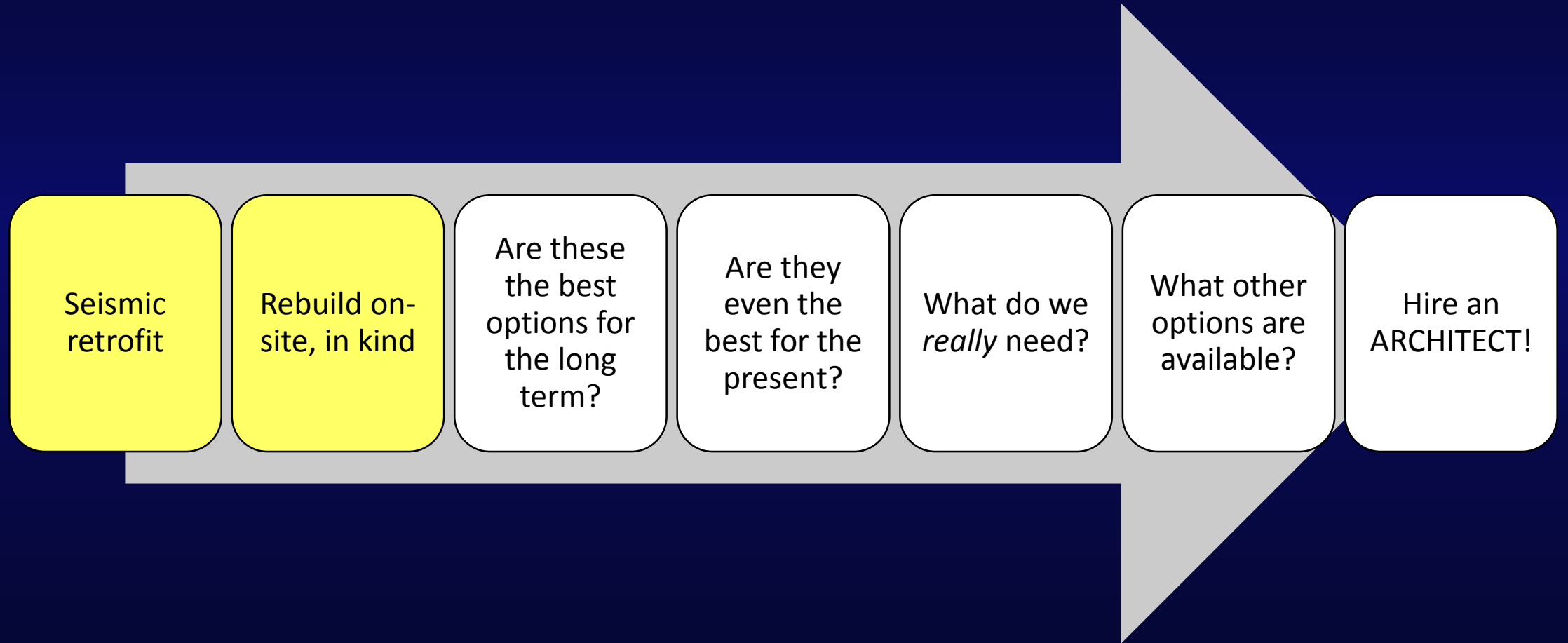


Summary of City Hall Replacement Alternatives

Preliminary Options Explored



Space Needs Analysis

- What is a space needs analysis?
- Why was it part of the feasibility study?
- What are the parameters?

	Existing Space (ft ²)	Projected Need (ft ²)
City Hall	7,745	11,808
Community Development	9,630	12,544
TOTAL	17,375	24,352

Q: How do we get to 24,400 ft²?

A: Site Evaluation!

Sites Evaluated (Feasibility Study)

Consolidate at City Hall



Right Size at City Hall + ComDev



Consolidate at ComDev

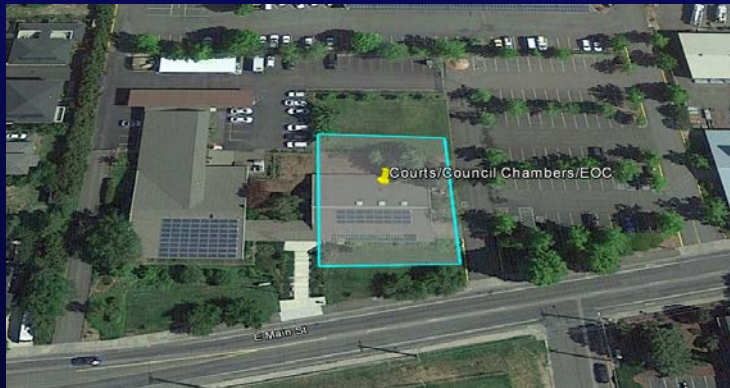


New at Pioneer Parking Lot



Sites Evaluated (Supplemental)

New at Civic Center



New at Railroad Property

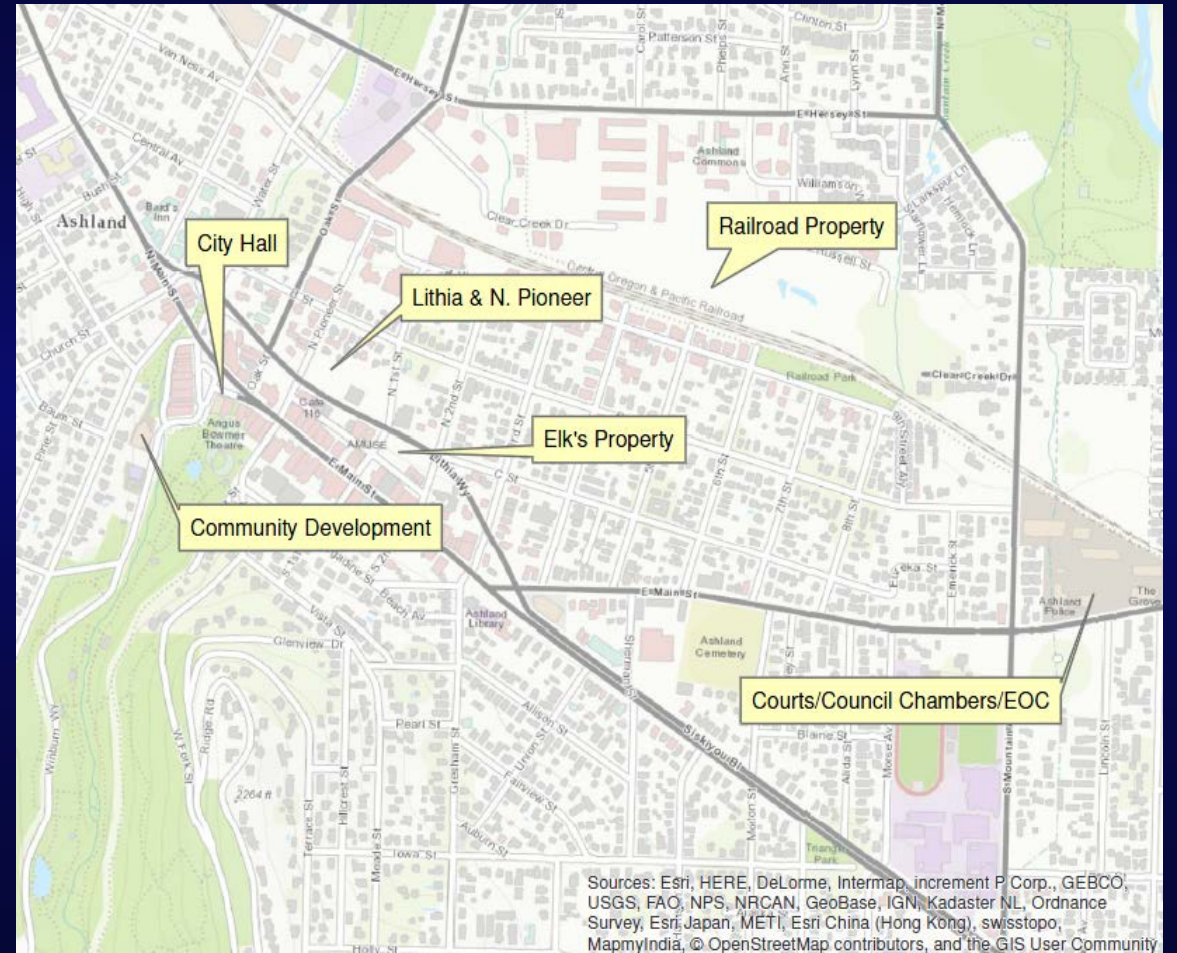


New at Elks' Parking Lot

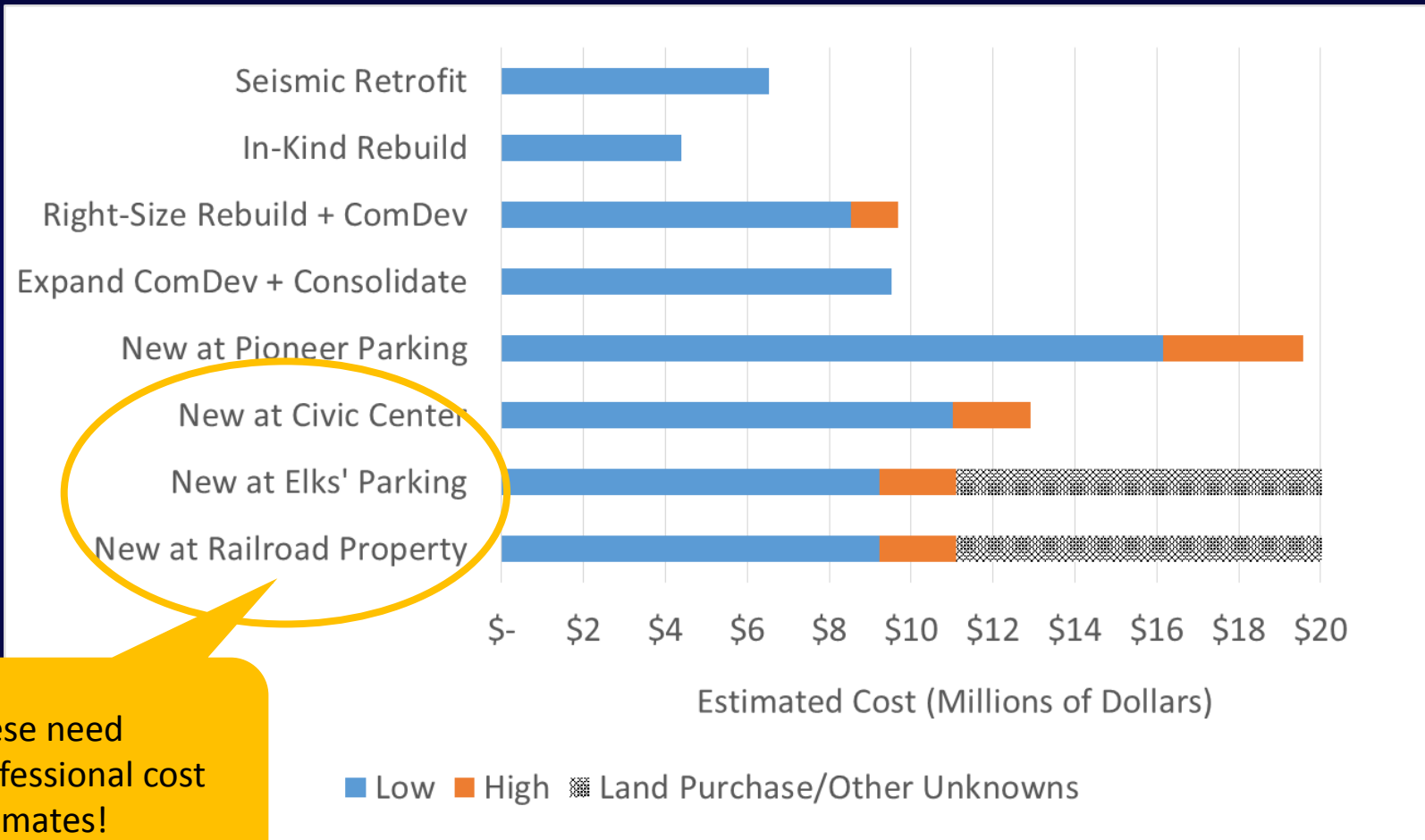


Altogether Now...

1. Seismic Retrofit
2. In-Kind Rebuild
3. Right-Size Rebuild + ComDev
4. Expand ComDev + Consolidate
5. New @ Pioneer Parking
6. New @ Civic Center
7. New @ Elks' Parking
8. New @ Railroad Property



Cost Estimates



- Estimates in this graph are in 2021 dollars (today's estimates have been escalated 5.5% per year)
- Hard costs
- Soft costs
- Moving/rental space
- Contractor's contingency
- Prevailing wage
- Photovoltaic system

These need professional cost estimates!

Alternative	Provides City's space needs	Provides centralized services	Provides off-street parking (frees up public stalls)	Potential to increase in public parking	Retains plaza presence	Preserves historic façade	Eliminates temporary staff relocations	Above Hosler Dam inundation zone	LEED potential not limited by existing infrastructure	Construction will not impact downtown tourism or traffic flow	2021 Estimated Cost
(1) Seismic Retrofit											\$ 6.5 M
(2) In-Kind Rebuild											\$ 4.4 M
(3) ComDev: Expand & Consolidate											\$ 9.5 M
(4) Right-Size City Hall + ComDev											\$ 8.5 M
(5) Right-Size/Stucco City Hall + ComDev											\$ 9.7 M
(6) New @ Pioneer Parking & 50 UG Stalls											\$ 16.1 M
(7) New @ Pioneer Parking & 100 UG Stalls											\$ 19.6 M
(8) New @ Civic Center & Consolidate											\$ 12.9 M
(9) New @ Civic Center + ComDev											\$ 11 M
(10) New @ Elks' & Consolidate											\$ 11.1 M
(11) New @ Elks' + ComDev											\$ 9.2 M
(12) New @ Railroad & Consolidate											\$ 11.1 M
(13) New @ Railroad + Com Dev											\$ 9.2 M