



PUBLIC WORKS DEPARTMENT

CITY HALL

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CITY COUNCIL STAFF REPORT

Meeting: April 3, 2018

Subject

City Hall Renovation Project

Recommended Action

Discussion of alternative renovation plans for City Hall.

Discussion

At the Work Program study session on February 20, 2018, the City Council indicated that they were not in favor of moving forward with the design of a new city hall, and instead directed staff to continue to evaluate alternative construction and finance mechanisms to reduce the overall cost of the Civic Center Master Plan implementation.

In the near term, there appears to be no options available to bring the cost of the preferred alternative to a level that would be acceptable to the City Council. With the Civic Center Master Plan, it was clearly determined that the existing city hall building is deficient and inefficient in many critical systems and in the use of space.

This determination is quickly being validated with the work currently underway with the consultant architect conducting the Comprehensive Facility Condition and Use Efficiency Assessment. To the public and occupants of the building these validated findings mean that the building does not meet the essential facility, immediate occupancy performance standard required to provide emergency services, and in fact, does not even meet current life safety code standards. Many of the building's systems, especially the electrical and control systems, are either years beyond their service life or are at capacity. Replacement parts are not produced and are not available unless salvaged equipment can be located. Failure for many systems is unpredictably imminent with potential downtime measured in months.

In as such, the Council-approved Work Program has been modified to include a recommended initiative to begin design of a city hall renovation, including temporary relocation of city hall staff and services for a period of approximately 18 months.

While it is likely possible that some of the building systems could be replaced or upgraded in a phased manner and without relocating all employees out of the building, the cost would be substantially lower without working around the employees and the

provision of services. If all employees are temporarily relocated, then it would be much more efficient to replace all of the failing systems at that time, as well as remodel some of the interior spaces to be more efficient.

If the Council directs staff to move forward on a project alternative, the next step would be including considering including in the 2018-19 Capital Improvement Program budget the design cost for the project. The remainder of the project cost would be included in the 2019-20 budget.

Sustainability Impact

Following the City's Climate Action Plan (CAP) goal to, "transform facilities into models of technology demonstration and conservation," energy efficiency improvements to City facilities is hoped to amount to nearly 80% of the total municipal reductions estimated to occur by 2020 as a result of CAP implementation. The Civic Center Master Plan cited potential savings of almost \$0.90 per square foot (24%) simply by replacing the existing energy systems in city hall.

Fiscal Impact

There is no fiscal impact with this study session, however if the City Council directs staff to include a project to renovate city hall to an essential facility standard as shown in the approved Council Work Program, the proposed capital improvement plan for 2018-19 would include a budget for design costs of \$2.1 million, followed by a budget in 2019-20 of approximately \$18.9 million for construction (including staff relocations, temporary facilities, project management, contingencies, etc.)

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Attachment A – City Hall Deficiencies