

EUGENE CITY COUNCIL

AGENDA ITEM SUMMARY



Work Session: City Hall Rebuild Update

Meeting Date: October 9, 2013
Department: Central Services
www.eugene-or.gov

Agenda Item Number: A
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ISSUE STATEMENT

The purpose of this work session is to provide an update on planning efforts for the City Hall Rebuild project.

BACKGROUND

Planning

Completed in 1964, the Eugene City Hall has served as the center of municipal government in Eugene for nearly half a century. In that time, the City's population has more than tripled and City government long ago outgrew this modest facility. At the same time, the condition of City Hall has deteriorated and the structure's seismic vulnerability has been well documented.

Since 1999, several planning processes resulted in the relocation of all public safety functions from City Hall to safer locations, culminating in the move of remaining police functions to the Police Department's new headquarters facility on Country Club Road in summer of 2012, and the Downtown Public Safety Station at 960 Olive Street in February 2013. All other functions at City Hall, including the Mayor, City Council, and City Manager's Office, Human Resources, Risk Services and Municipal Court were relocated from City Hall during 2012 as well.

A parallel planning process to determine the fate of the City Hall building and site was initiated in 2011 under council direction to develop a phased approach to building a "new" City Hall at the current site utilizing available resources. The process included a review of previous studies and analysis of urban design issues by the local chapter of the American Institute of Architects (AIA), consultant-led feasibility studies for both new building and major renovation options, and input from a citizen advisory committee. The council utilized the analysis, research, and input in a values-based decision-making process throughout much of 2012. Additional information related to this planning process can be found on the [City Hall Planning](http://www.eugene-or.gov) page of the City's website (<http://www.eugene-or.gov>). A complete overview of council action history related to City Hall can be found in Attachment A.

At the January 23, 2013, work session, the council unanimously directed the City Manager to develop a city hall design on the current site with the goal of retaining the Council Chamber, existing parking (to the extent possible) and public art as well as any other components that make

sense from an operational or design standpoint. In a subsequent supplemental budget action, \$750,000 was transferred from the Facility Replacement Fund to the project for the purpose of undertaking the analysis, public involvement, and initial design work necessary to develop a recommended concept design for council approval in the spring of 2014.

A publicly advertised, qualifications-based selection process resulted in the selection of Rowell Brokaw Architects to lead the design team for the City Hall Rebuild Project. Rowell Brokaw is based in Eugene and is teaming up with The Miller Hull Partnership from Seattle. In a separate competitive selection process, Eugene-based McKenzie Commercial Contractors was selected as the construction manager/general contractor (CM/GC) for the project. McKenzie Commercial will provide construction consulting and cost estimating during the design process, manage the bidding process for all major components of the work, and act as the general contractor during construction.

The design team is leading a staff team from various City departments and the CM/GC in re-envisioning what the city hall can be. The scope of work includes development of project goals and space needs requirements, analysis of the existing building structure and components to see what can be retained and what should be removed or replaced, building and site design, preparation of construction documents, and construction administration services. The design process will be informed by focused public involvement opportunities intended to provide information to the community, inform design strategies, ensure that the project values are maintained, and incorporate stakeholder input. Rowell Brokaw Architects will develop and maintain a project website (www.eugencityhall.com) to help ensure the community is informed about, and engaged in, the development of the design, as well as the progress of construction. The City Council and Mayor will have several opportunities for input along the way as stakeholders, end users, and policy level decision makers.

Design and construction of the City Hall Rebuild are expected to take a little more than two years with move-in targeted by the end of 2015. The design team and general contractor are required to achieve a minimum of LEED Silver certification for this project under the U.S. Green Building Council's Green Building Rating System while also assessing the opportunities for achieving certification levels of Gold and Platinum. The design and construction process is intended to facilitate the creation of a "new" Eugene City Hall that is consistent with identified community values and will serve the needs of the community for the 21st century and beyond.

Project Budget

The council established a budget of \$15 million for the project, which includes approximately \$11 million for construction and \$4 million for soft costs such as architectural design work, engineering, staff project management, permits, furnishings, and other related project costs. Staff and consultant analysis completed in support of the council's decision-making process demonstrated that a \$15 million project budget, while challenging, was sufficient to accomplish most of the goals articulated by the council. Recognizing that \$15 million cannot accomplish major consolidation of City services, the project team is approaching the City Hall Rebuild with a more limited focus while preserving opportunities for future phases that can accommodate greater consolidation over time as more resources become available.

The current project will be accomplished by utilizing available funds and accumulating one-time funding sources as they become available. This strategy was successfully used for completing the Library funding plan over a several year period. To date, the council has set aside about \$8.7 million in the Facility Reserve, of which \$750,000 was appropriated for initial design costs. Additional one-time sources that may be utilized include a portion of General Fund Marginal Beginning Working Capital (if available), a portion of the General Capital Transfer that occurs on supplemental budget #1 in December each year, the Telecommunications Fund (for telecom related costs, approximately \$2 million estimated), energy incentives, grants, and dedicating proceeds from the sale of City assets.

Once the design for the project has been finalized, the council will be asked to approve an appropriation for the project. It is currently anticipated that this will occur next spring.

RELATED CITY POLICIES

The city hall planning process relates to the council goals of an effective, accountable municipal government, a safe community, and sustainable community growth and change.

COUNCIL OPTIONS

The council is asked to provide feedback on the information presented at this work session. The council will be asked for additional input and directions at future work sessions focused on City Hall Rebuild options.

CITY MANAGER'S RECOMMENDATION

There are no specific recommendations at this time.

SUGGESTED MOTION

None at this time.

ATTACHMENTS

A. Council Action History Related to City Hall

FOR MORE INFORMATION

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