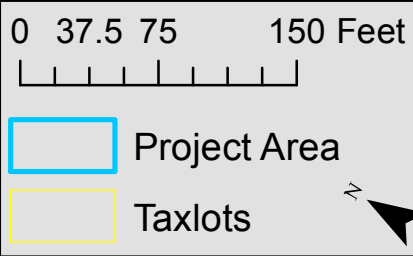


Briscoe School



Move City Hall and Community Development functions to Briscoe School. Years of deferred maintenance will require significant upgrades and improvements. Some degree of seismic rehabilitation will also need to occur.

- Parcel Size: 3.74 acres
- Assessed Value: \$3,025,780
- Proposed total area of completed project: 33,980 ft2 (existing structure)
- Designated parking: None. Approximately 46 stalls available on street, plus ample space on premises for additional surface parking or parking structure.
- Remarks on Cost
 - Deferred maintenance
 - Seismic rehabilitation
 - Remodel for civic use
 - Offset from sale of Community Development
 - School district is interested in an alternative to a cash exchange

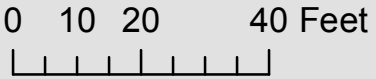


City Hall On-Site Expansion (2 Alternatives)



Rebuild City Hall on site, including a basement and three floors, in order to meet the City’s space needs. Reconfigure Community Development building to ensure room for growth. One alternative offers a total rebuild, and the other alternative proposes to retain the historic stucco veneer on the north and east surfaces of the building

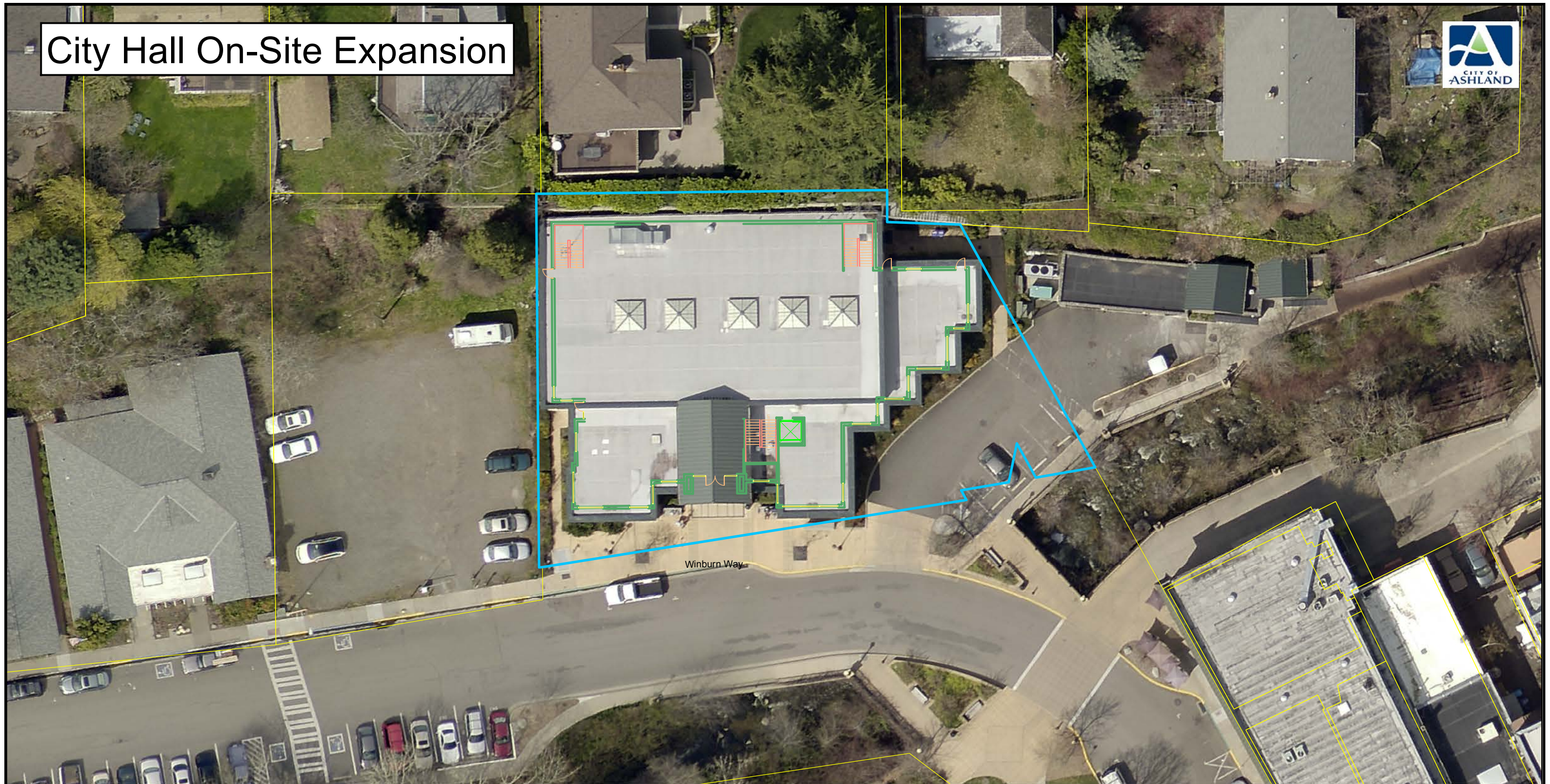
- Parcel Size: 75 acres (includes Lithia Park)
- Assessed value: not available
- Proposed total area of completed project: 14,800 ft2
- Designated Parking: none
- Buildable footprint for vertical expansion: 3700 ft2
- Cost (2 alternatives):
 - o Total rebuild/expand: \$8.5 M
 - o Rebuild/expand, preserve historic veneer: \$9.7 M



Taxlots



City Hall On-Site Expansion



Winburn Way

Add an additional two floors to the Community Development building in order to consolidate functions currently housed in City Hall and Community Development.

- Parcel Size: 0.42 acre
- Assessed value (2016): \$2,555,260
- Buildable footprint for vertical expansion: 6220 ft²
- Proposed total area of completed project: 22,070 ft²
- Designated Parking: none
- Cost: \$9.5 M

0 10 20 40 Feet

Project Area

Taxlots

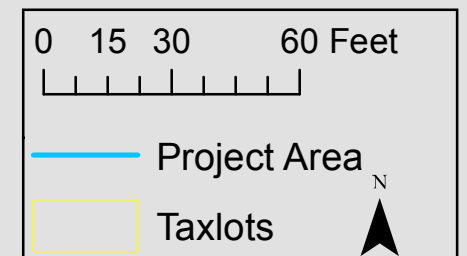


Courts/Civic Center (2 alternatives)

Build a new City Hall at the location currently occupied by Courts/Civic Center. The new structure would necessarily incorporate the courts and council chambers. The large surface parking lot on site could easily accommodate a parking structure. The first alternative, termed “centralized”, would incorporate the functions at the courts building, City Hall, and ComDev. The second alternative, described as “partitioned”, would result in the City retaining ComDev and building a smaller structure at the current courts location.

- Parcel Size: N/A - includes multiple City facilities
- Total Project Area: 67,351 ft²
 - o Existing parking lot area: 34,315 ft²
 - o Existing lawn area, including Courts footprint: 29,465 ft²
- Proposed total area of completed project: 17,520 ft² (partitioned) to 27,470 ft² (centralized)
- Designated parking: about 67 stalls, with space for construction of a parking structure
- Cost (2 alternatives):
 - o Partitioned: \$10 M*
 - o Centralized: \$13 M*

* Costs do not include parking improvements. These estimates were developed by Staff using the cost modeling assumptions provided in the architect’s feasibility study. Professional estimate is advised.



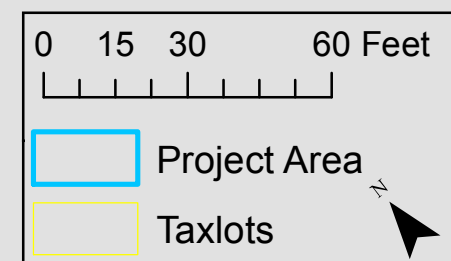
Elks Property (2 Alternatives)



Purchase the Elks Parking Lot and build a new City Hall. The first alternative proposes to centralize functions of City Hall and Community Development. The second alternative provides a smaller structure, which would result in the continued partitioning of departmental functions between the Community Development building and the new City Hall.

* Costs do not include parking improvements. These estimates were developed by Staff using the cost modeling assumptions provided in the architect's feasibility study. Professional estimate is advised.

- Parcel Size: 0.71 acre
- Assessed Value: \$644,090
- Proposed total area of completed project:
14,800 ft2 (partitioned) to 24,400 ft2 (centralized)
- Cost (2 alternatives):
 - o Partitioned: \$10 M*
 - o Centralized: \$12 M*



Consolidate at New Construction at Lithia/Pioneer (2 Alternatives)



Consolidate functions housed in City Hall and Community Development in a new building on the existing City-owned parking lot at Lithia Way and N. Pioneer Street. Profit from the sale of the Community Development Building would be applied toward construction. One alternative offers one level of underground parking and the other offers two levels.

- Parcel Size: 0.63 acre (includes easement encumbrance)
- Proposed total area of completed project: 26,135 square feet
- Designated parking: 70 stalls (alternative 1) or 120 stalls (alternative 2)*
- Cost (2 alternatives):
 - o 1 level of underground parking (50 stalls): \$16 M
 - o 2 levels of underground parking (100 stalls): \$19.6 M

* both alternatives include an existing 20 surfaces spaces

