

## City Hall Deficiencies

- Building does not meet existing Life Safety building codes, much less Essential Facility code to support EOC.
  - Building can be braced to meet seismic requirements.
  - Heavy tile roof
- Electrical Service and distribution systems are end of useful life, at capacity and need full replacement. Parts not available.
- 1960's era boiler and emergency generator need replacement. Generator should not be within building. Parts not available.
- Air handler, boiler, chiller equipment needs replacement. HVAC controls out dated and do not work properly. Parts not available.
- Communication and data systems will be difficult to maintain over time due to age and capacities.
- Building configuration is inefficient and non-compliant
  - ADA accessibility issues with toilet rooms and elevator
  - Employees lack work and meeting space
  - EOC and Lobby spaces inefficient
  - Interior doors and finishes need updates and replacements
  - Abundant walled offices create inefficiencies and reduce natural lighting
- Building is energy inefficient
  - Building envelop needs insulation and better energy windows.
- Building is space inefficient
  - Building space remodel likely to gain 10-15% in usable office space.