

# Memo

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TO: City Hall Advisory Committee  
FROM: Kaylea Kathol  
DATE: 3/28/2017  
RE: Additional City Hall Replacement Alternatives

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On January 17, 2017, staff presented nine alternatives for replacing/rehabilitation City Hall to City Council, and recommended Council appoint a Community Facilities Advisory Committee (Committee) to select a replacement or seismic rehabilitation option for City Hall through a public vetting process. Council did not move to approve the recommendation, but rather indicated that the Committee may benefit if provided with more options to vet. This memo provides three additional options with ballpark cost estimates, to the extent estimates could be made by staff. Estimates were made by me from the same cost assumptions used by ORW Architecture in the City Hall replacement feasibility study. **I strongly recommend obtaining third party cost estimates if the Committee chooses to explore any of the alternatives provided herein.**

## ALTERNATIVES

Alternatives described below are for optional consideration by the Committee, in addition to the alternatives analyzed by ORW in the feasibility study (see area map on page 5). Cost estimates are provided for “centralized” and “partitioned” options, which are defined as follows:

- **Centralized:** A new City Hall, approximately 24,400 square feet in sized, that would support the consolidation of all departmental functions currently housed in City Hall and Community Development Building. This scenario includes divestment of the Community Development Building for \$2.5M, the profits of which would be applied toward construction of the new centralized City Hall.
- **Partitioned:** A two-building scenario, similar to the existing arrangement, would provide the space needs of all departments currently operating from City Hall and Community Development. The City would retain Community Development Building (with some reconfiguration/minor remodeling) and would construct a City Hall approximately 14,000 – 15,000 square feet is size.

## ELKS PROPERTY

The Elks Lodge owns a parking lot on Lithia Street that spans the block between First and Second Streets. The flag lot parcel also spans most of Will Dodge Way. The Elks have brought to the City's attention their desire to partner with the City on improvements to their parking lot. The City has identified this potential partnership as an opportunity to dramatically increase downtown parking by developing a parking structure on one half of the parcel, while building a new City Hall on the other half of the parcel. The footplate appears to be large enough to support centralized functions in a three story structure. Alternatively, a two story structure could be built on this parcel, which would require the continued partitioning of departmental functions between the Community Development building and the new City Hall.



Aerial view of Elks parking lot with conceptual footprints of building & parking structure



Roadside view of Elks parking lot, from Lithia Way.

### **COST ESTIMATE (INC. SOFT):**

Centralized: \$11M (includes \$2.5M offset from sale of ComDev)

Partitioned: \$9M

### **UNKNOWN COSTS:**

Land acquisition/partnership terms

Parking structure (\$26k - \$30k per stall)



## COURTS/COUNCIL CHAMBERS/EMERGENCY OPERATIONS CENTER

The Courts/Council Chambers/EOC is a 3070 square foot building situated on a relatively large, unutilized lawn. Demolition of the existing building would afford substantial flexibility for the construction of a centralized City Hall, which would necessarily incorporate the courts and council chambers. In addition, the large surface parking lot on site could easily accommodate a parking structure.



Aerial view of Courts/Council Chambers and parking lot



Roadside view from East Main



View of parking lot/potential parking structure area

### **COST ESTIMATE (INC. SOFT):**

Centralized: \$13 M (includes \$2.5M offset from sale of ComDev)

Partitioned: \$11 M

### **UNKNOWN COSTS:**

Parking structure (\$26k - \$30k per stall)



## RAILROAD PROPERTY

The City expects to purchase property in the railroad district from Union Pacific Railroad in the near future. The intended use of the property at this time is a transportation hub/transit mall, although it may be possible to incorporate a City Hall facility on upper levels of the bus depot. The City may be able to obtain transportation development grants to offset the cost of building a hybrid transport/municipal structure. This alternative will require considerably more study than the previous two, given its complex variables.



Aerial view of rail road property, with conceptualized footprint of building and parking lot

*NOT TO SCALE!*



Roadside view from Clear Creek Drive

### **COST ESTIMATE (INC. SOFT):**

Unknown

### **UNKNOWN COSTS:**

Land acquisition

Grant availability (offset)

Operational space needs (land and office) for transit functions

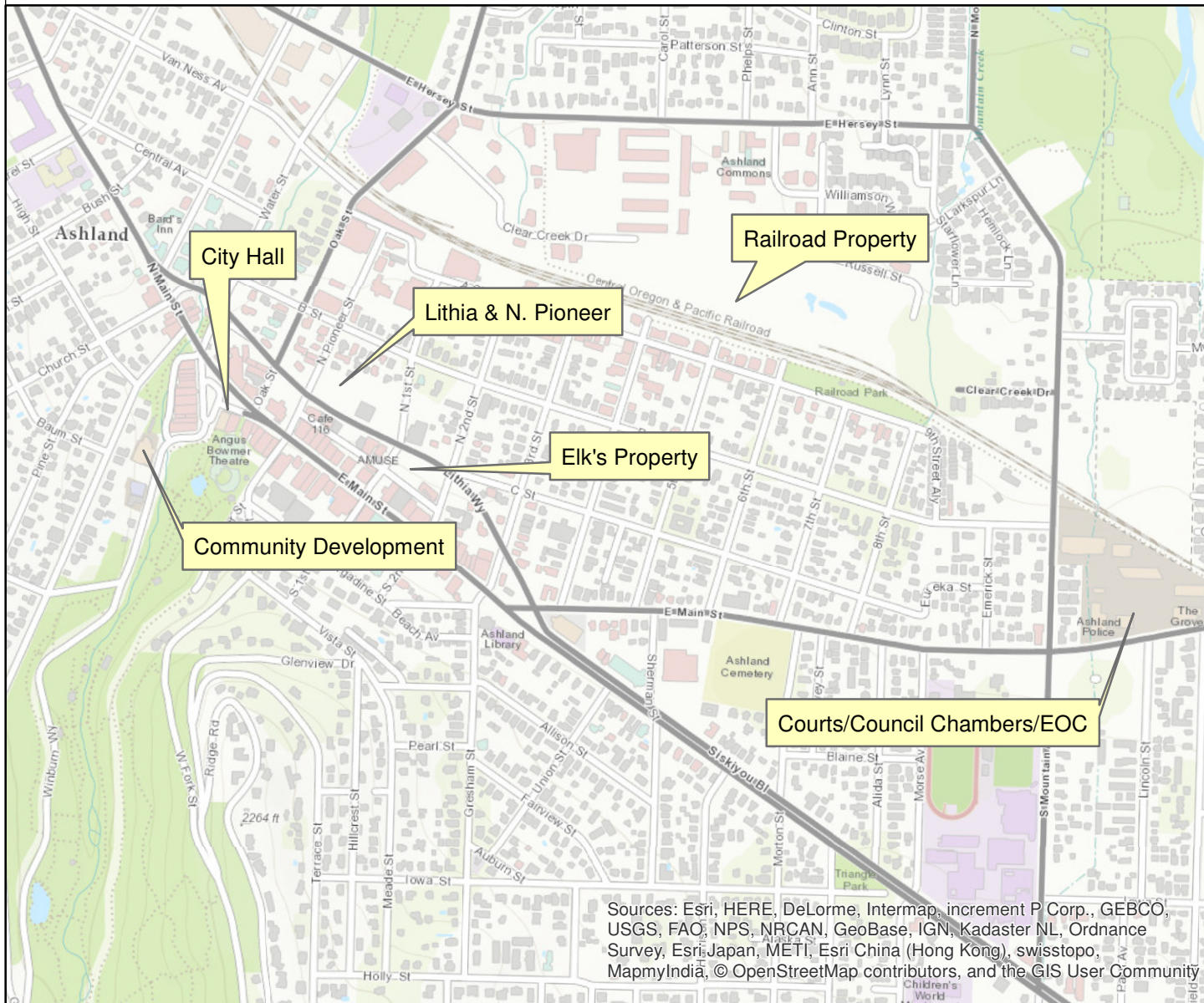
Parking (\$26k-\$30k per stall for structure or \$5k-\$7k per stall for surface)

Other?





## Area Map of Potential Replacement Alternatives



0 0.25 0.5 Miles



Community Development Building, City Hall, and Lithia & N. Pioneer are the addressed in the Feasibility Study as alternative locations for a new City Hall.

Elks Property, Railroad Property, and Courts/Council Chambers/EOC are addressed in this memo as additional