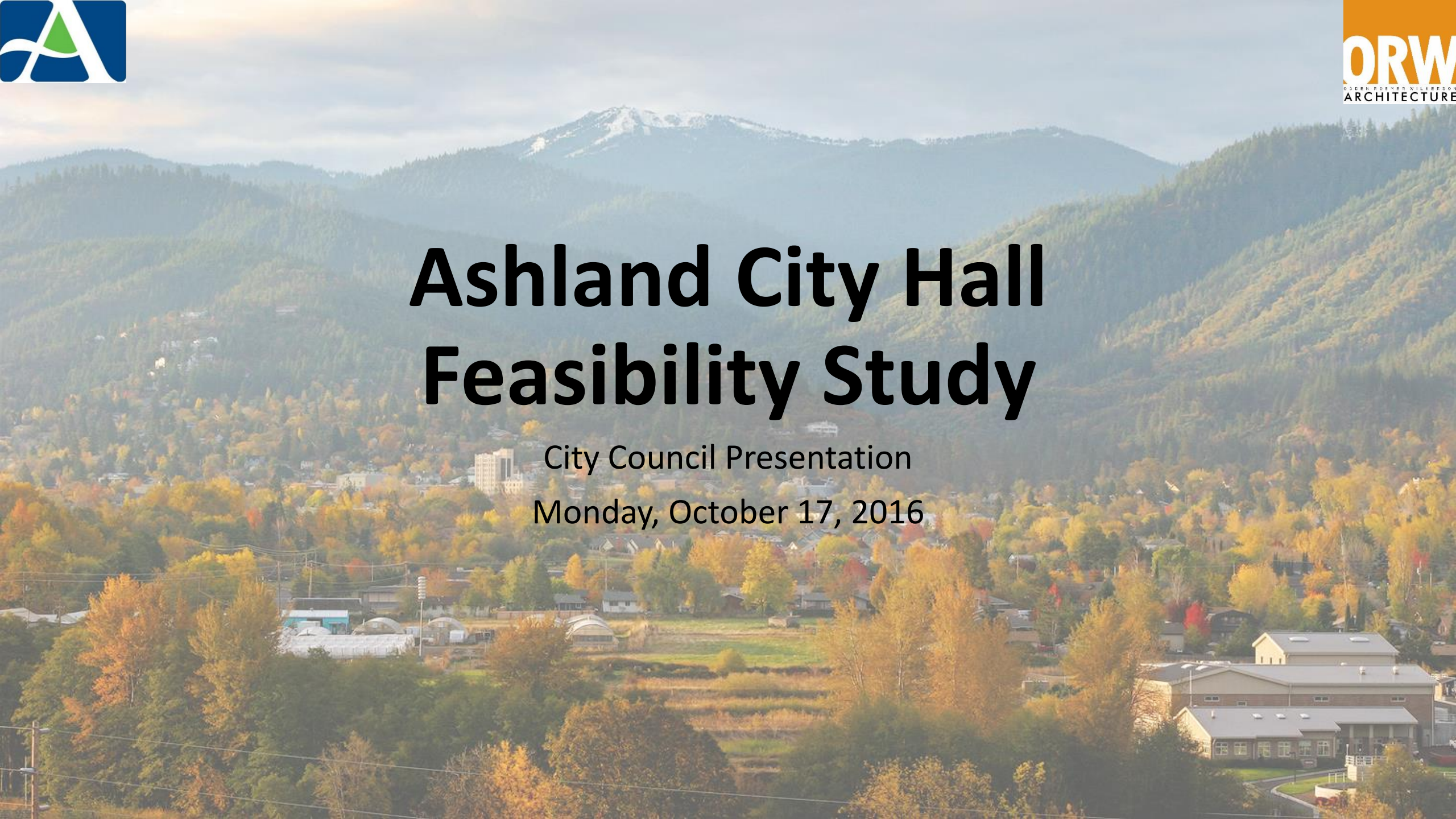

Ashland City Hall Feasibility Study

City Council Presentation

Monday, October 17, 2016

Ashland City Hall Feasibility Study

Space Needs: Summary

Projected Space Data								
	2021				2031			
Divisions	Staff	Dept NSF	18% Gross	2021 GSF	Staff	Dept NSF	18% Gross	2031 GSF
Administration		**3811**	**1.18**	**4497**		**4054**	**1.18**	**4784**
City Administrator/Mayor		1253	1.18	1478		1497	1.18	1766
HR		390	1.18	460		512	1.18	604
Legal		1695	1.18	2000		1695	1.18	2000
City Recorder		356	1.18	420		356	1.18	420
Shared		187	1.18	221		187	1.18	221
Administrative Services		**3193**	**1.18**	**3768**		**3715**	**1.18**	**4383**
Accounting		765	1.18	903		887	1.18	1047
Customer Service/UB		678	1.18	800		800	1.18	943
Finance		1029	1.18	1214		1307	1.18	1542
Shared		721	1.18	851		721	1.18	851
Community Development		**4566**	**1.18**	**5388**		**4688**	**1.18**	**5532**
Community Development		790	1.18	790		790	1.18	790
Planning		868	1.18	868		868	1.18	868
Building		1420	1.18	1420		1542	1.18	1542
Shared		1196	1.18	1196		1196	1.18	1196
Public Works Engineering		**3460**	**1.18**	**4083**		**3704**	**1.18**	**4371**
Total Staff Spaces	**71**				**80**			
Common Areas		**4476**	**1.18**	**5282**		**4476**	**1.18**	**4401**
TOTAL AREA				**23017**				**23472**
Vertical Circulation	8%							
Corridors/Ext. Walls	7%							
Custodial/HVAC	3%							
Total Grossing Factor	18%							

Ashland City Hall Feasibility Study

Space Needs: Summary

Projected Space Data								
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TOTAL AREA				**23017**				**23472**
Vertical Circulation	8%							
Corridors/Ext. Walls	7%							
Custodial/HVAC	3%							
Total Grossing Factor	18%							

23,472 SF

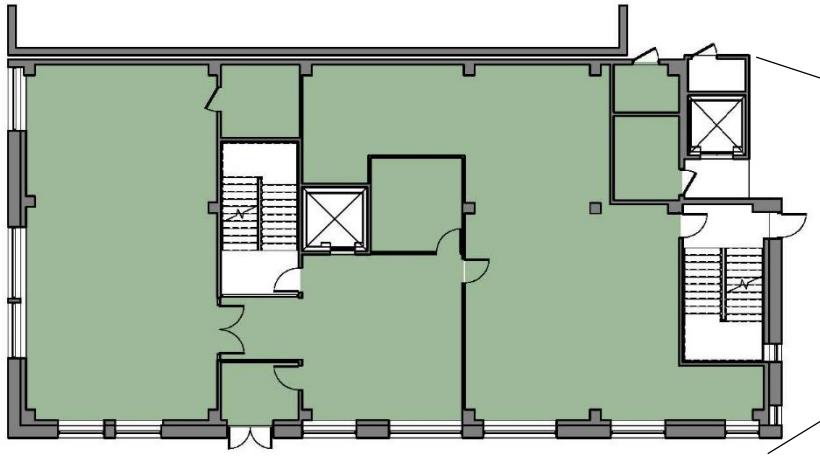
Ashland City Hall Feasibility Study

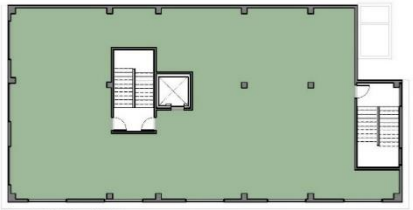
Option 1: City Hall Expansion: New Construction

Consolidate functions of City Hall and Community Development at City Hall site, all new construction.

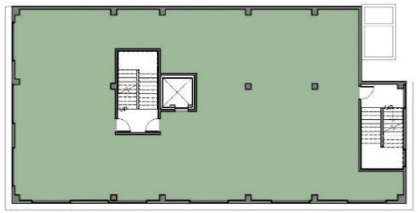
Considerations:

- Area needed: approx 23,500 SF
- Area available: approx 18,500 SF
- Provide basement plus 4 levels all new construction to current building code
- Consolidation enhances public convenience & governmental efficiency
- Maintain location of City Hall functions
- Move Community Development functions to City Hall site
- Sell Community Development Building to offset project costs
- Small floorplate lowers useable space & flexibility
- Requires temporary staff relocation during construction
- Downtown construction may impact tourism & disrupt traffic flow
- Constrained Construction site more costly & time-consuming to build
- Inadequate parking for public visitors and staff
- City Hall within Hosler Dam inundation zone
- Considered unfeasible due to inadequate area

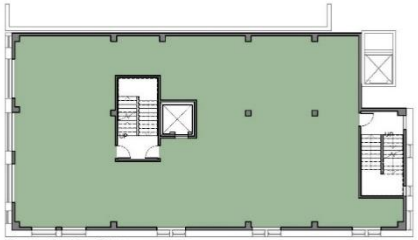




L4 3,700 SF

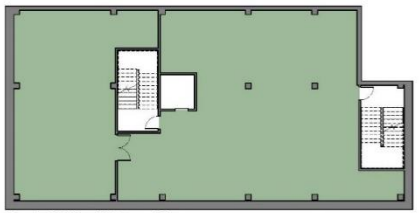


L3 3,700 SF



L2 3,700 SF

L1 3,700 SF



L0 3,700 SF - Storage

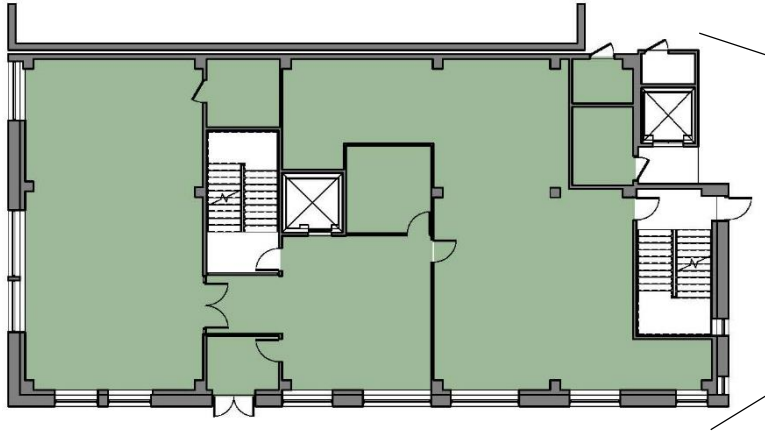
Ashland City Hall Feasibility Study

Option 2: City Hall Expansion: Preserving Historic Features

Consolidate functions of City Hall and Community Development at City Hall site, mostly new construction & preserve majority of north & west historic walls.

Considerations:

- Area needed: approx 23,500 SF
- Area available: approx 18,500 SF
- Provide basement plus 4 levels to current building code
- Preserve historic north & west walls
- 2 lower levels mostly new construction, upgrade structure of historic walls
- 2 upper levels all new construction
- Consolidation enhances public convenience & governmental efficiency
- Maintain location of City Hall functions
- Move Community Development functions to City Hall site
- Sell Community Development Building to offset project costs
- Small floorplate lowers useable space & flexibility
- Requires temporary staff relocation during construction
- Downtown construction may impact tourism & disrupt traffic flow
- Constrained Construction site more costly & time-consuming to build
- Historic preservation honors history, increases construction duration and cost
- Inadequate parking for public visitors & staff
- City Hall within Hosler Dam inundation zone
- Considered unfeasible due to inadequate area



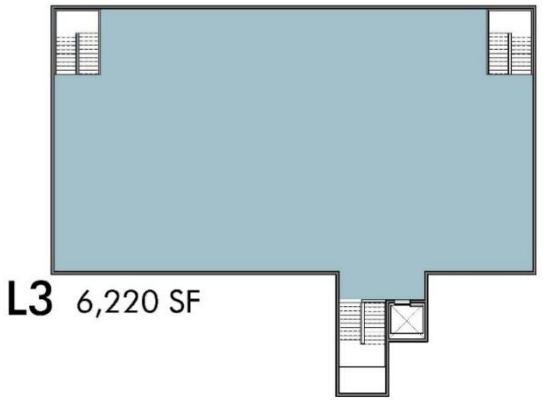
Ashland City Hall Feasibility Study

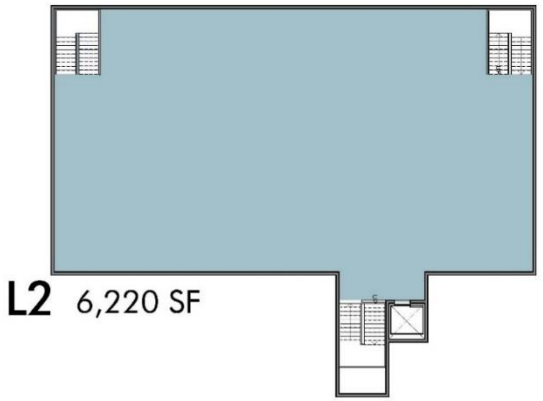
Option 3: Community Development Expansion

Consolidate functions of City Hall and Community Development at Community Development site, 2 level vertical expansion on top of original Hillah Temple structure.

Considerations:

- Area needed: approx 23,500 SF
- Area available: approx 22,070 SF
- Maintain existing first floor plus 2 new levels
- Consolidation enhances public convenience & governmental efficiency
- Larger floorplate increases usable space & flexibility
- Maintain location of Community Development functions
- Maintain existing off-street parking & recycling area
- Maintain existing public access to Alice Peil Walkway & public restrooms
- Move City Hall functions to Community Development site
- Relinquish City Hall Building to original owners or maintain for alternate City use
- Requires temporary staff relocation during construction
- Community Development within Hosler Dam inundation zone
- Inadequate parking for public visitors and staff





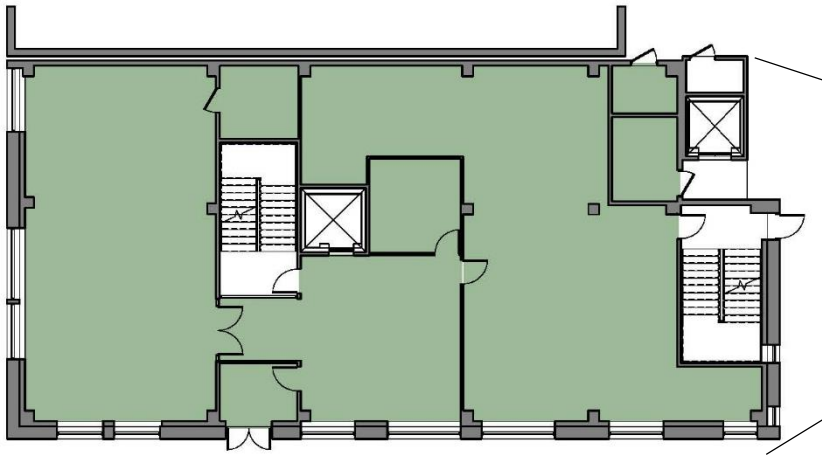
Ashland City Hall Feasibility Study

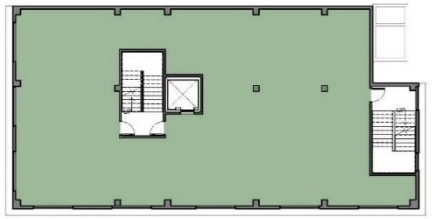
Option 4: City Hall Expansion + Community Development Reconfiguration

Maintain majority of City Hall functions at City Hall in an expanded 3 story building + moderate reconfiguration of Community Development Building.

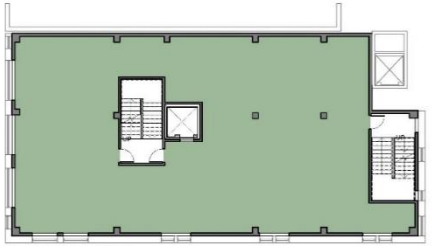
Considerations:

- Area needed: approx 23,500 SF
- Area available: approx 24,500 SF
- At City Hall provide basement plus 3 levels, can be new construction or preserve historic walls
- Provide minor reconfiguration of Community Development for future growth
- Maintains dispersed city services, not as efficient for staff productivity
- Maintains ownership of both buildings
- Maintains location of City Hall & Community Development functions
- Relocate large meeting room, leased storage spaces, and Community Development archives to City Hall
- Only City Hall requires temporary staff relocation during construction
- Downtown construction may impact tourism and traffic flow
- City Hall and Community Development are within Hosler Dam inundation zone
- Inadequate parking for public visitors & staff



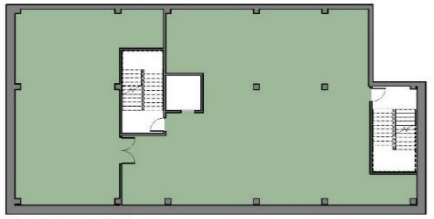


L3 3,700 SF



L2 3,700 SF

L1 3,700 SF



L0 3,700 SF

Ashland City Hall Feasibility Study

Option 4: City Hall Expansion + Community Development Reconfiguration

Maintain majority of City Hall functions at City Hall in an expanded 3 story building + moderate reconfiguration of Community Development Building.

Considerations:

- Area needed: approx 23,500 SF
- Area available: approx 24,500 SF
- At City Hall provide basement plus 3 levels, can be new construction or preserve historic walls
- Provide minor reconfiguration of Community Development for future growth
- Maintains dispersed city services, not as efficient for staff productivity
- Maintains ownership of both buildings
- Maintains location of City Hall & Community Development functions
- Relocate large meeting room, leased storage spaces, and Community Development archives to City Hall
- Only City Hall requires temporary staff relocation during construction
- Downtown construction may impact tourism and traffic flow
- City Hall and Community Development are within Hosler Dam inundation zone
- Inadequate parking for public visitors & staff

Ashland City Hall Feasibility Study

Option 5: New Construction at Lithia Way & North Pioneer

Consolidate functions of City Hall & Community Development at Lithia Way & North Pioneer Parking Lot

Considerations:

- Area needed: approx 23,500 SF
- Area available: approx 26,135 SF
- New 2 level building w/ 2 levels of underground parking
- Consolidation enhances public convenience & governmental efficiency
- Largest floorplate increases useable space & flexibility
- Maintains existing public parking
- Reduces downtown parking demand by providing code required parking for new building
- Access easement to adjacent property
- Relinquish City Hall Building to original owners or maintain for alternate City use
- Sell Community Development Building to offset project costs
- Eliminates temporary staff relocation during construction
- Site outside of Hosler Dam inundation zone

L2 & L3 14,105 SF (each)

LB1 & LB2 18,050 SF (each)

Ashland City Hall Feasibility Study

Public Involvement - Process

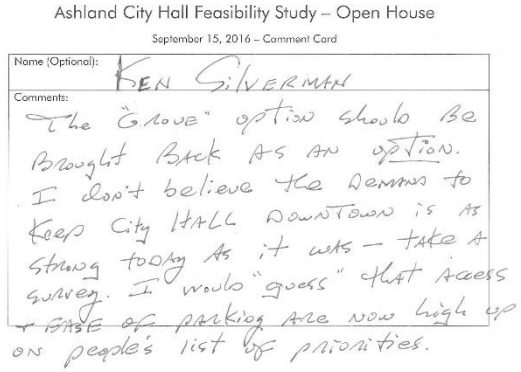
Advertising:
City Council Announcements
JPR spots
Open City Hall (City of Ashland Website)
Flyers at City Hall, Plaza kiosk, Community Development, Ashland Co-op

Open City Hall Input:
140 visitors, 28 responses
Major issues presented include:

- Building Safety (seismic upgrades)
- Some feel a new building is unnecessary
- Energy Efficiency

Open House Input:
65 participants
Presentation and dot exercise on priorities and cost
Major issues presented include:

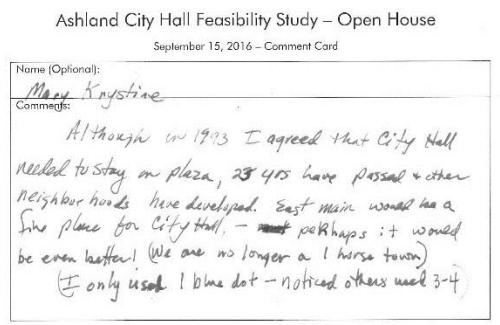
- Location (inside or outside of downtown)
- Parking
- Sustainability
- Address other City priorities


Ashland City Hall Feasibility Study – Open House

September 15, 2016 – Comment Card

Name (Optional): KEN SILVERMAN

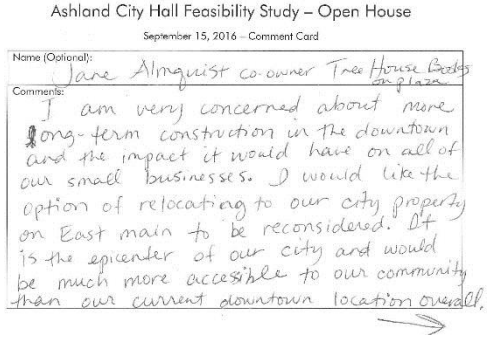
Comments:
The "Grove" option should be brought back as an option. I don't believe the Demmons to keep City HALL DOWNTOWN is as strong today as it was – take a survey. I would "guess" that access + BASE of parking are now high up on people's list of priorities.


Ashland City Hall Feasibility Study – Open House

September 15, 2016 – Comment Card

Name (Optional): Mary Krystine

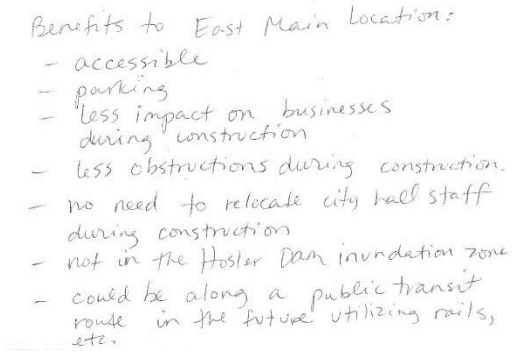
Comments:
Although in 1993 I agreed that City Hall needed to stay on plaza, 23 yrs have passed + other neighborhoods have developed. East main would be a fine place for City Hall. – ~~must~~ perhaps it would be even better! (We are no longer a 1 horse town)
I only used 1 blue dot – noticed others used 3-4


Ashland City Hall Feasibility Study – Open House

September 15, 2016 – Comment Card

Name (Optional): Jane Almquist co-owner Tree House Books on plaza

Comments:
I am very concerned about more long-term construction in the downtown and the impact it would have on all of our small businesses. I would like the option of relocating to our city property on East main to be reconsidered. It is the epicenter of our city and would be much more accessible to our community than our current downtown location overall.


Benefits to East Main location:
- accessible
- parking
- less impact on businesses during construction
- less obstructions during construction.
- no need to relocate city hall staff during construction
- not in the Hosler Dam inundation zone
- could be along a public transit route in the future utilizing rails, etc.

Public Involvement - Priority Input

Building Safety – City Hall will be designed to comply with current structural codes to safeguard staff and the public.

Public Access – The design will provide convenient, universal access to core customer services for the public.

Centralized Services – The design will consolidate the numerous departments customers access most frequently for public convenience and staff efficiency.

Parking Availability – City Hall will incorporate some timed parking spaces to accommodate public customers.

Energy Efficient – The design will meet the industry standard for Leadership in Energy and Environmental Design (LEED) and consider additional green building measures.

Historic Preservation – Reconstruction of the current City Hall will preserve and/or restore historically significant architectural features.

Workplace Efficiency – City Hall workspace will be designed for staff productivity, flexibility and customer service.

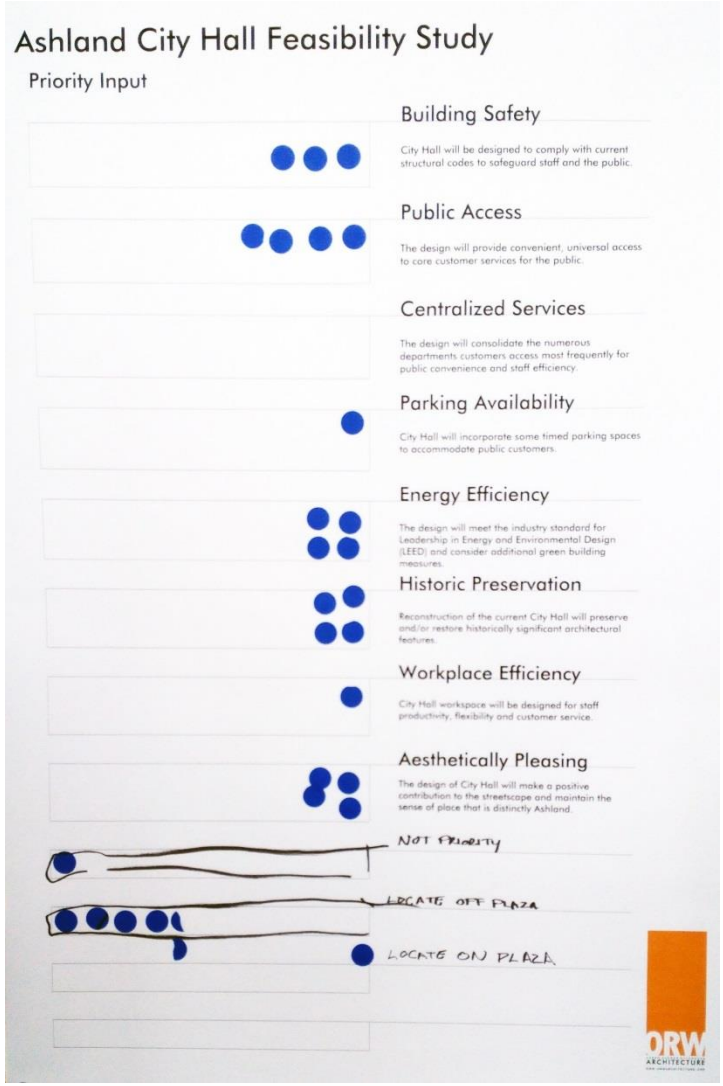
Aesthetically Pleasing – The design of City Hall will make a positive contribution to the streetscape and maintain the sense of place that is distinctly Ashland.

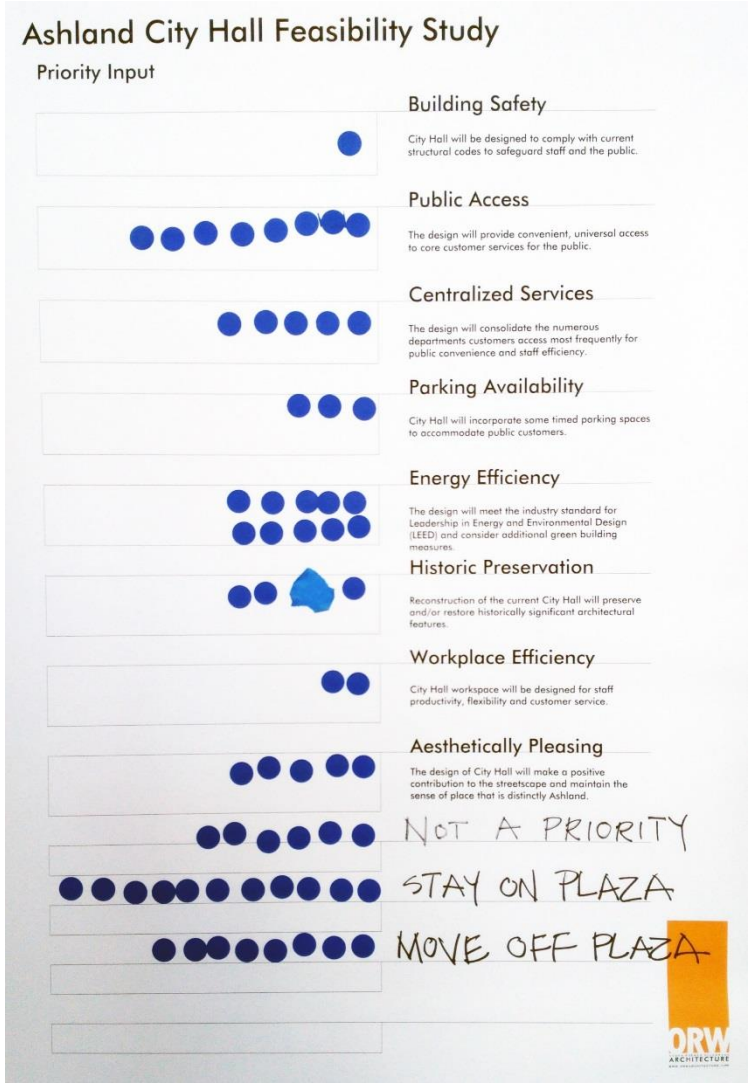
Ashland City Hall Feasibility Study

Public Involvement – Priority Input

Priority Boards & Dot Summary:

Energy Efficiency	14
Locate Downtown	12.5
Locate Out of Downtown	12.5
Public Access	12
Aesthetically Pleasing	9
Historic Preservation	8
Not a Priority	7
Centralized Services	5
Building Safety	4
Parking Availability	4
Workplace Efficiency	3





Public Involvement - Cost Statements

My priority ranking would not change due to cost.
My top priorities are very important to me, and I would hesitate to support a plan for a new City Hall that doesn't deliver my top three or four priorities.

My priority ranking should be balanced based on cost.
While my top priorities are important, I would support a plan for a new City Hall that includes at least one of my top three or four priorities if a significant cost savings could be realized.

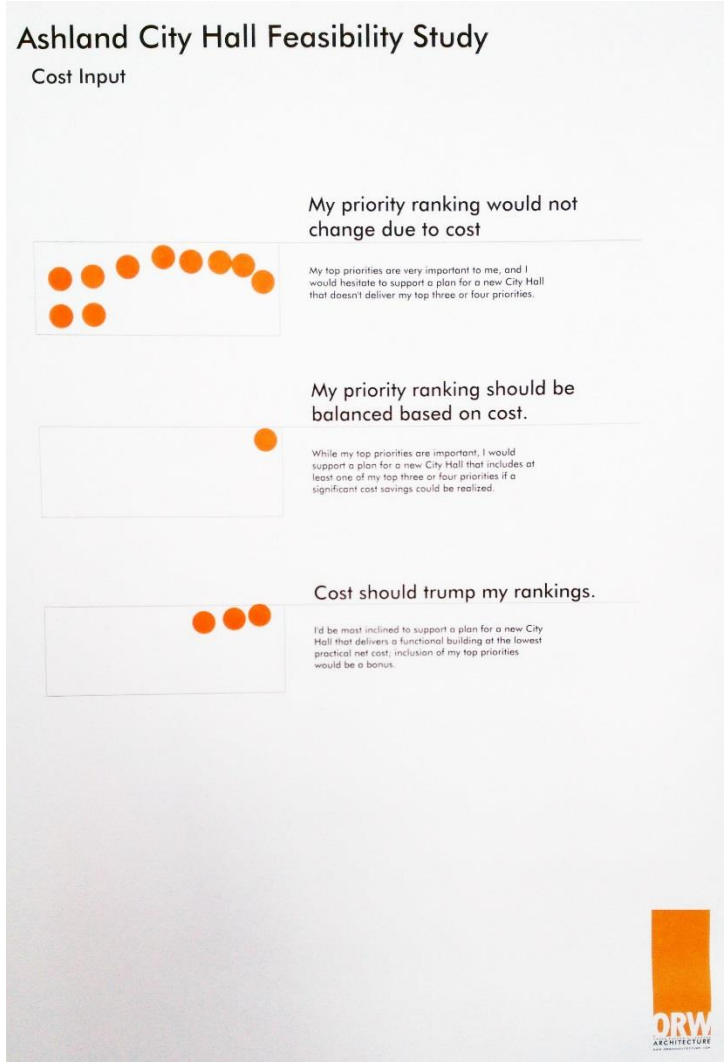
Cost should trump my rankings.
I'd be most inclined to support a plan for a new City Hall that delivers a functional building at the lowest practical net cost; inclusion of my top priorities would be a bonus.

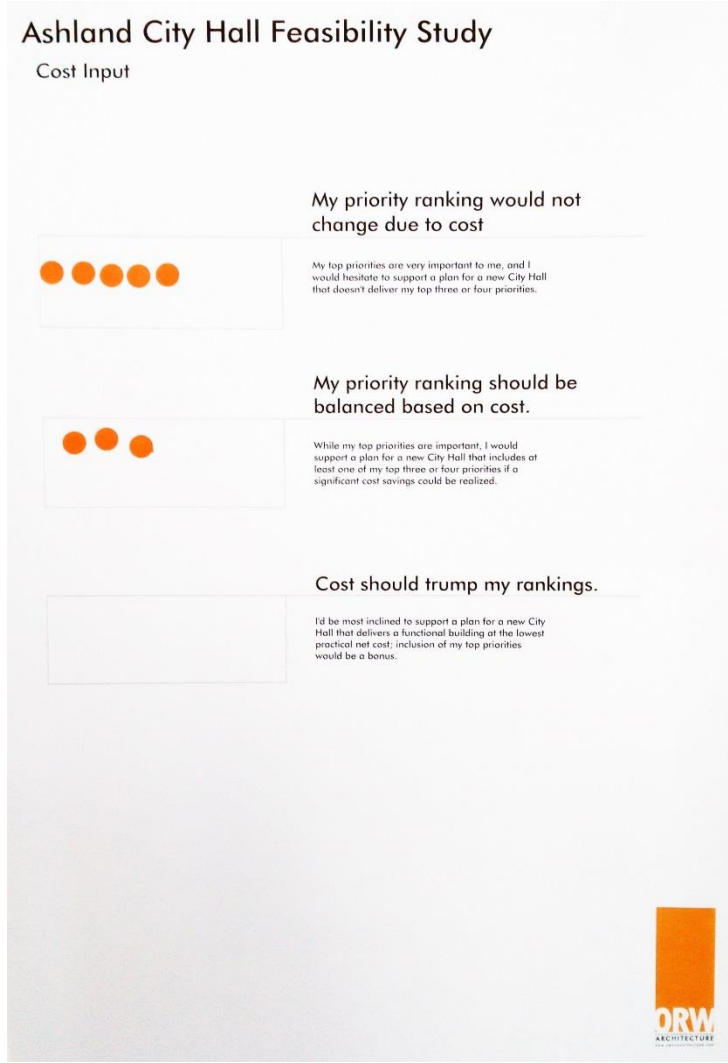
Ashland City Hall Feasibility Study

Public Involvement – Cost Input

Cost Boards & Dot Summary:

1. My priority ranking would not change due to costs. 15
2. My priority ranking should be balanced based on cost. 4
3. Cost should trump my rankings. 3





Cost Model – Design

Design Assumptions:

1. Exterior materials of brick veneer, some storefront and curtain wall, moderate civic features (e.g. wood soffit), solar panels on roof.
2. Structure for standard options is steel, complying with OSSC standard building code (not Essential Facility). Structural alternate includes surcharge for upgrading to essential facility.
3. Interior materials similar to class A office space.
4. For option 5 underground parking, can be fireproofed steel or concrete, and ventilated.
5. Assume 2000 SF of compact storage.

Ashland City Hall Feasibility Study

Cost Model – Projections and Unit Costs

Cost Modeling Assumptions

1. To reflect an appropriate level of cost specificity for a Feasibility Study, building and parking costs are rounded to nearest $10K, others to nearest $1K.
2. All labor rates based on prevailing wages.
3. Solar allowance calculated as 1.5% of Construction Subtotal (4B and 5B are identical to 4A and 5A).
4. Construction Contingency calculated as 5% of Construction Subtotal.
5. $75 / SF assumed for seismic renovation & finish improvements at Community Development.
6. $350 / SF assumed for 2nd & 3rd floor level additions at Community Development.
7. $225 / SF assumed for basement construction at City Hall.
8. $325 / SF assumed for new Civic level construction at City Hall and N. Pioneer.
9. $385 / SF assumed for new Civic level construction combined with preserving exterior walls (North & West) at City Hall.
10. $65 / SF assumed for interior reconfiguration at Community Development.
11. $35,000 / parking stall assumed for underground parking structure with deep excavation, shoring, and ventilation.
12. For temporary facilities, assume $1.5/SF/Month for leased space outside of downtown (as an alternative, modulars cost $2/SF/Mo to deliver, set with jacks, with stair or ramp).
13. For temporary utilities, assume $.35/SF/Month for heat/cool, power, phones, water, sewer.
14. Move costs based on professional mover (insured, prevailing wages) of $1.25/SF per move.
15. Other Soft Costs include permits, System Development Charges, design fees, furnishings, survey, geotechnical, and other miscellaneous costs.
16. Escalation is difficult to predict over several years. Estimated here at 5.5% per year (compounded).

Ashland City Hall Feasibility Study

Area Break Down

	Option 3: Community Development	Option 4A: City Hall (new) & Comm Dev (some int)	Option 4B: City Hall (historic) & Com Dev (some int)	Option 5A: Lithia + Pioneer, 20 parking + 50 UG	Option 5B: Lithia + Pioneer, 20 parking + 100 UG
New Area SF	12,440	14,800	14,800	26,135	26,135
Renovated Area SF	9,630	3,000	3,000	0	0
Total Area SF	22,070	17,800	17,800	26,135	26,135
Parking Area SF	None	None	None	25,795	43,815
Construction Time (Months)	11	15	15	16	18
Move Time (Months)	1	1	1	1	1
Total Time (Months)	12	16	16	17	19
Building Cost	$5,080,000	$4,640,000	$5,280,000	$8,500,000	$8,500,000
Parking Cost	$0	$0	$0	$2,210,000	$4,130,000
Construction Cost Subtotal	$5,080,000	$4,640,000	$5,280,000	$10,710,000	$12,630,000
Solar Cost (1.5%)	$77,000	$70,000	$70,000	$161,000	$161,000
Construction Contingency (5%)	$254,000	$232,000	$264,000	$536,000	$632,000
Total Construction Cost	$5,411,000	$4,942,000	$5,614,000	$11,407,000	$13,423,000
Temporary Space (Rent)	$174,000	$72,000	$72,000	$0	$0
Temporary Space Utilities	$41,000	$17,000	$17,000	$0	$0
Moving (Out + In)	$34,000	$21,000	$21,000	$22,000	$22,000
Other Soft Costs (30%)	$1,624,000	$1,483,000	$1,685,000	$3,423,000	$4,027,000
Sell Community Development	$0	$0	$0	-$2,500,000	-$2,500,000
Total Cost 2016	$7,284,000	$6,535,000	$7,409,000	$12,352,000	$14,972,000
Total Cost 2021	$9,520,000	$8,541,000	$9,684,000	$16,144,000	$19,568,000