a heritage destination.
• Increased tax revenue is good for everyone.
• Social and personal wellbeing fuel community improvement.
• Carbon County's past is the key to the future.

HOW CAN YOU HELP?
Ensure your family's place in history!
Call 307-324-2740 or visit www.carboncountymuseum.org.
• Let your elected officials know you support the new museum.
• Stop by and see us to learn more about the Carbon County Museum; 904 W. Walnut, Rawlins, Wyoming 82301
Shortened version of the site evaluations for the new Carbon County Museum

11/10/06

Preface.

The comment ‘too small for expansion’ appears often in the following evaluations. There are two types of expansion. The first is building a museum large enough to have unused space for increased collections and exhibits. The second is to have a site large enough to add another wing or building in about thirty years, since one of the most harmful acts that can be done to a collection is to move it.

The Old Pen. (East and west side). West Walnut St.

Brief description.

The Old Pen stands on the side of the Rawlins uplift on the north side of downtown Rawlins. It’s historic prison buildings dominate the spacious, wooded grounds which gently slope down to the Old Outlaw Bowl.

Pros.
1. The land may be free.
2. Utilities are available on site (amount to be determined).
3. Shared marketing costs.
4. Grounds keeping costs could be shared.
5. Cleaning costs could be shared.

(Building maintenance should not be shared since The Old Pen’s many old buildings are constantly in need of repair and would use most of a building maintenance budget, to the detriment of The Carbon County Museum building.)

Cons.
1. Insufficient parking.
2. In thirty to fifty years The Carbon County Museum will need to expand again, but on at The Old Pen possible sites, there would be no room to do this.
3. The Old Pen stands alone as the best Historic Site in the Rawlins area, it’s impact is in it’s setting, with the imposing buildings standing, isolated, surrounded by it’s vacant grounds. It would be extremely difficult to build a large Carbon County Museum (with room for expansion) without denigrating this setting and devaluing the monumental quality of the prison buildings.
4. If the institutions got wrapped together, there could be some savings in administrative overhead, but only if there was one director for both institutions, inevitably one would suffer, as it stands now each institution have hardworking directors who struggle to find the time to fully enhance their own institutions. The bare minimum staff of The Carbon Museum could be cut back, for no major savings.

5. The Carbon County Museum (in it’s tucked away position) has struggled to be noticed, this would not be helped by a close proximity to The Old Pen, it could not avoid being overshadowed by the prison.

6. Given the time constraints of the modern tourist, when presented with a choice of The Old Pen and the adjoining Carbon County Museum, the visitor (with their children and their media created romanticized allure to all things criminal) would I’m afraid go to The Old Pen, leaving The Carbon County Museum in plain site, but under visited.

7. A portion of the east side may be owned by The State of Wyoming.

Comments and questions.

1. Placing buildings on the grounds of The Old Pen may contravene the National Historic Preservation Act. Section 800.5, this states that an adverse effect is found ‘when an undertaking may alter, directly or indirectly, any of the characteristics of a historic property that qualify the property for inclusion in the National Register in a manner that would diminish the integrity of the property’s location, design, setting, materials, workmanship, feeling, or association.’

2. Adding buildings may also go against the guidelines laid out in Treatment of Historic Properties 36 CFR part 38. ‘Removal of property from it’s historic location, change of the character of the property’s use or the physical features within the property’s setting that contribute to it’s historic significance,’ ...... ‘introduction of visual, atmospheric, or audible elements, that diminish the integrity of the property’s significant historic features.’

3. How would the two institutions share income?

4. How would the two institutions share costs?

5. What would be the relationship between The Joint Powers Board and The Carbon County Museum Board, would they both remain extant?

In my opinion instead of expanding and enhancing Carbon County’s cultural experience, placing the museum on the grounds of The Old Pen would only reduce it, and each institution.

I cannot recommend either the east or west sites.

Charles Stirum. 04/25/05
Existing location. 904 w. Walnut St.

Brief description.

The Carbon County Museum building is an old church with an attached metal garage, these are set on ½ a city block in a residential neighborhood north and a west of downtown. Also onsite are the Sweetwater Schoolhouse and a small residence with some water problems.

Pros.

1. The land is free.
2. Carbon County residents know it’s location.

Cons.

3. Even as a two story building, the museum would not be big enough.
4. There would be no room for expansion.
5. There would be no parking lot.
6. There would be no room for outside exhibits and programming.
7. The existing Carbon County Museum is not visible from 1-80
8. The existing Carbon County Museum would have to be demolished and the collections put in storage, then returned.

Comments and questions.

1. The existing Carbon County Museum has served well for the last 30 years but has been completely outgrown by it’s collections and it’s need for interpretation, exhibits and programming.
2. The site fully built upon with a two story structure (which would still be too small) is still in a sleepy residential area, with no visibility from any major roads or off-road parking.

I cannot recommend using this site, it is far too small and out of the way.

Charles Stirum 04/25/05
The ‘Old Safeway’ building. Plaza St.

Brief description.

The former Safeway sits next to a Macdonalds in a large blacktopped parking lot, it is on the Cedar Street exit of 1-80 and the beginning of 287. The site is surrounded by light industrial buildings and commercial yards.

Pros.

1. There is an existing building.
2. There is a high traffic count
3. There is ample parking.
4. The Carbon County Museum would enhance the east side of Rawlins.
5. There are utilities on site.

Cons.

1. The building is not large enough.
2. There is very little room for expansion.
3. The Subway restaurant has a multiple 5 year renew clause in their lease, which would impact the use of the entire building.
4. Having a non-museum restaurant under the same roof as the museum would be a major problem from an uncontrolled ‘food as an attractant for insects’ stand point and could negatively impact the collections.
5. Having a non-museum controlled business under the same roof as the museum would present fire and security issues.
6. There is little room for outside exhibits and programming.
7. While visible from 1-80 it is low-lying and not obvious.
8. The site is 2.5 miles from downtown.
9. There would be design restrictions created involved in fitting the Museum into an existing building.
10. There would have to be major fascia construction to make the building attractive.
11. In order to produce the correct collections environment some of the existing infrastructure (which we would have already paid for), namely the air handling and fire safety systems would have to be replaced.

Comments and questions.

1. The former Safeway is a nondescript building in an area with very little topographical character, the commercial setting does not have the beauty of factories and large industrial plants, rather it is a collection of small, temporary looking metal buildings surrounded by parked semis on a dry and dusty landscape. There is an impermanence to the area which is contrary to the sense of
solidity and security that a museum should possess, in order to elicit confidence and the continuing collections donations from Carbon County residents.

2. While the ‘look’ of the grocery store could be changed and there is a high traffic count, the problem with this site is the small existing building and the lack of viable alternatives for expansion.

I do not recommend this site.

Charles Stirum 04/25/06

Petersen’s Service Yard. 205 Utah St.

Brief description.

Petersen’s Service yard is on the west and northwest slope of Tincan Hill with a possible entry point from Cedar Street. There are a variety of metal buildings in various states of repair, also there are three stone buildings, some dating back to the 1800’s.

Pros.
1. The site is centrally located.
2. There is some room for expansion.
3. There is space for parking lots.
4. There may be opportunities for partnerships with Federal, State and Local agencies.
5. The stone warehouses have historical significance and could become wonderful exhibits.
6. This site allows for some trails, outdoor exhibits and programming.

Cons.

1. The existing metal buildings are not suitable for correct collections management.
2. The stone warehouses while stable would require some preservation.
3. The site is not obvious from any major roads.
4. Price of building and property.
5. There would demolition and some clean up involved. (Please contact Charles Stirum for further details).
6. The site may not be large enough.

Comments and questions.

1. The Petersen Service Yard is a large viable location with topographical character, it is centrally located and has all utilities available.
2. The stone warehouses have historic value and would be a great benefit to outside programming and the experience of the visitor.
3. There would be some room for expansion and the correct structure could overcome its off street location, which along with its lack of visibility from 1-80 are the only major drawbacks.
4. Buildings on Cedar St. could be purchased (with some reservations) and create an open frontage to Cedar St.
5. Is 5.98 acres large enough for what The Board envisages?

This site has real merit and could become a destination for the residents of Carbon County and tourists to the area. I recommend that this site be considered.

Charles Stirum 04/25/05

Merrell Hill. South west of the County Road and Bridge Yard

Brief description.

Merrell Hill is a small hill that has a 270-degree vista from 71 to the railway cut which exposes the strata of the Rawlins Uplift is south of the Carbon County Road and Bridge yard (which is on the site of Judge Merrell’s house from the 1800s). The hill and its flattening land adjoin Rawlins Springs Park and is a proposed site for a General Rawlins Monument.

Pros.

1. The Carbon County land is free and the B.L.M. land would be acquired for a reduced price.
2. There is plenty room for expansion.
3. There is ample space for parking lots.
4. There may be opportunities for partnerships with Federal, State and Local agencies.
5. The area already has historical significance and abuts a City Historic Park.
6. The Carbon County Museum would enhance the south side of Rawlins.
7. Merrell Hill allows for, trails, outdoor exhibits and scenic overlook interpretation (geographical, geological, historical and transportation systems). The Carbon County would be highly visible from 1-80 and Rawlins.
8. While only .6 of a mile from Rawlins City Hall, this site has the added advantage of seeming separate from the city and very much ‘A Carbon County Institution’.
9. Merrell Hill is a very attractive setting for The Carbon County Museum.
10. Sheltered from westerly wind.
Cons.

1. No existing buildings.
2. No onsite utilities.

Comments and questions.

1. Merrell Hill is a charming location with topographical character, it’s proximity to Rawlins Springs Park allows for the possibility of a Historic Area, and the large amount of space gives us the potential for outside exhibits, gardens and programming.
2. The hill itself would allow The Carbon County Museum to be seen, but also to see the surrounding area, including the Snowy Mountain Range.

In general what I like about this site is its openness and its potential to become a real destination. I highly recommend this site.

Charles Stirum. 04/25/05

Carbon County Fairgrounds. Harshman and Daley Streets.

Brief description.
The northeast corner of the Carbon County Fairgrounds is the only usable area to build The Museum, this plot abuts a trailer park and opens to the parking area of the Fairgrounds. Across Harshman Street is the new Carbon County Jail.

Pros

1. The land is free.
2. There is ample parking.
3. During events at the Fairgrounds the museum would experience a rise in attendance.
4. There is some room for expansion, if acceptable to the Carbon County Fairground.

Cons.

1. The Fairgrounds have plans to build on the northeast site.
2. The museums presence may create conflicts over available resources.
3. There is little room for outside exhibits and programming.
4. The Fairgrounds are not visible from 1-80
5. While visible from 287 it is low-lying and not obvious.

Comments and questions.

1. The Carbon County Fairgrounds are attractive as a fairgrounds, but to tuck the Carbon County Museum into one corner of this utilitarian area may not be beneficial to either institution.
2. While the fairgrounds have daily ongoing business, those attending the fairgrounds would not necessarily have the time or inclination to visit the Carbon County Museum.
3. The visibility of this site is not very good, the fairgrounds are in a ‘behind the scenes’ area of Rawlins.

This site is small, but usable, assuming that we have the permission to affect the fairgrounds space. It is ‘O.K’, but we have far better options.

Charles Stirum 04/25/05
CARBON COUNTY MUSEUM
Rawlins, Wyoming.

MUSEUM FEASIBILITY STUDY

REPORT
SEPTEMBER 14TH, 2007

Granite Museum Services
19000 CR 396 Granite CO 81228
-719 486 1584-
granite@chaffee.net
Section 1. Overview

The Purpose of the Feasibility Study

In 2001 the Carbon County Commissioners requested that the Carbon County Museum Board assess the needs of the Carbon County Museum and to either expand at the existing site or to build a new museum. This document evaluates those two options, including leaving the museum as it is, assessing needs, capital, and operating costs.
Section 2. What are our options?

Analysis of Options

Strengths and Weaknesses

<table>
<thead>
<tr>
<th>Options</th>
<th>Strengths</th>
<th>Weaknesses</th>
</tr>
</thead>
</table>
| Option 1. Leave the museum as it is. | 1. Lowest initial costs.  
2. No damage to collections through moving.  
3. Previous visitors would know the location of the museum. | 1. Collections will physically suffer through lack of ‘museum standards’ care.  
2. Lack of space exposes collections on exhibit to theft.  
3. No fire suppression system.  
4. The museum cannot accept any more collection donations.  
5. Collections promised to a larger Carbon County Museum would have to be let go.  
6. Some collections would remain inaccessible to disabled visitors.  
7. Lack of space limits re-interpretation of exhibits.  
8. The museum could not offer services to other Carbon County institutions.  
9. Lack of space limits access to traveling exhibits and added income.  
10. Museum employees would remain severely handicapped in their work efficiency.  
11. Limited parking.  
12. Lack of visibility will continue to limit visitorship.  
13. Escalating building costs would result in higher future capital expenditure. |
## Section 2. What are our options?

<table>
<thead>
<tr>
<th>Option</th>
<th>Strengths</th>
<th>Weaknesses</th>
</tr>
</thead>
</table>
| Option 2. Expand existing museum. | 1. Lesser initial costs.  
2. Previous visitors would know the location of the museum.  
3. New building would be up to accepted museum standards.  
4. New building would have a fire suppression system.  
5. New building would be ADA compliant. | 1. The existing museum would have to close for demolition and construction.  
2. The collections would have to be moved, stored, then moved back. Inviting damage and/or loss.  
3. Limited exhibition space.  
4. No room for outside exhibits and programming.  
5. Limited storage space.  
7. No room for expansion.  
8. The museum would have to move in 15-25 years.  
9. Lack of visibility will continue to limit visitorship.  
10. |
## Section 2. What are our options?

<table>
<thead>
<tr>
<th>Options</th>
<th>Strengths</th>
<th>Weaknesses</th>
</tr>
</thead>
</table>
| Option 3. Build a new museum. | 1. The existing museum would remain open during construction.  
2. New building would be up to accepted museum standards.  
3. New building would have a fire suppression system.  
4. New building would be ADA compliant.  
5. Ample exhibition space.  
6. Ample storage space.  
7. Unfinished ‘shell’ space would be available for future exhibit and storage expansion. (Could be used for county storage)  
8. Ample room for future museum building expansion.  
9. Museum employees would be able to work more efficiently.  
10. Room for outside exhibits and programming focused on all aspects of Carbon County.  
11. Space to promote all Carbon County cultural entities.  
12. The museum would be able to offer services to other Carbon County institutions.  
13. New building would be visible from the I-80 corridor.  
14. New building would draw visitors to Carbon County.  
15. Carbon County would acquire 50+ acres of BLM land.  
16. Increased income from visitors. | 1. Highest building costs.  
2. Increased maintenance costs.  
3. Increased employee costs. |
Section 2. What are our options?

Needs Analysis.

How does each option meet the needs of Carbon County?

<table>
<thead>
<tr>
<th>Option</th>
<th>Proposed Solution</th>
<th>Needs</th>
<th>Costs</th>
</tr>
</thead>
<tbody>
<tr>
<td>1.</td>
<td>Leave museum as is.</td>
<td>Does not meet Carbon County’s needs.</td>
<td>No cost.</td>
</tr>
<tr>
<td>2.</td>
<td>Expand existing museum</td>
<td>Meets Carbon County’s short term needs. (Museum would open full)</td>
<td>Mid-range capital costs. (see following section)</td>
</tr>
<tr>
<td>3.</td>
<td>Build new museum.</td>
<td>Meets all of Carbon County’s short and long term needs.</td>
<td>Highest capital cost. (see following section)</td>
</tr>
</tbody>
</table>
Section 2. What are our options?

Cost Analysis.

Capital outlay.

This section analyzes the construction costs of the three options based on current (2007) per square foot construction costs, exhibit costs, archive and artifact storage costs.

<table>
<thead>
<tr>
<th></th>
<th>Option 1</th>
<th>Option 2</th>
<th>Option 3</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td>Leave museum as is</td>
<td>Expand existing museum</td>
<td>Build new museum</td>
</tr>
<tr>
<td>s.f</td>
<td>$per s.f.</td>
<td>Cost</td>
<td>s.f</td>
</tr>
<tr>
<td>Site Improvement</td>
<td>$0</td>
<td>$30,000</td>
<td>250,000</td>
</tr>
<tr>
<td>Offsite roadwork</td>
<td>$0</td>
<td>$0</td>
<td></td>
</tr>
<tr>
<td>Finished building s.f</td>
<td>$0</td>
<td>11,000</td>
<td>$210</td>
</tr>
<tr>
<td>Unfinished building s.f</td>
<td>$0</td>
<td>0</td>
<td></td>
</tr>
<tr>
<td>Building soft costs</td>
<td>$0</td>
<td>$752,100</td>
<td></td>
</tr>
<tr>
<td>10% Contingency</td>
<td>$0</td>
<td>$239,960</td>
<td></td>
</tr>
<tr>
<td>Exhibit costs</td>
<td>$0</td>
<td>$660,000</td>
<td></td>
</tr>
<tr>
<td>Collection storage</td>
<td>$0</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Moving</td>
<td>$0</td>
<td>$400,000</td>
<td></td>
</tr>
<tr>
<td>Computer hardware</td>
<td>$0</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Software</td>
<td>$0</td>
<td>$250,000</td>
<td></td>
</tr>
<tr>
<td>Old Building improvements</td>
<td>$0</td>
<td></td>
<td></td>
</tr>
<tr>
<td>TOTAL</td>
<td>$0</td>
<td>$4,921,060</td>
<td></td>
</tr>
</tbody>
</table>
Section 2. What are our options?

Costs analysis.

Building operating costs per year comparison. (2007 pricing)

<table>
<thead>
<tr>
<th></th>
<th>$ per sq. ft.</th>
<th>Option 1. Leave museum as is</th>
<th></th>
<th>Option 2. Expand existing museum</th>
<th></th>
<th>Option 3. Build new museum</th>
<th></th>
</tr>
</thead>
<tbody>
<tr>
<td>Energy *</td>
<td>($3.00)</td>
<td>$6,844.07</td>
<td>0</td>
<td>$27,000</td>
<td>$33,000</td>
<td>$90,000</td>
<td>$15,000</td>
</tr>
<tr>
<td>Build. Maintenance</td>
<td>($2.00)</td>
<td>$4,806.76</td>
<td>$9,000</td>
<td>$18,000</td>
<td>$22,000</td>
<td>$60,000</td>
<td>$5,000</td>
</tr>
<tr>
<td>Outside Maintenance</td>
<td></td>
<td>$2,000</td>
<td>$9,000</td>
<td>$3,000</td>
<td></td>
<td>$20,000</td>
<td></td>
</tr>
<tr>
<td>Insurance (general)</td>
<td></td>
<td>$604.56</td>
<td>$11,000</td>
<td>$3,371.20</td>
<td></td>
<td>$15,732.55</td>
<td></td>
</tr>
<tr>
<td>Other operating costs</td>
<td></td>
<td>$59,059</td>
<td>$30,000</td>
<td>$45,300</td>
<td></td>
<td>$64,500</td>
<td></td>
</tr>
<tr>
<td>Sub-totals</td>
<td></td>
<td>$72,710.46</td>
<td>$96,671.20</td>
<td>$55,000</td>
<td></td>
<td>$250,232.55</td>
<td></td>
</tr>
<tr>
<td>Yearly total</td>
<td></td>
<td>$72,710.46</td>
<td>$151,671.20</td>
<td></td>
<td></td>
<td>$270,232.55</td>
<td></td>
</tr>
</tbody>
</table>

* Energy costs may be reduced by building efficiency and/or alternative energy sources.

Human resources operating cost comparison.

<table>
<thead>
<tr>
<th>Staffing</th>
<th>Option 1 Leave museum as is</th>
<th>Option 2 Expand existing museum</th>
<th>Option 3 Build new museum</th>
<th>Comments</th>
</tr>
</thead>
<tbody>
<tr>
<td>Full time personnel needed</td>
<td>1 @$28,000 pa</td>
<td>2 @$40,000 pa</td>
<td>3 @$40,000 pa</td>
<td>1@$28,000</td>
</tr>
<tr>
<td></td>
<td>= $28,000</td>
<td>= $80,000</td>
<td>= $120,000</td>
<td></td>
</tr>
<tr>
<td>Part time personnel needed</td>
<td>3 @$13,000 pa</td>
<td>4 @$13,000 pa</td>
<td>4 @$13,000 pa</td>
<td></td>
</tr>
<tr>
<td></td>
<td>= $39,000</td>
<td>= $52,000</td>
<td>= $52,000</td>
<td></td>
</tr>
<tr>
<td>Benefits</td>
<td>4 @ $3,900 pa</td>
<td>6 @ $3,900 pa</td>
<td>7 @ $3,900 pa</td>
<td></td>
</tr>
<tr>
<td></td>
<td>= $15,600</td>
<td>= $23,400</td>
<td>= $27,300</td>
<td></td>
</tr>
<tr>
<td>Salary &amp; benefit Cost. SUBTOTAL.</td>
<td>$82,600</td>
<td>$155,400</td>
<td>$199,300</td>
<td></td>
</tr>
<tr>
<td>Contract Labor</td>
<td>$5,175</td>
<td>$10,000</td>
<td>$10,000</td>
<td></td>
</tr>
<tr>
<td>Other staffing costs</td>
<td>$1,600</td>
<td>$2,400</td>
<td>$2,800</td>
<td></td>
</tr>
<tr>
<td>Professional Fees</td>
<td>$23,199.43</td>
<td>$20,000</td>
<td>$20,000</td>
<td></td>
</tr>
<tr>
<td>Volunteer costs</td>
<td>$500</td>
<td>$2,500</td>
<td>$20,000</td>
<td></td>
</tr>
<tr>
<td>TOTAL</td>
<td>$113,074.42</td>
<td>$190,300</td>
<td>$252,100</td>
<td></td>
</tr>
</tbody>
</table>

Page 2.7
Section 2. What are our options?

Costs analysis.

Projected yearly operational expenses.

<table>
<thead>
<tr>
<th>Costs</th>
<th>Option 1</th>
<th>Option 2</th>
<th>Option 3</th>
</tr>
</thead>
<tbody>
<tr>
<td>Building operating costs.</td>
<td>$72,710.46</td>
<td>$151,671.20</td>
<td>$270,232.55</td>
</tr>
<tr>
<td>Human resources costs.</td>
<td>$113,074.42</td>
<td>$190,300</td>
<td>$252,100</td>
</tr>
<tr>
<td>Finance expenses</td>
<td>N/A</td>
<td>T.B.D</td>
<td>T.B.D</td>
</tr>
<tr>
<td>Subtotal</td>
<td>$185,784.88</td>
<td>$341,971.20</td>
<td>$522,332.55</td>
</tr>
<tr>
<td>Marketing 13% of budget.</td>
<td>$7,554.54 (Not 13%)</td>
<td>$44,456.26</td>
<td>$67,903.23</td>
</tr>
</tbody>
</table>

Subtotal: $193,339.42

Project Yearly Income

<table>
<thead>
<tr>
<th>Source</th>
<th>Option 1</th>
<th>Option 2</th>
<th>Option 3</th>
</tr>
</thead>
<tbody>
<tr>
<td>Carbon County</td>
<td>$162,555.76</td>
<td>$200,000</td>
<td>$200,000</td>
</tr>
<tr>
<td>Attendance</td>
<td>2,400 x $0 = $0</td>
<td>10,000 x $5 = $50,000</td>
<td>36,100 x $5.00 = $180,500</td>
</tr>
<tr>
<td>Grants</td>
<td>$4,846</td>
<td>$30,000</td>
<td>$40,000</td>
</tr>
<tr>
<td>Traveling Exhibits</td>
<td>$0</td>
<td>$2.00 x 2,500 (25% of attendance) = $5,000</td>
<td>$2.00 x 9,025 (25% of attendance) = $18,050</td>
</tr>
<tr>
<td>Special Events</td>
<td>$0</td>
<td>$2,000</td>
<td>$20,000</td>
</tr>
<tr>
<td>Donations (Indiv. + Corp.)</td>
<td>$4,012</td>
<td>Indiv. $5,000</td>
<td>Indiv. + Corp. $25,000</td>
</tr>
<tr>
<td>Museum Shop</td>
<td>$876.50</td>
<td>$1.00 p.v. = $10,000</td>
<td>$2.00 p.v. = $72,200</td>
</tr>
<tr>
<td>Misc.</td>
<td>$993.15</td>
<td>$1,000</td>
<td>$1,000</td>
</tr>
<tr>
<td>Bank interest</td>
<td>$2,628</td>
<td>$4,000</td>
<td>$4,000</td>
</tr>
<tr>
<td>Total</td>
<td>$199,563.41</td>
<td>$309,000</td>
<td>$560,750</td>
</tr>
</tbody>
</table>

These calculations do not include endowment income.
Section 2. What are our options?

Costs analysis.

Annual operational costs and income comparison.

<table>
<thead>
<tr>
<th></th>
<th>Option 1 Leave museum as is.</th>
<th>Option 2 Expand existing museum</th>
<th>Option 3 Build new museum</th>
</tr>
</thead>
<tbody>
<tr>
<td>Costs</td>
<td>$193,339.42</td>
<td>$386,427.46</td>
<td>$590,235.78</td>
</tr>
<tr>
<td>Income</td>
<td>$199,563.41</td>
<td>$309,000</td>
<td>$560,750</td>
</tr>
<tr>
<td>Plus/minus</td>
<td>+$6223.99</td>
<td>-$77,427.46</td>
<td>-$29,485.78</td>
</tr>
</tbody>
</table>

Comparison of options.

<table>
<thead>
<tr>
<th>Option</th>
<th>Description</th>
<th>Needs</th>
<th>Capital Cost</th>
<th>Operating Cost/income</th>
</tr>
</thead>
<tbody>
<tr>
<td>1</td>
<td>Leave museum as is.</td>
<td>Does not meet the needs of Carbon County</td>
<td>$0</td>
<td>Least expensive</td>
</tr>
<tr>
<td></td>
<td></td>
<td></td>
<td></td>
<td>+$6223.99</td>
</tr>
<tr>
<td>2</td>
<td>Expand existing museum.</td>
<td>Meets the short-term needs of Carbon County, will require a move within 15-25 years.</td>
<td>$4,921,060</td>
<td>Mid-range cost</td>
</tr>
<tr>
<td></td>
<td></td>
<td></td>
<td></td>
<td>-$77,427.46</td>
</tr>
<tr>
<td>3</td>
<td>Build a new museum</td>
<td>Meets all the needs of Carbon County</td>
<td>$18,666,742</td>
<td>Most expensive</td>
</tr>
<tr>
<td></td>
<td></td>
<td></td>
<td></td>
<td>-$29,485.78</td>
</tr>
</tbody>
</table>

Summary

The Carbon County Museum Board believes that Option 3, a new museum:

1. Better protects the collections of Carbon County.
2. Will improve the lives of Carbon County residents.
3. Meets the short and long term needs of Carbon County.
4. Will increase tourism in Carbon County.
5. Make the most long term financial sense, in light of a yearly statewide construction cost inflation rate of between 10% and 15%.
January 27, 2011

Carbon County Museum
Attn: Mike Kelley
P.O. Box 1146
Rawlins, WY 82301

On January 11, 2011, the Planning Commission approved your request for a rezone from R-7.5 to C-2 to develop land and build a Museum Complex. See attached application for legal description.

This letter will serve as your approval for PZ 10-02.

Sincerely,

Connie M. Walz
Community Development Department
EXHIBIT N

AMENDED APPLICATION FOR ZONE CHANGE

City of Rawlins, Wyoming

Case File No: PZ 10-02
Date: July 7, 2010
Fee: $100.00

APPLICATION IS HEREBY MADE TO THE PLANNING COMMISSION TO REZONE THE FOLLOWING DESCRIBED PROPERTY NOW IN R7.5 ZONING DISTRICT TO C-2 DISTRICT.

Description of Property: Lot(s) ____________, Block(s) ____________
Subdivision ____________; Or Metes and Bounds Description:

"A tract of land in the NW¼ of Sec. 20, T21N, R87W, Carbon County, Wyoming, more completely described as follows:

Beginning at a point on the West line of said Sec. 20 which is the Southerly property line of the Union Pacific Railroad and which bears S0°02'21"W, 1198.51 ft. from the Northwest corner of said Sec. 20, monument with a triangular concrete monument sticking approximately 36 inches out of the ground;

Thence S0°02'21"W, 89.57 ft. along the West line of said Sec. 20 to the Northeasterly right of way line of Interstate 80, a non tangent curve concave northeasterly;

Thence along said right of way on a curve to the left an arc distance of 1166.72 ft. on a radius of 5559.33 ft. through a central angle of 12°01'28", a chord bearing and distance of S67°32'24"E, 1164.58 ft., to a point on the Northwesterly right of way of Wyoming Highway 71;

Thence N55°46'10"E, 424.12 ft. along the Highway 71 right of way, to the beginning of a tangent curve to the right, concave South;

Thence along said curve an arc distance of 823.04 ft. on a radius of 537.45 ft. through a central angle of 87°44'31", a chord bearing and distance of S81°11'11"E, 744.95 ft., to the beginning of a non tangent curve to the left, concave Westerly on the West line of a connector road;

Thence along the Westerly line of said connector road and said curve an arc distance of 62.01 ft. on a radius of 240.0 ft. through a central angle of 14°48'16", a chord bearing and distance of N24°22'06"E, 61.84 ft. to a point;

Thence along said Westerly line of said connector road N9°47'40"E, 229.38 ft. to a point on the South line of the WNW NW¼ of said Sec. 20;

Thence N89°51'26"W, 903.56 ft. along the South line of said NE¼ NW¼ to the Southwest corner of said NE¼ NW¼, the Northwest 1/16 corner of said Sec. 20;

Thence N0°04'47"W, 1081.01 ft. along the West line of said NE¼ NW¼ to a point on the South right of way line of the Union Pacific Railroad;

Thence S73°38'07"W, 527.84 ft. along the said South right of way line to a point;

Thence S45°19'21"W, 1147.55 ft. along the said South right of way line to the point of beginning, said tract containing 31.43 acres, more or less."

Attached here to and incorporated herein by this reference is "Appendix A" outlining said metes and bounds description.

Application for Zone Change 1
Reason for requesting such a reclassification: To develop land and build Museum Complex.
Name of Application: Carbon County Museum c/o Lisa Howell, Chairman
Phone: (307) 328-2740
Mailing Address: P.O. Box 1567 Rawlins WY 82301
Name of Owners if other than Applicant: Carbon County Commissioners

Signature of Applicant

Approved this 16th day of November, 2010.

Terry Wooldum, Chairman
Carbon County Commissioners

Charles Young, MD, Member
Carbon County Commissioners

Jerry Paxton, Vice Chairman
Carbon County Commissioners

Attest:

Gwynn G. Bartlett, Carbon County Clerk

Copies To:
Amy Bach, Attorney at Law
Michael K. Kelly, Deputy Carbon County Attorney
Carbon County Museum
SURVEYORS STATEMENT

I, Martin A. Pedersen, of Rawlins, Wyo., hereby state that this map was made from notes taken on a survey made by me or under my supervision, and that it correctly represents the results of that survey.